

KILDARE TOWN

Material Amendments Report on the Draft Kildare Town Local Area Plan 2012-2018



1.0 Introduction

This report outlines the proposed material alterations made by the elected members of Kildare County Council following consideration of the Draft Kildare LAP and the Manager's Report on submissions received during the initial public consultation process. It consists of a number of material alterations to the written statement.

Environmental Screening Reports are included as addendums to this document, prepared in accordance with the Planning and Development Regulations 2001 to 2011 and Article 6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Screening Reports prepared in relation to the Draft Kildare LAP. The specific context of the material alterations of the Draft Kildare LAP have been assessed vis a vis the environmental significance criteria as outlined in Annex II of the SEA Directive and it is the opinion of this planning authority that a full Strategic Environmental Assessment will not be required in this instance. The proposed material alterations have also been screened for Appropriate Assessment under the EU Habitats Directive. The proposed material alterations will not result in additional impacts to those already identified in the Appropriate Assessment Screening Document.

There are 2 stages in the LAP process. These are detailed below:

Stage 1 – Preparation of Draft Kildare LAP

- Sending notice and a copy of Draft LAP to specified bodies
- Public display of Draft LAP and environmental reports, and invitation of submissions.

Stage 2 – Making of the Draft LAP

- Preparation by the Manager of a report on submissions received.
- Consideration by members of the Draft LAP and Manager's Report.
- Making of the LAP by accepting or amending the Draft, *except* where an amendment(s) represents a material alteration of the Draft LAP. In this case material amendments go on public display including amending the environmental reports if necessary.
- Preparation of Manager's Report on submissions received.
- Consideration of the amendment and managers report by elected members.
- Members make the LAP.
- Publish notice of making of the LAP.

The Council is now at Stage 2. This report relates to proposed amendments which represent a material alteration of the Draft LAP.

These proposed alterations are required to go on public display. They are on display from **9th October 2012 - 5th November 2012 inclusive.**

2.0 Part 1 Legislative Requirements

Having considered the Draft LAP and the manager's report on submissions received as a result of the public display period, it was resolved by the members at Council meeting on Monday 24th September 2012 to amend the Draft Kildare LAP. At the meeting the Council resolved that these amendments constitute a material alteration to the Draft LAP. In accordance with Section 20 (3) of the Planning and Development Acts, 2000 – 2012, the proposed material alterations are published for public consultation for a period of not less than 4 weeks.

3.0 Purpose of this Report

The purpose of this report is to inform and assist the public and other interested parties/bodies in their consideration of the proposed material alterations to the proposed variation.

Written observations or submissions regarding the material alterations to the Draft LAP are invited from members of the public and other interested parties. Written submissions or observations must be received between **9th October 2012 - 5th November 2012**

When making a submission, the following points should be noted:

- All submissions should include the following information:
 - (a) name
 - (b) contact address
 - (c) the Proposed Amendment number as referenced in this document
 - (d) where relevant, details of any organisation, community group or company etc., represented
 - (e) a map, where appropriate

- Submissions should be made by one medium only, i.e. hard copy or e-mail

- In accordance with Section 20 of the Planning and Development Acts, 2000-2012, **only submissions in relation to the proposed amendments and/ or the Environmental Screening Reports (Addendums) will be taken into consideration.** Submissions not adhering to these criteria will be considered invalid.

- In accordance with Section 20 (3) of the Planning and Development Acts (2000-2012), a further modification to the material alteration shall not be made where it refers to an increase in the area of land zoned for any purpose or an addition to or deletion from the record of protected structures.

- The closing date for submissions is 5pm on Thursday 5th November 2012.
- Late submissions will not be accepted
- This report is available on the Council's website www.kildare.ie/countycouncil

4.0 Outline of Report

The material alterations consists of amendments to the written statement of the Plan and to the land use zoning maps / design briefs where relevant.

- Proposed amendments involving additional text are shown in **green**
- Proposed amendments involving deletion of text are shown in **red-strikethrough**
- Proposed mapping changes are included in the relevant sections as appropriate

5.0 Next Steps

Following the public consultation period a further Manager's Report is prepared and the elected members must consider the proposed material alteration of the draft LAP and the report of the Manager together with any environmental reports. Following consideration of the Manager's Report the LAP shall be made or amended as appropriate by resolution no later than a period of 6 weeks after the report has been furnished to the members with all, some or none of the material alterations.

In making the LAP , the elected representatives, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' prepared under the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section (20(3)(r)) of the Planning and Development Act 2000, as amended, states that the Members of the Council are restricted to:

- considering the proper planning and sustainable development of the area to which the development plan relates
- the statutory obligations of the local authority, and
- any relevant policies or objectives for the time being of the Government or any Minister of the Government.

6.0 Part 2 Proposed Material Alterations to the Draft Kildare LAP

The following Amendments are considered to be material alterations to the Draft Kildare LAP

AMENDMENT 1 (Arising from various submissions received 4, 8, 11, 13, 23)	
Section of Kildare LAP	Page Ref. of Draft Kildare LAP
Section 7.6.2.4	61-63

6.1 Text Deletion and Design Brief change

Delete the following text in Section 7.6.2.4 and Map 7.6 (e) and replace with revised text and framework plan (Refer to section 6.2)

~~7.6.2.4 Map 7.6 (e): — Site Organisation Plan; Magee Barracks Area~~

~~The site organisation plan is based on four key concepts:~~

~~(i) — Phased Development of a New Neighbourhood~~

~~To create a vibrant new neighbourhood, in a phased manner, with strong linkages to the town centre and the surrounding established housing areas. This new neighbourhood includes the provision of educational, cultural, community and amenity uses that serve the town as well as the residents of the area. It is proposed that the development of the site take place in five phases that will be dependent on the availability of infrastructure and services.~~

~~(ii) — Increasing Connectivity~~

~~The regeneration of Magee Barracks provides opportunities for new linkages to the surrounding urban fabric, creating a user friendly environment. Principal to this is the establishment of a hierarchy of routes linked to two new avenues connecting Hospital Street and Melitta Road with the partially completed Ruanbeg access road. This will significantly increase north-south permeability within the town. A clear hierarchy of routes provides residents with a more direct network of pedestrian routes into the town centre from outlying residential areas, increasing links with the train station and avoiding congestion in the town centre.~~

~~(iii) — Providing for Community Integration and Local Identity~~

~~To provide a range of neighbourhood and community uses for both new residents and the wider town, allowing the new neighbourhood to act as a focal point for social and cultural activities. Central to this will be the creation of multifunctional facilities that maximise their usability for the community and the creation of a central neighbourhood park that acts as a focal point for the extended town centre. Other uses include the adaptive reuse of the barracks building (Officer's Mess) as an important gateway element to the Magee Barracks site and the provision of a site for a new primary school(s). The strategy of linking future development to the history of Magee Barracks will help forge a distinct sense of place.~~

~~(iv) — Creating a Hierarchy of Open Spaces~~

It is envisaged that the regeneration of Magee Barracks will include the provision of significant elements of public open space. This Design Brief retains the objective of the Magee Barracks LAP (2005) regarding the provision of community gain proposals¹ (approx 10 acres / or the monetary value of 10 acres. The manner in which the commitment is to be delivered shall be determined in consultation with relevant stakeholders). The design brief provides open space and community facilities for the local community on a total of c. 10 acres of the overall site. This includes a neighbourhood park at the heart of the site as well as pocket parks throughout the development to provide a network of green spaces interspersed with residential and mixed-use development. A pedestrian framework will connect the currently scattered open spaces of adjacent residential estates where feasible and appropriate. Intensively landscaped boundary treatments will be used to screen parking and serve as a transition between new and existing development.

The site organisation plan sets out the phased delivery of a new neighbourhood for Magee Barracks. The plan is centred on a hierarchy of routes, open spaces, community facilities and amenities. New residential areas are developed around this network. Priority is given to the creation of clear urban framework that creates new connections to the surrounding urban fabric. The phased delivery of a mix of development blocks are set out as follows:

(1) — Phase 1: — Primary School Block

The layout and design of this block will be centred on the provision of a primary school and associated active spaces with the remainder of the site being used for residential development. A suitable site for a primary school should be reserved by liaising with the Department of Education and Skills regarding site requirements. Medium to low density housing (25-30 units per ha) shall be permitted on the remainder of the site with active frontage onto Hospital Street, the tree-lined avenue and the neighbourhood park (phase 4). The block located along Hospital Street maybe appropriate for elderly facilities / accommodation as appropriate. The viability of retaining the water tower or relocating it to become a local feature as part of the neighbourhood park shall be investigated.

(2) — Phase 2: — Officers Mess and Parade Ring Block

The barracks building will mark a primary access point and will include an attractive, landscaped public plaza. It is envisioned that the Officers Mess will be retained and will be reserved to accommodate community/cultural uses. This block also reserves a site for the provision of a cultural centre, including performance arts centre, gallery, multipurpose theatre/lecture hall or similar such facilities. The use of this building will have a tourism and cultural focus accommodating civic and cultural uses, with a study required to determine the requirements of potential users, its viability and issues surrounding its ongoing management. The remainder of the site can accommodate a mix of Medium to low density housing (25-35 units per ha) with active frontage onto Hospital Street, the tree-lined avenue and the neighbourhood park (phase 4).

(3) — Phase 3: — Neighbourhood Centre Block

This block shall comprise the neighbourhood centre, including a village square and medium density residential development. The Neighbourhood centre should include a good range of uses including local shops, restaurant and cafés, a medical clinic or similar (e.g. physiotherapist clinic), own door offices and other local neighbourhood facilities. The remainder of the site can accommodate medium density housing (35

¹ The commitment to the local community on the sale of the barracks, given by the (then) Minister for Defence in regard to open space and community facilities representing about 10 acres of the site

units per ha) with active frontage onto the new treelined avenue, the connecting street between Ruanbeg and Mellita Road and the neighbourhood park (phase 4).

~~(4) Phase 4: Magee Neighbourhood Park and Parkland Block~~

~~This block comprises the development of Magee Neighbourhood Park and medium density residential development (35 units per Ha). Both blocks (4a and 4b) shall be developed at the same time. The layout and initial landscaping of Magee Neighbourhood Park shall be designed to serve the broader area to the east of Kildare town. The space shall provide both active and passive recreational spaces. A shared surface across the new avenue shall provide a safe pedestrian link between the east and west sides of the park. Views and vistas to surrounding landmarks such as St. Brigid's Cathedral and round tower should be provided for within the public realm. Community facilities will be provided adjacent to the park and may include childcare facilities, a playground, sports hall and a range of active spaces. In designing the layout form and function of this space, consultation with existing community organisation's is advisable. Feasibility and landscaping plans should be provided as part of the development proposal. The remainder of the site can accommodate medium to low density housing (25-35 units per ha) with active frontage onto the new treelined avenue and the neighbourhood park (phase 4).~~

~~(5) Phase 5: Ruanbeg Block~~

~~This block can facilitate the provision of continuing care facilities for the elderly, providing a mix of options including; own homes (specifically designed to meet the needs of elderly people), sheltered housing, day care facilities, a nursing home and specialised care units. The overall layout and design shall take account of level changes on the site and shall be suitable for their stated purpose, integrating within the wider community while providing a safe environment for residents with good design across all tenures. The overall development should also design for enhanced home security and energy conservation, including improved heating systems and insulation.~~

The table below estimates the potential numbers of residential units that may be accommodated within the proposed design brief. The actual final numbers of residential units will only be determined following detailed design and planning considerations for the development of each phase.

Phase	Area (ha)	Density (Units/ha)	Approx no. of Units
1. Primary School Block	4.0	25	90 ²
2. Officers Mess and Parade Ring Block	6.5	30	150 ³
3. Neighbourhood Centre Block	2.6	35	91
4(a) Parkland Block	3.0	30	90
4(b) Neighbourhood Park	3.5	n/a	0
5. Ruanbeg Block	4.0	20	80
Total	23.6	-	501

~~7.6.2.5 Map 7.6 (f): Indicative Framework Plan; Magee Barracks Area~~

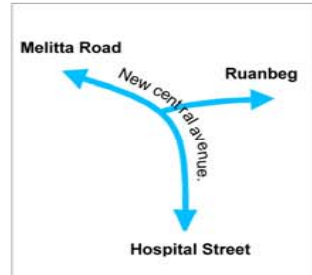
~~The indicative framework plan is provided for illustration purposes only, demonstrating how the site organisation can be used to create a new street pattern, sympathetic to the pattern of the historic core using a mix of building uses and types to create a vibrant new area.~~

² An estimated 3 ha is reserved for a primary school site.

³ An estimated 1.5 ha is reserved for community and cultural uses.

Map to be deleted

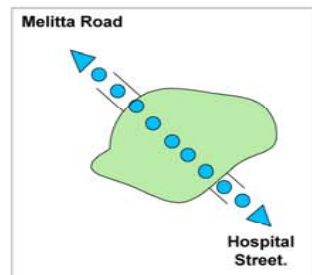
Key Concepts:



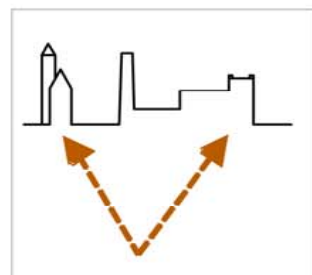
1. Connectivity.



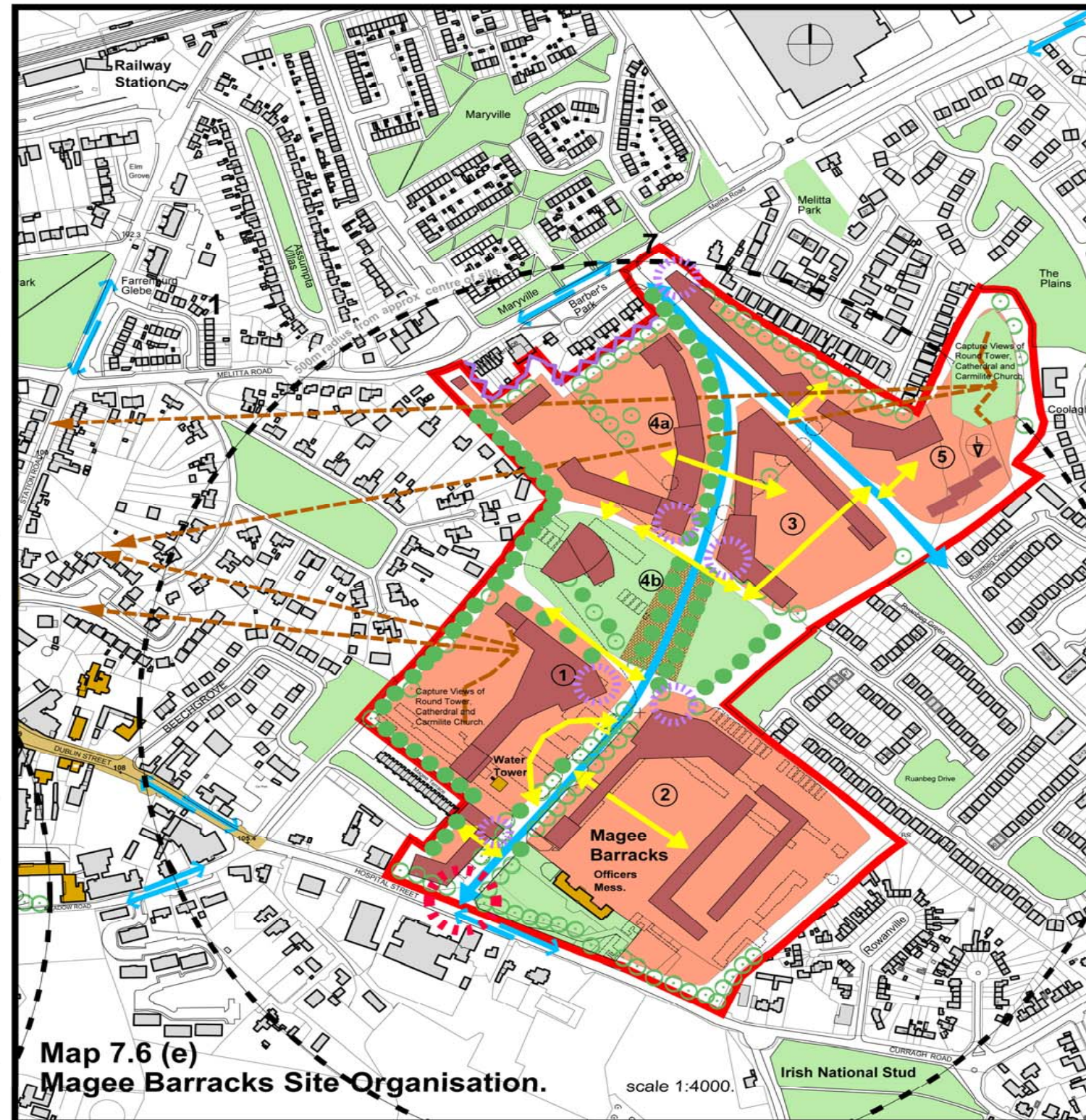
2. New Community Hub.



3. New Public Park.



4. Capture views of skyline.



Map 7.6 (e)
Magee Barracks Site Organisation.

Key Development Organisation:

1. Primary School / Care for the elderly Block.
2. Officers Mess and Parade Ring Block.
3. Neighbourhood Centre Block.
4. Parkland Block.
5. Ruanbeag Block.

Skyline to be retained and captured.



Key symbols:

- Town centre extension site outlined in red:
- New Route:
- Long distance views to be captured:
- Existing landscape:
- New landscape:
- Internal site connections:
- Key Building elevations:
- Improve key entrance:
- New built zone:

6.2 Additional Text and Mapping Change

Section 7.6.2.1 , 7.6.2.2 & 7.6.2.3 are to remain the same as in the draft LAP. The following text and mapping to replace previous section (refer 6.1) under section 7.6.2.4, Map 7.6 (e)

7.6.2.4 Map 7.6 (e): Magee Barracks Urban Design Framework

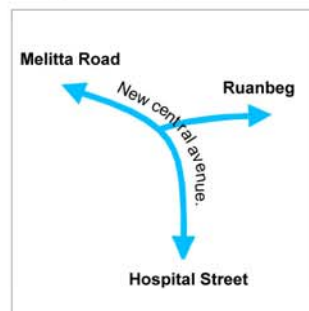
The urban design framework will ensure the successful regeneration of Magee Barracks providing a greatly enhanced, re-imagined and re-defined environment, resulting in vibrant and sustainable, mixed use urban area with employment, living and recreational opportunities set in a greatly enhanced and attractive environment. In line with the vision statement and the policies of the Kildare County Development Plan (2011-2017) the following provides development principles for the future development of Magee Barracks. :

1. **To mend and reconnect the urban fabric in order to increase accessibility and permeability.** Magee Barracks is disconnected and inward looking. The subject site faces difficult challenges unless its fabric is mended and reconnected to the surrounding areas. It is imperative that new connections to the surrounding areas are created as indicated in the Urban Design Framework figure 7.6(e)
2. **To increase commercial and economic activity by facilitating and encouraging enterprise and the creation of employment.** The regeneration of Magee Barracks should provide for economic activity to take place by facilitating and encouraging enterprise and the creation of employment. It is envisaged that this will occur through the development of commercial and enterprise blocks at a location close to the town centre.
3. **To protect the amenity of the adjoining residential areas. Magee Barracks is surrounded by existing established residential areas.** It is imperative the residential amenity of these dwellings is protected. It is therefore proposed to wrap the established residential areas with new residential development of a similar scale and type to protect existing residential amenity and provide passive surveillance of the public realm.
4. **To provide a range of recreational amenity and community uses for both new residents and the wider town, allowing the new neighbourhood to act as a focal point for social and cultural activities.** Central to this will be the creation of multifunctional facilities that maximise their usability for the community. It is envisaged that the regeneration of Magee Barracks will include the provision of significant elements of public open space and the creation of a neighbourhood park that acts as a focal point for the extended town centre. Other uses include the adaptive reuse of the barracks building (Officer's Mess) as an important gateway element to the Magee Barracks site and the provision of a site for a new primary school(s). The strategy of linking future development to the history of Magee Barracks will help forge a distinct sense of place.
5. **To provide strong physical links and connections to the surrounding areas in order to knit the subject site into its context.** The regeneration of Magee

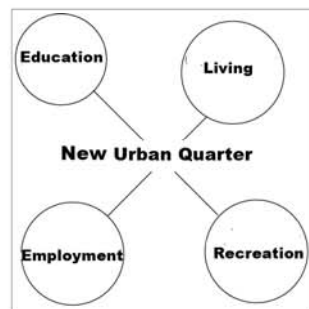
Barracks provides opportunities for new linkages to the surrounding urban fabric. Principal to this is the establishment of a hierarchy of routes linked to two new tree lined boulevards as shown in figure 15.7 in Chapter 15 of the Kildare County Development Plan 2011-2017. These boulevards will connect Hospital Street and Melitta Road with the partially completed Ruanbeg access road. This will significantly increase north-south permeability within the town. An opportunity also exists to extend a number of secondary neighbourhood streets (as per Chapter 15 of the Kildare County Development Plan 2011-2017) and pedestrian routes from the established surrounding residential areas into Magee Barracks in order to increase connectivity and provide safe and direct access to the school, public park and employment hub. This clear hierarchy of routes provides residents with a more direct network of routes into the town centre from outlying residential areas, increasing links with the train station and avoiding congestion.

6. **To provide integration of the new communities with the established communities in the area.** The employment blocks, neighbourhood park, primary school and new streets and linkages will ensure that the new urban quarter is fully integrated into Kildare Town. Central to this is the extension and expansion of existing pockets of open space within the adjacent established residential areas into Magee Barracks. These will provide green links, pedestrian routes and wildlife corridors.

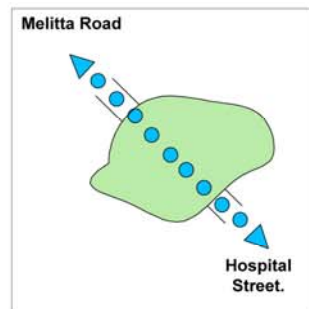
Key Concepts:



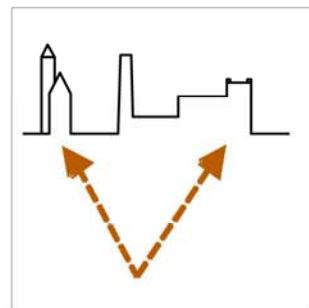
1. Connectivity.



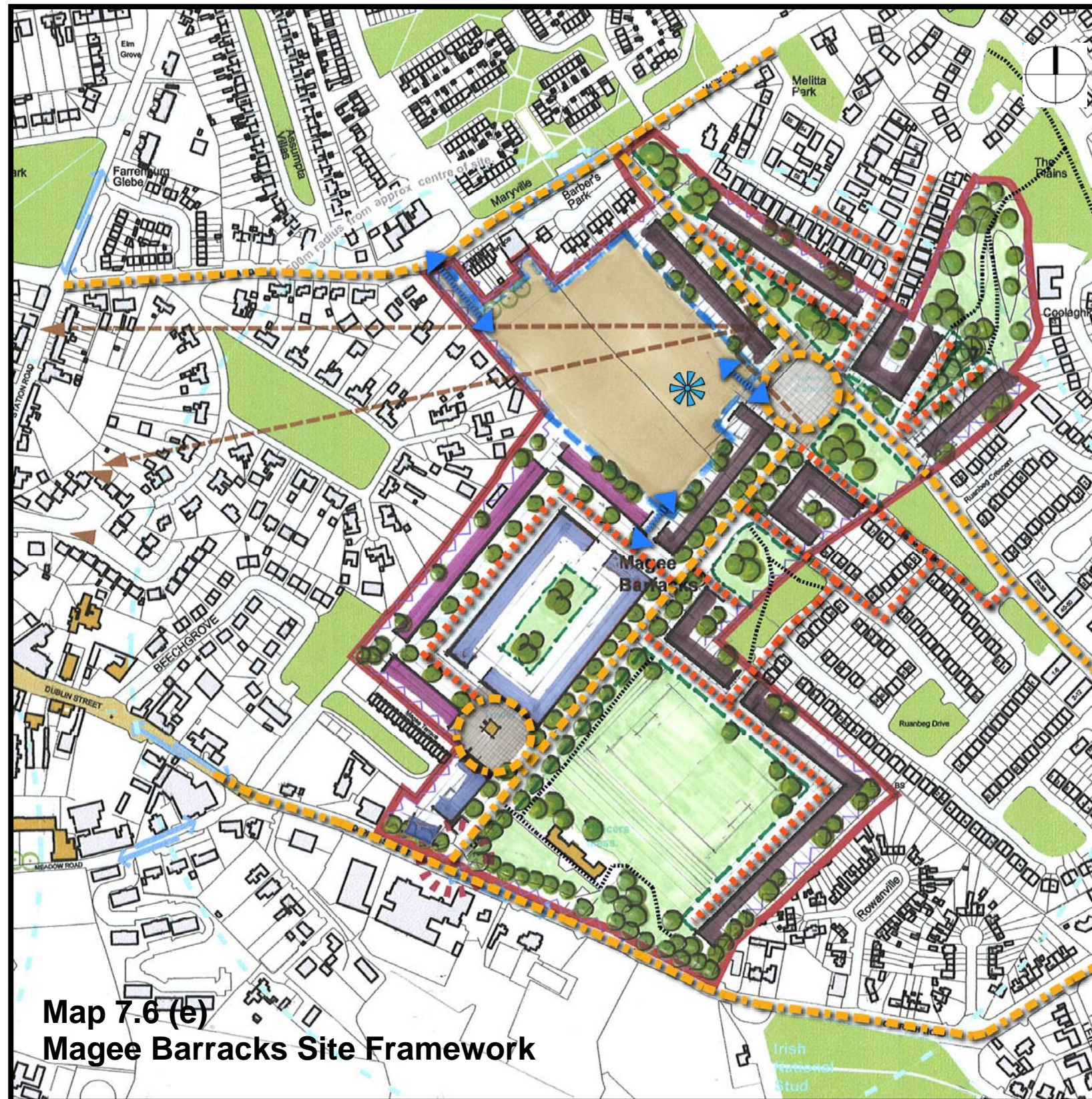
2. New Community Hub.



3. New Public Park.



4. Capture views of skyline.



Key Development Organisation:

1. Primary School / Care for the elderly Block.
2. Officers Mess and Parade Ring Block.
3. Neighbourhood Centre Block.
4. Parkland Block.
5. Ruanbeg Block.

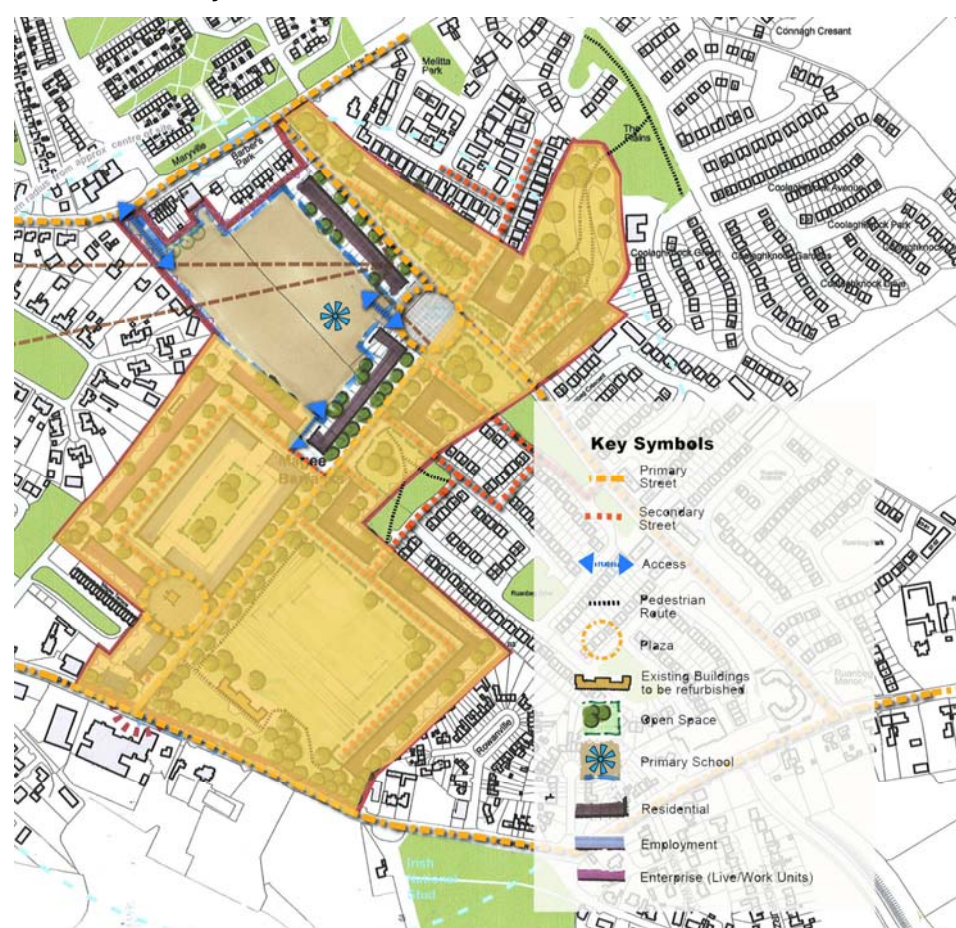
Key symbols:

- Primary Street
- Secondary Street
- Access
- Pedestrian Route
- Plaza
- Existing Buildings to be refurbished
- Open Space
- Primary School
- Residential
- Employment
- Enterprise (Live/Work Units)

7.6.2.4 Implementation and Phasing

It is envisaged that a vibrant new neighbourhood will be created in a phased manner, with strong linkages to the town centre and the surrounding established housing areas. While phasing may be subject to review, significant large scale development will not be permitted in the absence of the delivery of community facilities including the officers mess and public open space provision (10 acres). This new neighbourhood provides for commercial, educational, cultural, community, residential and amenity uses. It is proposed that the development of the site take place in four phases that will be dependent on the availability of infrastructure and services. The following section sets out the phased delivery of a new urban quarter for Magee Barracks. The plan is centred on a hierarchy of routes, open spaces, community facilities and amenities. New residential areas are developed around this network. Priority is given to the creation of clear urban framework that creates new connections to the surrounding urban fabric. The phased delivery of a mix of development blocks are set out as follows:

Phase 1 - Primary School Block



The layout and design of this block will be centred on the provision of a primary school and associated active spaces with the remainder of the site being used for residential development. Treelined boulevards provide access to this portion of Magee Barracks and a central plaza at the heart of the community provides a focal point for informal public use, gatherings as well as forming the setting for new homes and the school. Fronting the Plaza the school will be an important community asset Residential development shall be permitted

on the remainder of the site, the main purpose of which is to wrap the side boundaries of the school grounds and eliminate the need for unsightly security fencing.

Phase 2: Officers Mess and Parade Ring Block

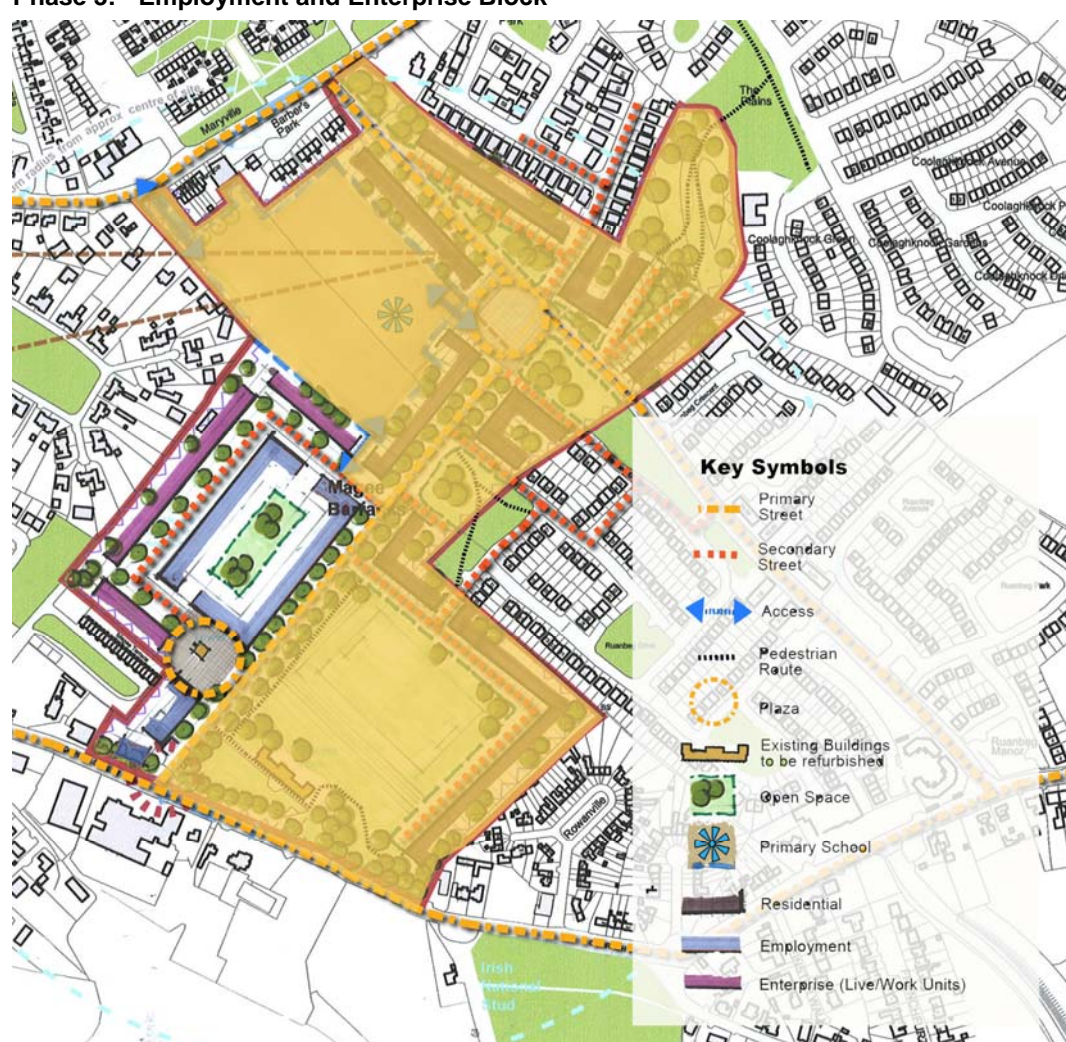


The barracks building will mark a primary access point and will include an attractive, landscaped public plaza. It is envisioned that the Officers Mess will be retained and will be reserved to accommodate community/cultural uses including performance arts centre, gallery, multipurpose theatre/lecture hall or similar such facilities. The use of this building will have a tourism and cultural focus accommodating civic and cultural uses, with a study required to determine the requirements of potential users, its viability and issues surrounding its ongoing management.

This Design Brief retains the objective of the Magee Barracks LAP (2005) regarding the provision of community gain proposals. In this regard, a large neighbourhood park of c. 10-acres is provided. The park will provide passive and active recreation spaces and will accommodate playing pitches as well as landscape walks and a playground. The change in level between the Ruanbeg estate and Magee Barracks provides an opportunity for terracing around playing pitches which may also be used as an amphitheatre when needed for out door performances.

The remainder of the site will accommodate residential development wrapping the surrounding existing residential areas with housing of a similar scale and type which will front onto open space thus providing passive surveillance of the public realm.

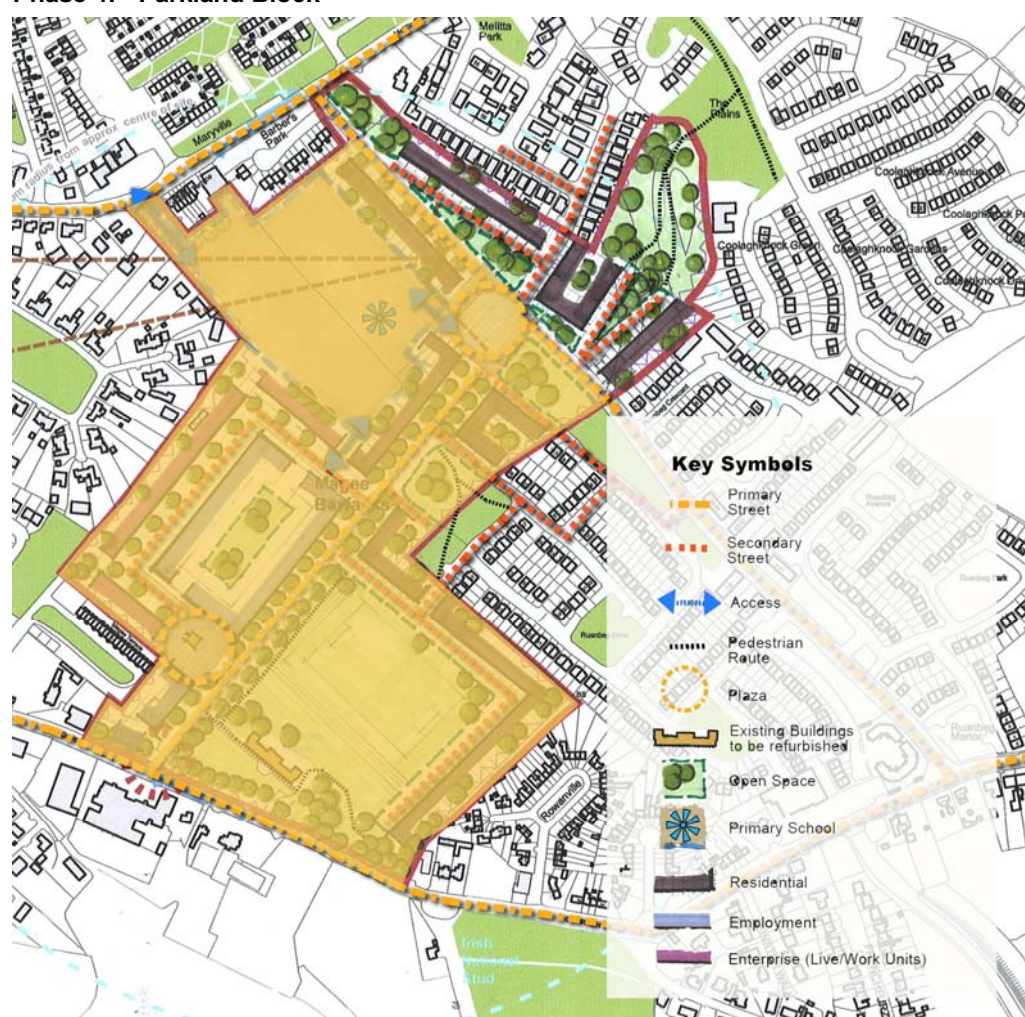
Phase 3: - Employment and Enterprise Block



This phase of development shall comprise employment and enterprise blocks and is located to the west of the boulevard facing the public park. It is envisaged that development blocks will facilitate offices, workshops, studios and limited shopping to support the new community. Active frontages at ground floor level should occur along the boulevard and Hospital Street which should include a good range of uses including neighbourhood shops, restaurant and cafés, a medical clinic or similar (e.g. physiotherapist clinic), own door offices and other local neighbourhood facilities. It is envisaged that live/work units will be permitted along the boundary of the site backing onto of Magee Terrace, Champion Crescent and primary school. The live/work units should accommodate start-up business, workshops as well as home offices and be of a scale similar to the established adjacent residential areas.

The existing water tower should be retained and refurbished and form a focus for the surrounding public space, providing a sense of place and character for the area.

Phase 4: - Parkland Block



This block comprises residential development wrapping the surrounding existing residential areas with housing of a similar scale and type which will front onto the boulevard and public open space thus providing passive surveillance of the public realm. This phase of development will facilitate the provision of continuing care facilities for the elderly, providing a mix of options including; own homes (specifically designed to meet the needs of elderly people), sheltered housing, day-care facilities, a nursing home and specialised care units. The overall layout and design shall take account of level changes on the site and shall be suitable for their stated purpose, integrating within the wider community while providing a safe environment for residents with good design across all tenures. The overall development should also design for enhanced home security and energy conservation, including improved heating systems and insulation.

Views and vistas to surrounding landmarks such as St. Brigid's Cathedral and round tower should be provided for within the public realm.

The following table estimates the potential numbers of residential units that may be accommodated within the proposed design brief. The actual final numbers of residential units will only be determined following detailed design and planning considerations for the development of each phase.

Phase	Approx no. of Units
1. Primary School Block	32 ⁴
2. Officers Mess and Parade Ring Block	67 ⁵
3. Commercial and Enterprise Block	*
4. Parkland Block	62
Total	161 no residential units * potential for live/work units

The indicative framework plan is provided for illustration purposes only, demonstrating how the site organisation can be used to create a new street pattern, sympathetic to the pattern of the historic core using a mix of building uses and types to create a vibrant new area.

⁴ An estimated 3 ha is reserved for a primary school site.

⁵ An estimated 1.5 ha is reserved for community and cultural uses.

AMENDMENT 2 (Arising from submission no 9)	
Section of Draft Kildare LAP	Page Ref. of Draft Kildare LAP
Section 7.2.1	30

6.3 Additional Policy

Include the following policy:

To require the submission of a design statement for all sites identified for the provision of residential serviced sites which clearly describes and illustrates how the proposal relates to its site and context. It shall include principle design features for the overall scheme.

AMENDMENT 3 (Arising from submission no 9)	
Section of Draft Kildare LAP	Page Ref. of Draft Kildare LAP
RIO 16 (ix), Map 8.2 and Design Briefs	38 and Map 4.2

6.4 Mapping Change and Additional Text

Amend route layout of objective RIO 16 (ix) on Map 8.2 and Design Brief Indicative Framework Plan. (Refer to map 8.2 and Indicative Framework plan).

Amend text of Objective RIO 16 (IX) by including the following additional text

It is an objective of the Council to seek the construction of the following new streets within the Town Centre Expansion Site (refer to Section 7.6 – Town Centre Expansion Design Brief):

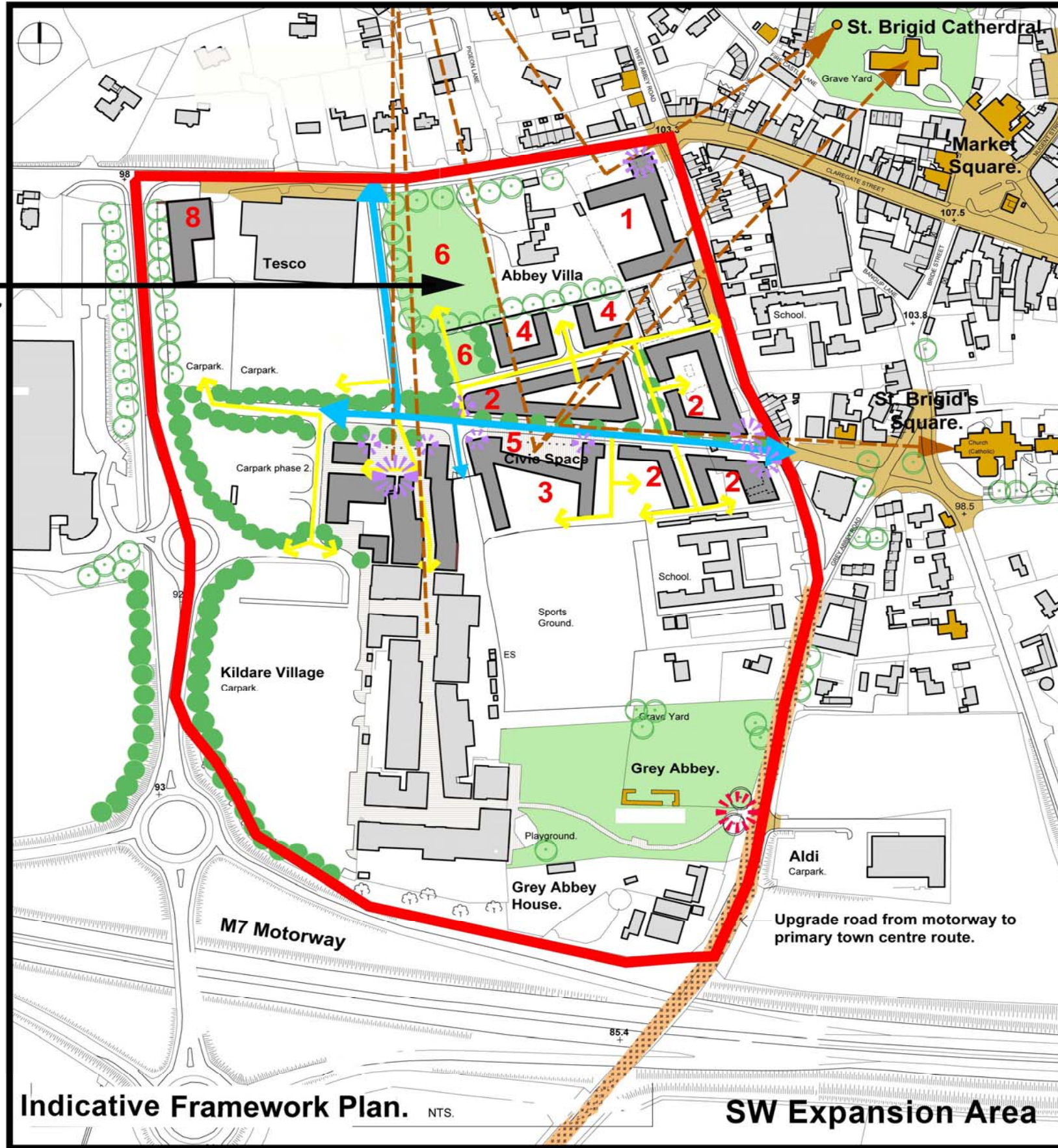
- From a new junction at Academy Street (dd) to the Tesco access road off Claregate Street (ee).
- From the Kildare Retail Outlet access road (ff) to the Tesco access road off Claregate Street (ee).

The design of these streets shall ensure that vehicular movement function is moderated and that a high quality pedestrian movement function is achieved, in the context of the type of development that is proposed within the SWEA.



New urban square.

Site Subject to proposed amendment No.17



Indicative Framework Plan. NTS.

SW Expansion Area

Potential Framework Organisation.

- 1. Hotel.
- 2. Retail / Restaurant / Cultural.
- 3. Theatre / Cinema / Civic use.
- 4. Town houses.
- 5. Urban square / civic space.
- 6. Town Park.
- 7. Kildare Village phase 2.
- 8. Commercial Building.

Key symbols:

- Town centre extension site outlined in red:
- Long distance views to be captured:
- Existing Landscape:
- New landscape:
- New Street:
- Access:
- Key Building elevations:
- Improve key entrance:
- New built edge:
- Grey Abbey Road:

AMENDMENT 4 (Arising from submission no. 9 on the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.3.4 Tourism Development	36

6.5 Additional Text

Include the following additional policy:

To support the provision of appropriate signage along existing heritage and tourism walking routes in Kildare town.

AMENDMENT 5 (Arising from submission no. 14 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.10.3	86, 87

6.6 Additional Text

Include the following additional policy:

To support the development of performing arts centre/theatre in the town.

AMENDMENT 6 (Arising from submission no. 19 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
6.0 (6)	21

6.7 Additional Text

Include the following text at the end of section 6.0 (6) :

Significant residential land use zoning (both phase 1 and phase 2) are located to the north of the railway line in South Green. These lands will facilitate the development of a sustainable new neighbourhood to the town over a 15-20 year period.

AMENDMENT 7 (Arising from submission no. 19 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.8 Mapping Change

Change the zoning of lands from open space within 500m of the rail station to Commercial (4.6ha) (K2). (Refer to Amendments map 8.1)

AMENDMENT 8 (Arising from submission no. 19 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.9 Mapping Change

Change the zoning of lands from Commercial (K2) within 500m of the rail station to residential (4.6) (C1). (Refer to Amendments Map 8.1)

AMENDMENT 9 (Arising from submission no. 19 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.10 Mapping Change

Change the zoning of lands proposed to be zoned C2 north of the proposed inner relief road to amenity and open space(4.6ha) (F) (Refer to Amendments Map 8.1)

AMENDMENT 10 (Arising from submission no. 20 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.11 Mapping Change

Change the zoning of lands from M: Green Belt & Amenity to C1 New Residential (2.46ha) (Refer to Amendments Map 8.1)

AMENDMENT 11 (Arising from submission no. 21 on the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Section 7.7.1	70

6.12 Additional Policy.

Include the following additional policy:

To have regard to Chapter 9 of the Draft National Transport Authority Strategy or as amended during the period of this plan regarding cycling and pedestrian measures in Kildare town.

AMENDMENT 12 (Arising from submission no. 26 & 28 of the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.13 Mapping Change

Change the zoning of lands from M: Green Belt & Amenity to C1 New Residential (2.1ha)
(Refer to Amendments Map 8.1)

AMENDMENT 13 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 5)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Section 6.0 (3)	20

6.14 Additional Text

Include the following text at the end of section 6.0 (3):

In order to protect the vitality of the town centre only a limited hot food offering as a proportion of the overall development site will be considered". Any planning application for any additional food offering in the SWEA area shall be accompanied by a detailed study prepared by a suitably qualified consultant. The study shall demonstrate potential impacts on any existing established businesses in the town centre. Permission will only be considered where it is adequately demonstrated that the proposal will not displace or affect the viability of existing businesses in the town centre.

AMENDMENT 14 (Arising from submission no. 23 on the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Section 8.1.4 Zoning Matrix	105

6.15 Additional Text

Include separate column in Matrix Table for K1 incorporating categories such as convenience shop to be permitted in principle and comparison shop to be open for consideration. (Refer to amended Zoning matrix in Appendix 1(b) attached).

AMENDMENT 15 (Arising from submission no. 23 on the Draft Kildare LAP)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Section 7.6 Design Briefs	50

6.16 Additional Text

Include the following text in Section 7.6 in paragraph 2 after :

‘An indicative design framework plan is provided for each site to illustrate how this may be done’. All drawings indicate that the proposals are indicative only.

AMENDMENT 16 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 1)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.17 Mapping Change

Change the zoning of lands proposed to be zoned M: Green Belt to C New Residential and from B: Existing Residential to C1* New Residential (Total site area 4.5ha) to accommodate serviced sites in the town. (Refer to Amendments Map 8.1)

AMENDMENT 17 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 1)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.18 Mapping Change

Change zoning of lands proposed to be zoned F: Open Space & Amenity to C1*: New residential (0.4ha) to accommodate serviced sites . (Refer to Amendments Map 8.1)

AMENDMENT 18 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 1)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Land Use Zoning Map 8.1	110

6.19 Mapping change

Change zoning of lands proposed to be to be zoned I: Agricultural to C1* New Residential (1.1ha) to accommodate serviced sites in the town. . (Refer to Amendments Map 8.1)

AMENDMENT 19 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no3)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
Map 8.1	110

6.20 Mapping Change

Change zoning of Community & Educational site on the Hill road to New Residential (3.65ha) (C2) (Phase 2) and replace Educational & Community zoning on C2 lands on the Dunmurray road.

(Refer to Amendments map 8.1).

AMENDMENT 20 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no4)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.3.4 Tourism Objectives	37

6.21 Additional Text

Include additional following objective:

To prepare a tourism and retail development strategy for Kildare Town. The study will be prepared in consultation with the area committee and will identify appropriate policies and mechanisms which optimise tourism as an important element of the retail strategy for the town.

AMENDMENT 21 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 6)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.7 Movement and Transport	70

6.22 Additional Text

Include additional following objective:

To seek to examine the likely future need for an Outer Orbital Route to the north of Kildare town and to investigate the feasibility of providing same.

AMENDMENT 22 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 8)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.6.1 Design Brief	50

6.23 Additional Text

Include the following statement in section 7.6.1.4 under Commercial Building (8) :

Independent access to the South West Expansion area will be considered having regard to –

- Volume and type of vehicular movements generated by development on site
- appropriate engineering design standards
- safety and capacity of the nearby public road network

AMENDMENT 23 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 9)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.7.2.3	75

6.24 Additional Text

Amend objective RIO 19 to state:

To examine the feasibility of providing additional off street car parking within close proximity to the town centre, and to seek the provision of same following the identification of suitable sites.

AMENDMENT 24 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 10)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.7.2.1 General Transport	71

6.24 Additional Text

Amend objective RI 1(a) To review and update the Kildare traffic Management Plan on an ongoing basis to ensure that the specific measures contained within it reflect the ongoing development of the town.

RI 1(b) To extend the traffic management plan to cover the extents of the LAP boundary, in conjunction with RI 1(a).

AMENDMENT 25 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 11)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
7.7.2.1 Sustainable Transport Objectives	71

6.25 Additional Text

Include additional objective as follows:

To provide a permeable pedestrian network and to require the inclusion of measures to achieve same within the town centre. Development proposals shall be submitted at planning stage.

AMENDMENT 26 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 12)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
8.1.4 Zoning Matrix	105

6.26 Additional Text

Include fire station in the matrix table and indicate its acceptability in principle in the Industry and warehousing zone. (Refer to amended Zoning Matrix in Appendix 1 (b) attached).

AMENDMENT 27 (Arising from resolution at Council Meeting 24 th September 2012-- Motion no 1)	
Section of Draft Kildare LAP	Page Ref. of Draft LAP
8.1.3 Land Use Zoning Table	100

6.27 Additional Text

Include additional text as follows under C1* New Residential :

This zoning provides for low-density residential development at a maximum of 4 units per acre (10 units per hectare). Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission shall be sought by the developer / landowner for the site layout and development works and outline permission for the individual houses. A design brief shall be also be submitted outlining principle design features for the overall scheme. Each individual applicant shall then submit their own design and apply for full permission on a serviced site

6.28 Amend numbering of all objectives to reflect the additions/deletions.

Appendix 1 (a)

(The following incorporates changes to section 7.2.1 to reflect changes arising from the amendments to the LAP)

7.2.1 New Housing Unit Targets, Phasing and Density

In line with the unit targets set out in the County Settlement Strategy, the new housing unit target for Kildare town for the period of this plan equates to 1,794 units.⁶ This unit target includes at total 1,255 residential units which currently have valid planning permission but have not been built to date. Given that these planning permissions remain valid these lands will remain zoned for residential purposes within this plan. Table 10 sets out the location, land use zoning, site size and units permitted on these 10 sites (totalling 50.2 ha. of lands). The quantum of land required to meet the remaining unit target of 539 units will be dependent on the location and density of development.

Location	Land Use Zoning (Map 8.1)	Site Size (HA)	Unit Quantum Granted
Dunmurray Road	C1	4.8	98
Southgreen	C1	8.6	245
Southgreen	C1	7.4	211
Southgreen	C1	1.1	13
Monasterevin Road	C1	2.7	75
Nurney Road	C1	8.5	216
Tully Road	C1	0.8	18
Ruanbeg	C1	9.4	239
Ruanbeg	C1	2.8	30
Mellitta Road	C1	4.1	110
Total	-	50.2	1,255

Table 10: Sites with valid planning permissions zoned for residential purposes within this plan.

In light of this target, the County Settlement Strategy recognises that the Kildare LAP (2002) significantly over-zoned lands for residential use and sets out strategic policies requiring the controlled phasing of land within the town to ensure compliance with the provisions of the strategy. The County Settlement Strategy requires the phasing of residential land to be based on a clear sequential approach with zoning extending outwards from the town core. A strong emphasis is also placed on encouraging infill opportunities and better use of under utilised lands with options and opportunities for brownfield /regeneration prioritised.

⁶ Refer to Section 3.4 of this plan for further details

In recognising these objectives, this plan identifies key locations for new residential development around the town centre. Together with the continued consolidation of the town centre, these lands are sufficient to meet the new housing unit target for the plan period. It should be noted that Magee Barracks has been identified as an ~~an additional~~ strategic site within this plan with the potential for a wide variety of uses including employment, educational, community, cultural and residential. ~~Due to the mix of community uses identified for the site, the scale and nature of any new residential development within the overall site has been estimated at a low density of 20 units per hectare. Any Residential development will be monitored over the life time of this plan in line with policy PLD 1 (Section 7.1) to ensure compliance with the core strategy.~~

Table 11 identifies the location, zoning, site size and unit potential for each of the ~~three~~ sites designated for strategic residential expansion to meet the remaining unit target of 539 units within the plan period. The sites identified include one central brownfield site (Magee Barracks) and ~~two~~ seven infill sites on the edge of the town centre, with one site being located on the outer edge of the town. Three of the sites have been identified for the provision of serviced sites for residential purposes. ~~In line with the core strategy, these~~ The sites provide ~~34.3~~ 50.6ha of land for new residential uses with the potential to deliver ~~685~~ 599 no. of units. While it is recognised that this is an over provision above the unit target of 539, it should be noted that Magee Barracks has been identified as a strategic site within this plan with the potential for a wide variety of uses. ~~The function of the serviced sites is also to take pressure off the rural countryside for individual one off rural dwellings. The sites identified as appropriate for the provision of serviced sites shall be subject to a detailed design brief. Residential development will be monitored over the life time of this plan in line with policy PLD 1 (Section 7.1) to ensure compliance with the core strategy.~~

****	Land Use Zoning (Map X)	Site Size (HA)	Average Density (units per Ha)	Unit Quantum (Granted/Estimate)
Tully Road	C1	8.4	20	168
French Furze Road	C1	0.8	20	16
Magee Barracks	Z	25.1	20 N/A-Mixed Use Site	501 161
South Green	C1	5.3	20	106
Maddenstown	C1	2.46	20	48
Whitesland East	C1	2	20	40
Whitesland East	C1*	4.5	10	45
Nurney Road	C1*	1.1	10	11
Abbey Villa	C1*	0.4	10	4
Total		50.6		599

Table 11 Phase 1 sites identified for Residential Development

A total of 19 sites have therefore been zoned for Phase 1 residential development with the remaining residential lands from the 2002 Kildare LAP being zoned Phase 2. Phase 1 lands

are identified for development within the lifetime of this plan. In the event that permissions expire on existing zoned residential lands designated as Phase 1 consideration may be given to development of Phase 2 lands which are sequentially close to the town centre and are adequately serviced by appropriate infrastructure. The remaining Phase 2 lands will not be eligible for development until such time as Phase 1 lands are developed appropriately or until the review of this plan through the statutory process and in the context of the core strategy set out in the County Development Plan (CDP), as may be amended. It should be noted that the inclusion of new residential phase 2 lands within this plan will not in any way infer a prior commitment on the part of the Council regarding their future zoning for residential purposes within any future amendment or review of the Kildare plan. Any subsequent decision will be considered within the framework of national, regional and county policy including new unit and population targets applicable at the time, the core strategy and the proper planning and sustainable development of the area.

The DoEHLG Guidelines on ‘Sustainable Residential Development in Urban Areas’ (2009) outline sustainable approaches to the development of urban areas. These set out national policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations. Having regard to these guidelines, Table 12 sets out indicative residential densities for new residential development in Kildare town, dependent on location. Applications for residential developments should also have regard to design principles outlined in Section 7.5 (Urban Design and Town Centre Development) and Section 7.6 (Design Briefs) of this plan and to Development Management standards outlined in Chapter 19 of the Kildare County Development Plan 2011-2017. Note: Density standards at a lower range would be preferable appropriate,

Location for New Residential Development	General Density Parameters (units per ha)
Town Centre and Brownfield sites	Site specific.
Strategic locations including public transport nodes and town centre area.	50 units per ha
Inner Suburban/Infill	Site specific
Institutional Lands	35-50 units per ha
Outer Suburban/Greenfield,	30-50 units per ha
Outer Edge of Urban-Rural transition	20-35 units per ha

Table 12: Indicative Residential Densities for Kildare Town⁷

⁷ In accordance with Table 4.2 of the Kildare CDP 2011-2017, informed by DoEHLG Guidelines for Planning Authorities on ‘Sustainable Residential Development in Urban Areas (2009).

The emphasis in the development of all of these areas is on establishing new communities including uses ancillary to residential such as educational, community, amenity and small scale convenience retail. The density of development will depend on the sites location relative to the historic town core and the train station. The challenge is to design residential environments that impact positively on quality of life and comprise attractive safe areas with a mix of house types, sizes and design. Good permeability with pedestrian and cycle links to surrounding neighbourhoods, community facilities and open spaces and recreation areas are required for sustainable neighbourhoods.

In addition to these lands, the existing residential/infill and town centre zonings provide opportunities for a wide number of uses including residential development as appropriate. To maximise the return on public transport investment, it is important that land use planning underpins the efficiency of public transport services by sustainable settlement patterns – including appropriate densities – on lands within existing or planned transport corridors..

It is the policy of the Council:

- HP 1:** To facilitate development in Kildare in line with its designation as a *Moderate Sustainable Growth Town* in the RPGs and in accordance with the settlement strategy set out in Kildare CDP 2011-2017.
- HP 2:** To facilitate the phased development of lands in Kildare for residential use in accordance with Map 8.1, to ensure compliance with the core strategy and the settlement strategy set out in Kildare CDP 2011-2017. In the event that permissions expire on existing zoned residential lands designated as Phase 1 consideration may be given to development of Phase 2 lands which are sequentially close to the town centre and are adequately serviced by appropriate infrastructure. The remaining Phase 2 lands will not be eligible for development until such time as Phase 1 lands are developed appropriately or until the review of this plan through the statutory process and in the context of the core strategy set out in the County Development Plan (CDP), as may be amended. The inclusion of new residential Phase 2 lands within this plan will not in any way infer a prior commitment on the part of the Council regarding their future zoning for residential purposes with any future amendment or review of the Kildare LAP **which would also be subject to appropriate environmental assessment(s) as required under the relevant legislation.**
- HP 3:** To require a phasing programme where a residential development larger than 20 units is proposed. The phasing programme shall be lodged and agreed with the Planning Authority detailing the construction, phasing and completion of each phase and timeframe of the overall project.
- HP 4:** 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 5: To ensure that the density and design of development respects the character of the existing and historic town in terms of structure, pattern, scale, design and materials with adequate provision of open space, which protects the amenities of the area.

HP 6: To require the submission of a design statement for all sites identified for the provision of residential serviced sites which clearly describes and illustrates how the proposal relates to its site and context. It shall include principle design features for the overall scheme.

Land Use	A: Town Centre	B: Existing Residential	C: New Residential	K: Commercial	K1: SWEA*	E: Community and Education	F: Open Space and Amenity	Z: Regeneration of Magee Barracks	H: Industry and Warehousing	I: Agricultural	G: National Stud and Green Belt	Q: Enterprise and Employment	S: Equine industry	J: Transport and Utilities
Amusement Arcade	O	N	N	O	N	N	N	N	N	N	N	N	N	N
Car Parks	Y	N	N	O	Y	O	N	O	Y	N	O	O	O*	Y
Cattleshed Slatted Unit	N	N	N	N	N	N	N	N	N	Y	Y	N	O	N
Cemetery	N	N	N	N	N	O	O	O	N	Y	O	N	N	N
Cinema/ Dancehall/Disco	Y	N	N	N	N	N	N	O	N	N	N	N	N	N
Community Hall	Y	O	O	Y	Y	Y	O	Y	N	N	O	O	O	O
Childcare/ Crèche/ Playschool	Y	O	Y	Y	Y	Y	O	Y	O	O	N	O	O	O
Cultural Uses/ Library	Y	O	O	Y	Y	Y	O	O	N	N	O	O	O*	N
Dwelling Unit	Y	Y	Y	O	O	N	N	Y	N	O	O	N	O*	N
Fire Station	O	N	O	Y	Y	Y	N	O	Y	N	N	O	N	Y
Funeral Homes	Y	N	N	O	O	Y	N	Y	N	N	N	O	N	N
Garages/ Car Repairs	N	N	N	O	N	N	N	N	O	N	N	N	N	Y
Guest House/ Hostel	Y	O	O	O	O	O	N	Y	N	O	O	O	O*	N
Hotel	Y	N	O	O	O	N	N	Y	N	N	O	N	O*	N
Halting Site	N	O	O	N	N	O	O	N	N	O	N	N	N	N
Health Centre/ Clinic	Y	O	O	Y	Y	Y	N	Y	O	N	N	Y	O*	O

Land Use	A: Town Centre	B: Existing Residential	C: New Residential	K: Commercial	K1: SWEA *	E: Community and Education	F: Open Space and Amenity	Z: Regeneration of Magee barracks	H: Industry and Warehousing	I: Agricultural	G: National Stud and Green Belt	Q: Enterprise and Employment	S: Equine Industry	J: Transportation and Utilities
Heavy Commercial Vehicle Parks	N	N	N	N	N	N	N	N	Y	N	N	N	Y	Y
Take- Away	O	N	N	O	O	N	N	O	N	N	N	O	N	N
Industry	N	N	N	N	N	N	N	N	Y	N	N	O	Y	O
Industry (Light)	O	N	N	O	O	N	N	Y	Y	N	N	O	Y	O
Medical and related consultancy	Y	O	O	Y	Y	Y	N	O	O	N	N	O	O*	O
Motor Sales	Y	N	N	O	N	N	N	O	O	N	N	O	N	Y
Nursing Home	Y	O	O	Y	O	Y	N	Y	N	O	N	N	N	N
Offices	Y	O	N	O	O	O	N	Y	O	N	O	Y	O*	O
Park/ Playground	Y	Y	Y	Y	Y	Y	Y	Y	O	O	O	O	O*	N
Petrol Station	O	N	N	O	N	N	N	O	O	N	N	Y	N	Y
Place of Worship	Y	O	O	Y	Y	Y	O	Y	N	N	O	O	N	N
Playing Fields	O	Y	Y	O	O	Y	Y	Y	N	Y	O	O	O*	N
Pub	Y	O	O	O	N	N	N	Y	N	N	N	O	N	N
Recreational Buildings	Y	O	O	Y	Y	Y	Y	Y	O	O	O	O	O*	O
Repository/ Store/Depot	O	N	N	O	O	O	N	O	Y	N	N	O	O*	O

Land Use	A: Town Centre	B: Existing Residential	C: New Residential	K: Commercial	K1: SWEA*	E: Community and Education	F: Open Space and Amenity	Z: Regeneration of Magee Barracks	H: Industry and Warehousing	I: Agricultural	G: National Stud and Green Belt	Q: Enterprise and Employment	S: Equine Industry	J: Transport and Utilities
Restaurant	Y	O	O	Y	Y	O	N	Y	O	N	O	O	O*	O
Residential Development	Y	Y	Y	O	O	N	N	Y	N	N	O*	N	O*	N
Retail Warehouse	O	N	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	O	O	O	O	Y	O	Y	N	O	N	O	Y	N
Shop (Comparison)	Y	N	N	O	Y	N	N	Y	N	N	O*	N	N	N
Shop (Convenience)	Y	O	O	Y	O	N	N	Y	O	N	O*	O	O*	O
Stable Yard	N	N	N	N	N	N	N	O	N	Y	Y	N	Y	N
Sport/Leisure Complex	Y	O	O	Y	Y	Y	O	Y	N	N	O	O	O*	N
Tourist camping site/caravan park	N	N	O	O	O	O	N	O	N	O	O	O	O*	N
Utility Structures	Y	O	O	O	O	O	O	Y	Y	Y	Y	O	Y	Y
Warehouse (Wholesale)	O	N	N	N	N	N	N	O	Y	N	N	O	Y	N
Waste Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Workshop	O	N	N	O	O	O	N	Y	Y	O	O	O	O*	Y

* = Only ancillary to the primary land use of the site

Appendix 1(b) Amended Land Use Zoning Matrix

*South Western Expansion Area