

**Chief Executive's Report
on submissions to the
Draft Monasterevin Local Area Plan 2015-2021**



**Planning Department
Kildare County Council
June 2015**

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Section 1 Introduction

1.1 Introduction

This report focuses on the submissions and observations received from the public and statutory bodies following the publication of the Draft Monasterevin Local Area Plan, 2015-2021.

1.2 Legislative Requirements

Under the Planning and Development Acts 2000-2014, the Chief Executive is required to prepare a report on the submissions or observations received and to make recommendations in relation to the Draft Local Area Plan (LAP).

1.3 Public Consultation

The Draft LAP was placed on public display from the 24th February 2015 until 12th May 2015. Copies were made available for inspection at Aras Chill Dara in Naas, and at Monasterevin Library. The draft LAP and all related documents were also available on the County Council's website.

Copies of the Draft LAP and associated documents were also sent to a range of statutory bodies including government departments and other agencies as required by the Planning and Development Acts.

In total 21 submissions were received on the Draft LAP during the statutory period. All written submissions received were acknowledged. They are summarised individually in this report. The opinion of the Chief Executive is given on the issues raised.

1.4 Content of Chief Executive's Report

The Chief Executive's Report must:

1. List the persons or bodies who made submissions.
2. Summarise the issues raised by the persons or bodies in the submission or observations, including submissions from the Minister of Environment, Community and Local Government, the DTA and the Eastern and Midland Regional Assembly.
3. Give the opinion and recommendation of the Chief Executive on the issues raised. In this regard the Chief Executive's response must take into account:
 - a) the proper planning and sustainable development of the area;
 - b) the statutory obligations of any local authority in the area; and
 - c) any relevant policies or objectives of the Government or of any Minister of the Government.

1.5 Next Steps

Following consideration of the Chief Executive's Report the Members may, as they consider appropriate, by resolution, make, amend or revoke the Draft. If members decide to materially alter the Draft LAP, a further period of public consultation will be necessary.

The proposed material alterations must be screened by Council to determine if Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) or both are required of any of the material alterations and what period is necessary for the carrying out of any SEA or AA. This screening, and if necessary the SEA or AA, must be carried out before proceeding to the public consultation period.

The public display period of any material alterations is a minimum of 4 weeks during which submissions regarding the proposed material alterations will be taken into account before the Draft LAP is made. Following the public consultation period a further Chief Executive's Report is prepared and the members must consider the draft LAP, the alterations to the draft LAP any environmental reports and the Chief Executive's Report on any submissions received and decide whether to make the LAP with or without the proposed 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 2014, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Members in the consideration of the report are restricted to:

- considering the proper planning and sustainable development of the area to which the local area 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.

Section 2 List of Persons and/or Bodies who made submissions

Subs. No.	Name of Person/Body
1	Department of Environment, Heritage and Local Government
2	Department of Arts, Heritage and the Gaeltacht
3	Department of Education and Skills
4	Edward Cullen
5	Environmental Protection Agency
6	Geological Survey of Ireland
7	Irish Water
8	National Roads Authority
9	Tom Phillips on behalf of Sisters of Charity and Jesus Moore Abbey
10	Dublin Airport Authority (DAA)
11	Councillor Thomas Redmond
12	Rodney Coe
13	Martina Larkin on behalf of Monasterevin Tidy Towns Association
14	Gerard and Sinead Melia
15	Brock McClure on behalf of Musgrave Retail Partnership Ireland
16	BMA Planning on behalf of J.H. Fitzpatrick Ltd
17	Cummins & Voortman Ltd on behalf of Ger Melia
18	Donal and Liam Fitzpatrick
19	Cummins & Voortman Ltd on behalf of St. Evin's Monasterevin Lawn Tennis Club, Monasterevin Basketball Club, Monasterevin Soccer Club , MRCC etc
20	Denis & Margaret Holligan
21	David Mulcahy Ltd on behalf of Mr. Justin Greene (The Hulk)
22	OPW

Section 3 Detailed Considerations of Submissions Received

3.1 General Submissions

Sub No.	Name	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
1	Department of Environment, Community and Local Government	<p>a) This submission notes the proposed housing unit requirements and housing land requirements identified in the draft plan for the period 2015-2021. Concerns are raised that the following factors have not been taken into account in calculating housing unit requirements up to 2021:</p> <ul style="list-style-type: none"> • 2011 census data has not been taken into account in devising unit requirements for the current County Development Plan period; • The housing land requirements identified in the LAP do not include potential residential units which may be forthcoming from the town centre mixed use development; • Unclear whether unfinished estates have been taken into account in devising unit requirements for the town. • The LAP does not appear to have regard to the need for higher density developments on sites in the town centre/adjacent to the railway station; density levels which are required to support public transport services in the town. 	<p>a) Chief Executive’s Opinion</p> <p>The Kildare County Development Plan 2011-2017 was adopted in April 2011 prior to the release of Census 2011 preliminary figures. The Core Strategy of the Kildare County Development Plan 2011-2017 sets the unit requirements for the County for the plan period. The Core Strategy accords with the overarching strategic policies of the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs) which in turn is guided and developed from the 2004 RPGs, the 2002 NSS and the 1999 Strategic Planning Guidelines. The RPGs stipulate that:</p> <p><i>for each of the Local Authorities in the GDA, each Development Plan will therefore need to incorporate the hierarchy, prioritisations and targets set out in this chapter as described in the settlement hierarchy and the population and housing targets included in tables.</i></p> <p>The RPGs population figures and forecasts are based on Census 2006 data. Kildare’s future housing allocation is set out in Table 6 of the RPGs and targeted as 93,748 by 2016. A 35%</p>

		<p>Taking into account the above concerns and in order to ensure consistency with the Kildare CDP 2011-2017 and related supplementary guidance provided by the DoECLG, housing unit requirements and housing land requirements need to be reviewed.</p>	<p>housing increase was allocated to Kildare in Table 7 of the guidelines. Monasterevin is designated as a Moderate Sustainable Growth Town in the Settlement Hierarchy Table 8 of the RPGs.</p> <p>The Core Strategy requires that LAPs contain sufficient zoned residential land to accommodate a population increase of up to 4,056 persons between the years 2006 -2017. Monasterevin has an allocation of 1.7% growth in the population of the county between the years 2006-2017. The housing unit target for this same period is 475 units. The review of the CDP will incorporate a Core Strategy which will be consistent with the relevant national and regional population figures and forecasts. All LAPs, including Monasterevin will be assessed and may be reviewed in light of the Core Strategy included in the 2017-2023 CDP</p> <p>The draft LAP contains approximately 10ha of land zoned A: 'Town Centre' and 5.6ha of T: 'General Development'. It is anticipated that these sites could also deliver residential units. However given the issues relative to site acquisition etc there is little likelihood of this happening in the short term. Therefore it is anticipated that the majority of new housing development will be on lands zoned C: 'New Residential'.</p> <p>Section 3.5 and Table 6 of the Draft Monasterevin LAP 2015-2021 sets out the 2021 housing unit target for Monasterevin as 337 units. This unit target figure takes account residential units built from 2006 (census data baseline) to 2015, as well as un-built units with valid planning permission, including</p>
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			<p>unfinished estates.</p> <p>It is considered that the housing unit targets have been calculated in accordance with statutory national and county targets and forecasts.</p> <p>Policy HP 6, Section 4.9 - Sustainable Residential Development in Urban Areas, of the Kildare County Development Plan 2011-2017 states that it is the policy of the Council : <i>“To encourage appropriate densities for new housing development in different locations through the local area plan process while recognising the need to protect existing residential communities and established character of the area. Where appropriate local area plans may incorporate the need for the provision of additional guidance in the form of design briefs for important, sensitive or large scale development sites.”</i></p> <p>Table 4.1 – ‘Locations Appropriate for New Development’, of the CDP, also states that appropriate densities must be applied to sites within planned or existing transport corridors within LAPs. Higher densities shall be determined on a site by site basis for sites within 500 metres walking distance of a bus stop or within 1km of a rail station with decreasing densities with distance away from such nodes. These densities shall take into account the capacity of public transport.</p> <p>It should be noted that the majority of sites have valid planning permission and the density has already been determined and factored into potential residential units.</p>
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			<p>The Draft LAP seeks to create a town which is permeable, well connected, sympathetic surrounding context with an intensity of development from edge to core.</p> <p>Table 12 of the Draft LAP sets out the estimated units which may be provided for on each site zoned C: New Residential. Table 13 of the Draft LAP – Indicative Residential Densities, sets out the general density parameters for various types of sites within Monasterevin. Applications for residential development should have regard to and will be assessed by the Planning Authority against these indicative density levels.</p> <p>Furthermore the proposed Local Area Plan does not provide any additional zoned land in excess of the 2008 Monasterevin LAP. Increasing residential densities to 40/50 per hectare would result in significant over-zoning of residential lands within the plan area.</p> <p>It is considered that a 40/50 per hectare density within 1km of the railway station will result in apartment type development on available residentially zoned lands within the plan lands. This would result in an urban morphology that is at odds with the existing town centre and surrounding residential areas of Monasterevin. It is considered that increasing densities to such a level in Monasterevin would diminish its character and sense of place. It is also considered that the densities contained in the draft LAP are consistent with Local Area Plan Guidelines for Local Authorities and the Guidelines for Residential Development.</p>
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		<p>b) It is noted that a Flood Risk Assessment produced as part of the LAP, highlights flood risk areas in the town. However a Stage 2 FRA have been carried out which is required for zoned area. Stage 2 FRA maps should be produced to cover the whole local area plan boundary (all zonings) and not just areas where the flood risk zones have been established.</p> <p>c) The LAP should set out clearly how it is consistent with the NTA transport Strategy.</p>	<p>Chief Executive’s Recommendation:</p> <p>No change.</p> <p>b) Chief Executive’s Opinion</p> <p>A Stage 2 flood risk assessment was carried out by Kilgallen and Partners Consulting Engineers for all lands within the LAP boundary that are zoned for land uses not compatible with flood risk. Established flood risk zones in these lands and this was also informed by the Justification Tests carried out in accordance with the Flood Risk Management Guidelines.</p> <p>Based on the above, it is considered that the SFRA has assessed all lands within the draft LAP zoned for land-use not compatible with flood risk. Future zonings will also be subject to Stage 2 FRA if required.</p> <p>Chief Executive’s recommendation</p> <p>No change.</p> <p>c) Chief Executive’s Opinion</p> <p>Section 6.10 , Policy MT 3 states that:</p> <p><i>“It is the policy of the Council to ensure that all development proposals would support walking and cycling modes in Monasterevin by ensuring consistency with the relevant measure contained in Chapter 9 of the Draft Transportation</i></p>
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			<p><i>Strategy for the Greater Dublin Area 2011-2030 (or as amended) during the period of this plan.”</i></p> <p>While it the NTA Transport Strategy is referenced throughout the Draft LAP, is it not explicitly stated how the document is consistent with the Strategy. Therefore is it considered appropriate to revise the text under Section 6.10 to address this issue.</p> <p>Chief Executive’s Recommendation</p> <p>Reword Section 6.10, Movement and Transport as follows:</p> <p>The improvement of transportation infrastructure in Monasterevin will be a key element in the sustainable development of the town. <i>The Greater Dublin Area Draft Transport Strategy 2011-2030 places an emphasis on measures which will support the region’s economy, promote social equity and reduce adverse impacts on the built and natural environment.</i></p> <p><i>A hierarchy of transport users is fundamental to the delivery of the strategy with</i> less dependency on the private car for routine trips and replacement by walking; cycling and public transport will result in a reduction in consumption of non-renewable resources and CO₂ emissions.</p> <p><i>In order to support the economy, the needs of commercial traffic and the movement of goods should be considered ahead of private cars.</i></p> <p>The effective integration of land-use and transportation will</p>
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			generate and reinforce sustainable settlement patterns that make the most efficient use of land, and that minimise the need to travel by car. In this regard the Local Area Plan has a significant part to play in addressing the impact transport has in Monasterevin.
2	Department of Arts, Heritage and the Gaeltacht	<p>The DoAHG has submitted the following observations and recommendations:</p> <p>a) <u>Archaeology</u> The LAP should state that a key objective of the plan is ‘to protect the historic core of this town particularly in the West End and Drogheda Street.’</p>	<p>a) Chief Executive’s Opinion: A number of policies and objectives contained in the Draft LAP relate to the protection of the historic core of the town.</p> <p>As described in Section 2.0 of the Draft LAP, Monasterevin has an historic core dating back to the 17th Century. The protection of the historic core is a recurring theme of many policies and objectives contained in the plan. It is considered appropriate to include additional reference to the protection of the historic core in the sections set out below.</p> <p>Chief Executive’s Recommendation: Include specific additional text in Section 5.1 (vii) as follows: <i>‘The town has an attractive historic streetscape with a number of protected structures of local and regional importance. The retention of vernacular buildings along with the industrial architecture associated with the waterways will ensure the character of the town remains intact. Throughout the LAP a strong emphasis is placed on the protection of the historic core of the town. Monasterevin can realise its potential as a heritage town.....’</i></p> <p>Include additional text in Section 6.6.3, under the third bullet</p>

		<p>b) RE: Section 6.16, pg 105; The conservation of the archaeology of Monasterevin should be considered in the broader context of the European Convention on the Protection of the Archaeological Heritage (Valetta, 1992) ratified by Ireland in 1997. It related to the protection of archaeological heritage and includes the setting and context of archaeological sites.</p> <p>c) The Framework and Principles for the Protection of the Archaeological Heritage (1999) along with The National Heritage</p>	<p>point as follows: <i>‘Protect the historic core of the town, particularly in the West End, Main Street and Drogheda Street while promoting the regeneration and appropriate re- use of vacant/ underutilised/ derelict structures and sites.’</i></p> <p>Amend Section 6.15.3, Policy BH 1 as follows: <i>‘It is the policy of the Council to protect the historic core of the town in particular on West End, Main Street and Drogheda Street and to resist the demolition of vernacular architecture of historical, cultural and aesthetic metric, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development Monasterevin.’</i></p> <p>b) Chief Executive’s Opinion: Section 12.3.2 of the Kildare County Development Plan (CDP) 2011-2017 references the European Convention on the Protection of the Archaeological Heritage (Valetta 1992). As the overarching policy framework for the entire county, all guidelines, policies and objectives contained in the CDP also apply at LAP level. Therefore it is not considered necessary to include specific reference to the Convention in the LAP.</p> <p>Chief Executive’s recommendation: No change.</p> <p>c) Chief Executive’s Opinion: Noted and agreed.</p>
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		<p>Plan and The County Kildare Heritage Plan provide a clear and coherent strategy and framework for the protection of archaeological heritage.</p> <p>The department recommends that additional text to further strengthen the protection of the built heritage and to address the importance of and include protection of the underwater cultural heritage of the area covered by this plan.</p> <p>d) <u>Nature Conservation</u> It is stated that there is some confusion regarding AA screening, NIR and SEA. An NIR was presented, however an SEA was not carried out and it was determined that SEA was not necessary. In</p>	<p>Chief Executive’s recommendation: Insert additional text under Section 6.16 as follows: <i>‘ Furthermore there is a high potential for archaeological finds within rivers and on lands adjacent to rivers and other form of archaeology may survive in the River Barrow in the forms of abandoned crafts, ports, harbours, piers and jetties, waterside features, mills, fortification, anchors, fish traps, crannogs, bridges, weirs, artefacts and the material traces of any activities in the past that involved the exploitation of lacustrine and riverine resources. Many of these site types are protected and are identified in the Record of Monuments and Places for the relevant county and in the relevant Urban Archaeology Survey. However previously unrecorded archaeological sites other than wrecks may also lie undiscovered in the River Barrow or in other rivers and streams within the Monasterevin LAP.’</i></p> <p>Insert an additional policy under Section 6.16 Policy AH 3 as follows: <i>‘It is the policy of the Council to require an appropriate archaeological assessment including underwater archaeology assessment to be carried out by a licensed archaeologist in respect of any development, including flood relief works, likely to have an impact on the River Barrow or on lands adjacent to the River Barrow. ‘</i></p> <p>d) Chief Executive’s Opinion: An Appropriate Assessment screening was carried out in respect of the Monasterevin LAP. In the draft LAP, this screening was inadvertently misnamed as a Natura Impact</p>
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		<p>Section 3.10 of the NIR it is stated that it is an AA screening which it clearly was not since a risk was identified to a Natura 2000 site and mitigation measures added. These issues need to be considered and rectified.</p> <p>e) The development of any blueways, greenways or linear parks should fully consider the issue of biodiversity.</p>	<p>Report (NIR).</p> <p>An AA is an iterative process and the comment in Section 3.9 of the AA seeks to convey this iterative process i.e. if the draft LAP had not been modified to include policies such as NH1 and NH 2 there is the potential for impact on the Special Area of Conservation.</p> <p>The AA screening for the final draft LAP concludes that there will be no significant impacts on the Natura 2000 site by the implementation of the Draft LAP, therefore a SEA is not required.</p> <p>Chief Executive’s Recommendation: Revise title of report from Natura Impact Report to Appropriate Assessment Screening.</p> <p>e) Chief Executive’s Opinion: Section 13.8.6, Policy IW 1 of the Kildare CDP 2011-2017 addresses the issue of development and its impact on biodiversity. It states that the it is the policy of the Council to: <i>‘To require the submission of an Ecological Impact Assessment where deemed necessary by the planning authority (and where necessary an Appropriate Assessment in relation to Natura 2000 sites) including bat and otter surveys for developments along river, stream and canal corridors. These assessments should where appropriate suggest a minimum buffer of undisturbed vegetation to be retained to mitigate against pollution risks, reduce flooding potential, maintain habitats and provide an</i></p>
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			<p><i>ecological corridor. This buffer zone shall, where possible be maintained free of development and hard surfaces.'</i></p> <p>Furthermore, Policy NH2 (Section 6.17.1) of the Draft LAP states that:</p> <p><i>'It is the policy of the Council to ensure that any development proposal within the vicinity of or having an effect on a designated site, or adjacent to/within an SAC provides sufficient detail illustrating how it will limit any possible e impact upon the designated site and will include proposals for appropriate amelioration. All plans or projects must undergo an Appropriate Assessment Screening under Article 6 of the Habitats Directive and a full AA will be carried out where necessary. In all such cases the National Parks and Wildlife Section of the DAHG shall be consulted.'</i></p> <p>Section 6.19, Objectives ARO 1, ARO 2, and ARO 3 make specific reference to the development of recreational features including the Barrow Blueway, greenways and a linear park within the town. While these objectives adequately address the use of development along waterways, it is considered appropriate to specifically state that any proposed works for a project or plan shall be the subject of an AA Screening.</p> <p>Chief Executive's Recommendation: Insert footnote relating to Section 6.19 of the Draft LAP, objectives ARO 1, ARO 2 and ARO 3 to read as follows: <i>'All plans or projects must undergo an Appropriate Assessment</i></p>
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			<i>Screening under Article 6 of the Habitats Directive and a full AA will be carried out where necessary.'</i>
3	Department of Education and Skills	<p>a) This submission outlines how the Department calculates the extent of primary and post primary provision needed in an area. The Department draws attention to the two documents that provide guidance in relation to site suitability for educational provision; Technical Guidance Document-025-Identification and Suitability Assessment of Sites for Primary Schools and Technical Guidance Document-027- Identification and Suitability Assessment of Sites for Post Primary Schools.</p> <p>b) Attention is also drawn to the Memorandum of Understanding between the Department of Education and Skills and the City and County Managers Association on the acquisition of sites for the construction and development of buildings for educational purposes.</p> <p>c) The Department states that lands adjacent to existing schools should be protected for possible future educational use to allow for expansion of these schools, if required, subject to site suitability and agreement of the various stakeholders.</p>	<p>a) Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No change.</p> <p>b) Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No change.</p> <p>c) Chief Executive's Opinion: Noted. 7.22 ha has been zoned for Community and Educational uses in the Draft LAP. This figure includes 3.8ha in Moore Abbey for the provision of a new secondary school. Where feasible, adjoining lands are zoned E: 'Community and Education' to allow for future expansion. However in the case of the existing schools within the town, much of the adjoining lands are in residential or commercial use.</p> <p>Chief Executive's Recommendation: No change</p>

		<p>d) It was raised as an issue in the original submission received from the Department that projected figures have not been provided in the Draft LAP. However, further to additional correspondence with the Department of Education and Skills within the public consultation time period the following submission was received to supplement the original issues raised:</p> <ul style="list-style-type: none"> - It is understood that the Draft Monasterevin LAP takes into account projected housing units rather than projected population within the time period of this plan. Using this proposed figure of 687 units by 2021 and also using the average number of persons per household as outlined in the CSO guidelines as 2.9 persons per household, resulting in the following implications for school provision: - Primary School provision – 12% of (687 X 2.9) 1992 equates to 239 additional primary school places, using a pupil teacher ratio of 28:1 is 8.5 classrooms or 1 x 8 classroom primary school that would require a site of 2.8 acres. - Post-Primary school provision 8.5% of 1992 equates to 169 additional post-primary school places. - It is understood that the LAP has a site of 3.8 ha reserved a school provision, however, it would be 	<p>d) Chief Executive’s Opinion:</p> <p>It is noted that that the Department has regard to the housing unit projections contained in the Draft LAP. Arising from the analysis carried out by the Department, it is considered reasonable to zone an additional 2.8 acres (1.13 ha) to accommodate a primary school. Having assessed a number of potential sites within the Draft LAP boundary, it is considered that the most appropriate site in terms of location, access , proximity to residential areas and services is located to the south of the railway line to Barraderra (opposite St. Evin’s) comprising approximately 2.6ha.</p> <p>Chief Executive’s Recommendation:</p> <p>Re zone site at comprising 2.6ha south of Fern’s Bridge from I: ‘Agricultural’ to E: ‘Community and Education’ to accommodate the provision of a new primary school. (Refer to attached map.)</p>
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		prudent to reserve an additional site of 2.8 acres (1.13 ha) for primary school provision.	
4	Edward Cullen	<p>This submission proposed to retain the H: Industrial and Warehousing zoning on lands located at Mayfield. A map indicating the location of these lands accompanies the submission. It is proposed to retain this zoning for the following reasons:</p> <p>The land is situated in close proximity to Junction 14 Service Station, a facility that has seen significant usage since its construction. It is considered that there is potential for further industrial and warehousing development in the future.</p> <p>The land is of extremely good quality and it is elevated approximately 10ft above the adjacent land and roadway. As a result this site does not experience any drainage issues.</p>	<p>Chief Executive's Opinion:</p> <p>There are excessive levels of undeveloped industrial/employment lands in Monasterevin, given the size of the town and its role in region as set out in the RPGs and in the CDP 2011-2017... Therefore no additional employment lands are proposed to be zoned in the Draft LAP. The DECLG Guidelines (2012), 'Spatial Planning and National Roads' (2012), which sets out official planning policy considerations relating to development affecting national roads outside the 50/60 kph speed limit zones supports and encourages the consolidation of employment lands within the town boundary and the removal of 'H' zoned lands at Mayfield is consistent with this policy.</p> <p>The principles of the sequential approach were applied when considering the most appropriate locations for employment lands. Four sites (including the subject site at Mayfield) have been proposed to be rezoned from H: 'Industrial and Warehousing' to I: 'Agricultural' having regard to the recommendations of the Strategic Flood Risk Assessment and also the availability of more appropriately located lands within the town boundary and removed from the M7 interchange/motorway.</p> <p>Furthermore, H zoned lands located along the northern edge of the R445 are proposed to be rezoned Q: 'Enterprise and Employment' in order to encourage a higher quality</p>

			<p>development on the approach into the town centre. H and Q lands at this location comprise approximately 26 ha.</p> <p>Chief Executive's recommendation: No change.</p>
5	Environmental Protection Agency	<p>a) This submission notes the position of the Council with regard to the need for Strategic Environmental Assessment (SEA) of the Draft Monasterevin LAP.</p> <p>b) The EPA acknowledges that the LAP proposes to rezone excessive undeveloped residential lands over what is required to provide for the housing targets proposed for the plan period.</p> <p>c) Having regard the Guidelines for Planning Authorities, The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG/OPW, 2009), the EPA welcomes that the LAP proposes to rezone land identified in the SFRA as being at significant risk of flooding to more appropriate land uses.</p>	<p>a) Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No Change.</p> <p>b) Chief Executive's Opinion The Draft LAP proposes to zone c. 25.5ha of land for C: New Residential uses. This figure includes 9.6ha of C: New Residential lands which are already committed and also two infill sites measuring 3.8ha which have been rezoned from B: Existing Residential (C4) and R: Commercial/ Retail (C5 and C7) to C: New Residential.</p> <p>Chief Executive's Recommendation No Change.</p> <p>c) Chief Executive's Opinion Noted and agreed.</p> <p>Chief Executive's Recommendation No change.</p>

		<p>d) The EPA recommends that a sequential approach to the zoning of residential lands extending outwards from the town centre be continued, with priority where possible given to the re-development of brownfield/infill sites over greenfield sites.</p> <p>e) In the context of protecting biodiversity related aspects within and adjacent to the plan area, we recommend that consideration be given to ensuring that an appropriate ecological buffer zone between development areas and the River Nore and River Barrow SAC in particular be provided. This would assist in</p>	<p>d) Chief Executives Opinion Noted and agreed. In order to comply with the Core Strategy of the Kildare CDP 2011-2017, the Draft LAP rezoned the excess residential lands based on the principles of sequential approach. This approach considered sites closest to the town centre first and then worked its way out towards the town boundary. Other factors taken into account when reviewing residential lands include:</p> <ul style="list-style-type: none"> - Building completions since the previous plan; - Current valid planning permissions; and - Uncommitted residential zoned lands since 2008. <p>Therefore suitable sites in close proximity to the town centre lands along with lands with current valid planning permissions in Monasterevin were retained to meet the housing unit target of 337 units up to 2021. Sections 3.5 and 6.2 of the Draft LAP set out the housing unit and land requirements for Monasterevin for the period 2015-2021. This approach was also followed in relation to Industrial land use zonings.</p> <p>Chief Executive's Recommendation No change.</p> <p>e) Chief Executive's Opinion Section 7.7 , Policy SW 13 states that it is the policy of the Council: <i>'To ensure that development adjacent to watercourses is set back from the edge of the watercourse to allow access for channel clearing/ maintenance. A set back of at least 10 metres</i></p>
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		<p>minimising the potential for significant disturbance to adjacent designated sites, protected habitats and species. The provision of appropriate buffer zone should be considered in consultation with the NPWS.</p>	<p><i>is generally required depending on the width of the watercourse unless otherwise required.'</i></p> <p>Section 13.8.6, Policy IW 1 the Kildare CDP 2011-2017 states that it is an objective of the Council: <i>'To require the submission of an Ecological Impact Assessment where deemed necessary by the planning authority (and where necessary an Appropriate Assessment in relation to Natura 2000 sites) including bat and otter surveys for developments along river, stream and canal corridors. These assessments should where appropriate suggest a minimum buffer of undisturbed vegetation to be retained to mitigate against pollution risks, reduce flooding potential, maintain habitats and provide an ecological corridor. This buffer zone shall, where possible be maintained free of development and hard surfaces.'</i></p> <p>Furthermore, Policy NH2 (Section 6.17.1) of the Draft LAP states that: <i>'It is the policy of the Council to ensure that any development proposal within the vicinity of or having an effect on a designated site, or adjacent to/within an SAC provides sufficient detail illustrating how it will limit any possible e impact upon the designated site and will include proposals for appropriate amelioration. All plans or projects must undergo an Appropriate Assessment Screening under Article 6 of the Habitats Directive and a full AA will be carried out where necessary. In all such cases the National Parks and Wildlife Section of the DAHG shall be consulted.'</i></p> <p>Therefore a 10m set back from all watercourses is defined in</p>
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		<p>f) Surface water quality within the plan area is currently classified as having Moderate to Poor Status and Groundwater quality in the area is currently being described as being of Good status under the Water Framework Directive. The plan should include a commitment to protect and where possible improve water quality in line with the recommendations of the relevant River Basin Managements Plan and associated Programme of Measures.</p> <p>g) The Geological Survey of Ireland (GSI) classifies a large portion of the plan area as having High to Moderate</p>	<p>the CDP. In addition it is considered the policy IW 1 of the CDP and Policy NH 2 of the Draft LAP clearly establishes the requirements for this ecological buffer zone between development areas and the River Nore and River Barrow SAC.</p> <p>Chief Executive's Recommendation No change.</p> <p>f) Chief Executive's Opinion Section 6.11.2 of the Draft LAP contains policy WS 7 which states that: <i>It is the policy of the Council to ensure that specific relevant objectives and measures for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures will be implemented where relevant.</i></p> <p>In addition Policy WS 10 also requires: <i>Developers to demonstrate that their application meets the requirements of the Water Framework Directive and associated South Eastern River Basin Management Plans.</i> It is therefore considered that the issue of water quality is adequately addressed the Draft LAP.</p> <p>Chief Executive's Recommendation No change.</p> <p>g) Chief Executive's Opinion Section 6.11.2 of the Draft LAP contains policy WS 9 which</p>
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		<p>groundwater vulnerability. The plan should include a clear policy/objective for the protection of groundwater resources and associated habitats and species.</p> <p>h) The EPA has launched a new application for the purposes of SEA for public authorities. This is a GIS based web app that will provide an overview of key aspects of the environment within a specific plan area. www.edenireland.ie</p> <p>i) Any future amendments to the Draft Plan should take into account the SEA Regulations Schedule 2 A Criteria (S.I. No. 436 of 2004). A copy of the decision regarding the determination should be made available to the public and be notified to any Environmental Authorities already consulted.</p>	<p>addresses the issue of groundwater resources. It is considered appropriate to revise this wording of this policy to make specific reference to associated habitats and species.</p> <p>Chief Executive's Recommendation Amend policy WS 9 as follows: <i>To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater and associated habitats and species against pollution and deterioration.</i></p> <p>h) Chief Executive's Opinion Noted.</p> <p>Chief Executive's recommendation No change.</p> <p>i) Chief Executive's Opinion Noted. Any future amendments to the Draft Plan will be subject to the requirements of the SEA Regulations Schedule 2 A Criteria (S.I. No. 436 of 2004).</p> <p>Chief Executive's recommendation No change.</p>
6	Geological Survey of Ireland	<p>This submission states that geology should be highlighted as an integral part of heritage and environment, in order to raise awareness that geology is the underpinning layer of heritage and environment as this is not always appreciated.</p> <p>GSI has maps and datasets to assist with LAPS in relation to</p>	<p>Chief Executive's Opinion The importance of geology as part of heritage and the environment of Monasterevin is acknowledged. However it is not considered necessary to include the same policies in the Draft LAP that are also contained in Section 13.8.7 of the CDP 2011-2017. As the overarching policy document for the County,</p>

		<p>geology, surface water and ground water. This Information should be included in sections in the plan such as ‘Soils and Geology’ and ‘Water Supply/Surface Water and Ground Water’ is available on www.gsi.ie/Mapping.htm</p> <p>No Geological Heritage Site has been identified in the area; however GSI recommends that policies to protect geology and groundwater contained in Section 13.8.7 and Policy WS 6 respectively of the Kildare CDP 2011-2017 should be considered in the context of the Monasterevin LAP also.</p>	<p>the CDP is considered to be the appropriate document to contain detailed information and policies regarding geology. Policies and objectives contained in Kildare CDP also apply at LAP level.</p> <p>Chief Executive's Recommendation No Change.</p>
7	Irish Water	<p>This submission supports the policies and objectives for water services contained in the Monasterevin LAP</p>	<p>Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No Change.</p>
8	National Roads Authority	<p>The Authority welcomes the referral of the Draft LAP and provides the following comments for consideration:</p> <p>a) The M7, national primary route is a strategic major inter urban road corridor and is identified as a radial corridor in the NSS. This strategic importance is reflected in the provisions of the Kildare CDP 2011-2017.</p> <p>b) The M7/N7 has been identified as part of the EU Ten –T Core Network which has repercussions and action requirements for policies and objectives for development in the vicinity of the route. The NTA supports the development of policies and objectives that proposed the maintenance and protection of the safety</p>	<p>a) Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No change.</p> <p>b) Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No change.</p>

		<p>and efficiency national roads having regard to their central role in catering for business, travel and movement of goods and providing access to peripheral locations in accordance with the National Spatial Strategy.</p> <p>c) The Spatial Planning and National Roads Guidelines for Planning Authorities published by the DoECLG in 2012 set out planning policy considerations relating to development affecting national roads outside the 50/60kph speed limit zones for cities, towns and villages. In that regard the NTA acknowledges and supports the consolidation of zoning in the Draft LAP. In particular the NTA supports the removal of the extensive zoning objectives in close proximity to Junction 14 at Mayfield, in the interest of safeguarding the strategic function and safety of the existing national road network.</p>	<p>c) Chief Executive’s Opinion</p> <p>Noted. It is considered necessary and appropriate to remove the zoning objective of these lands at Junction 14, Mayfield, having regard to the proximity of these zonings to Junction 14, the strategic importance of the M7 national primary route, the location of the lands significantly removed from the town and the excessive level of zoning for H: Industrial and Warehousing purposes in the 2008 LAP.</p> <p>Chief Executive's Recommendation</p> <p>No change.</p>
9	Tom Phillips & Associates on behalf of the Sisters of Charity of Jesus and Mary, Moore Abbey	This submission considers that in order to deliver on the promise of the plan, it will be necessary for all stakeholders to work together with the Council. The Sisters are conscious of the significance of Moore Abbey in this process. The provisions relating to Town Centre expansion within Moore Abbey, in particular the provision for ‘new active frontage’ adjacent to the Market Square with increased permeability with the Cassidy’s Distillery complex are acknowledged and welcomed.	<p>a) Chief Executive’s Opinion:</p> <p>The Urban Design Briefs contained in Section 6.8 of the Draft LAP have been prepared to assist in the planning process by setting out broad design parameters for the future development of Moore Abbey and Market Square along with Cassidy’s Distillery Site and Dublin Street. While the request to include an additional indicative block within the area is acknowledged, the design briefs contained in the Draft LAP are</p>

		<p>a) There is an opportunity to further strengthen and enliven the reconfigured Market Square by providing for appropriate development within Moore Abbey which faces active frontage as proposed in graphic accompanying the submission.</p> <p>This new build could take the form of a mix of 2 and 3 storey development of an appropriate design to create a more coherent entrance to a new quarter, rather than a disconnected single sided development. Appropriate uses could include cultural tourism, leisure, retail/nonretail services with residential overhead.</p>	<p>indicative only and serve to set out guidance as to how the areas may be developed. They set out broad design parameters for the development of the sites. These briefs should be used to inform the more detailed layout and design of development proposals within each of the areas identified.</p> <p>It is envisaged that the Moore Abbey and Market Square town centre expansion area would serve as a longer term objective to extend the commercial activity into this historic area and to secure the regeneration and appropriate re use of the buildings associated with Moore Abbey. Minimal intervention is envisaged to create a seamless extension to the town centre accommodating a range of uses.</p> <p>It is specifically stated that these briefs should be used to inform the more detailed layout a more detailed layout and design proposals within each site. Consultations with relevant owners can be undertaken as part of the pre-planning process. This sentiment may need to clarified and strengthened within the Draft LAP with the inclusion of a specific policy and revision of text under Section 6.8.</p> <p>Chief Executive’s recommendation: Revise text of second paragraph under Section 6.8 as follows: These <i>indicative</i> briefs will assist all parties involved in the planning process- landowners, developers, design teams, agents, residents and the planning authority. <i>A more detailed urban analysis will be required to be prepared by developers/landowners as part of any development proposal.</i></p>
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		<p>b) Request that the previously zoned agricultural lands which form part of the demesne be reinstated. It is submitted that the rezoning of these lands be reconsidered as the demesne is a rare and intact part of our heritage which should always be considered as such and that splitting it in this is inadvisable.</p> <p>c) Requests to reconsider the proposed removal of the B: Existing Residential/ Infill zoning and the associated access road (x-v-w) as outlined in the Monasterevin LAP 2008. The reinstatement of these objectives would support the Draft Plan regarding enlivening of the Town Centre and the provision of greater permeability.</p> <p>This submission concludes by stating that its content promotes the potential of Moore Abbey to contribute to the revitalisation of the town centre in a sustainable manner while continuing to make important contributions to its service provision and to employment opportunities. It is requested that the planning authority carefully consider the proposals set out in the submission.</p>	<p>b) Chief Executive’s Opinion A key objective of this plan is to consolidate the town and its associated uses, it is therefore considered appropriate that the previously zoned agricultural lands remain outside the town boundary. This revised land use zoning will not affect the status of the demesne.</p> <p>Chief Executive’s recommendation No change</p> <p>c) Chief Executive’s Opinion There is a statutory obligation on the planning authority to ensure that LAP’s comply with the Core Strategy of the Kildare CDP 2011-2017. Section 3.5 of the Draft LAP outlines a unit target of 544 new residential units for Monasterevin over the period of the plan which includes 50% head room. The number of units with valid planning permission amounts to 207 which were subtracted from the unit target. Therefore the unit target for Monasterevin for the period 2015-2021 is 337 units. In order to accommodate 337 units, there is a requirement for a maximum of 13.5ha over and above the undeveloped lands which already have valid planning permission (committed lands). The Draft LAP proposes to zone c. 15.4 ha in addition to 9.6ha of committed lands.</p> <p>Residential lands previously zoned that are not required to fulfil the target of 337 units have been re-zoned to more appropriate lands uses in order to comply with the Core Strategy set out in the Kildare CDP 2011-2017.</p>
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			<p>The presence of the demesne (including the walls) within the town is acknowledged in the plan as a unique feature. A key objective of the Draft LAP is to consolidate and revitalise the existing Town Centre through the regeneration and appropriate re-use of existing structures within the historic core. It is considered that zoning the subject site B: 'Existing Residential' would not reflect the current use and would serve to dilute the compact nature of the town centre and would result in the further fragmentation of the demesne.</p> <p>Chief Executive's recommendation No change.</p>
10	Dublin Airport Authority (DAA)	The plan has been noted.	<p>Chief Executive's Opinion Noted.</p> <p>Chief Executive's Recommendation No Change.</p>
11	Councillor Thomas Redmond	<p>This submission makes the following observation in relation to the Draft LAP:</p> <p>a) Concern is raised that the area adjoining St. Evin's Park be developed into a sports and recreation centre.</p>	<p>a) Chief Executive's Opinion The subject site is currently zoned F: Open Space and Amenity and B: 'Existing Residential & Infill' in the Draft LAP. Having regard to the Land Use Zoning Matrix (Table 18) contained in the Draft LAP, the development of sports facilities is 'permitted in principle' on lands zoned F: 'Open Space and Amenity' and 'open for consideration' on lands zoned B: 'Existing Residential and Infill'.</p>

		<p>b) The plan should identify a number of potential locations capable of accommodating a primary care centre on a site comprising c. 2 acres</p> <p>c) There is a need to improve the visual appearance of the entrance to the town from Junction 14</p>	<p>The Housing Department is reviewing the housing land bank for the provision of future social housing. It would be inappropriate at this time to change the zoning of residential land in the Council's ownership prior to a full assessment of the plans for social housing delivery.</p> <p>Chief Executive's Recommendation No change.</p> <p>b) Chief Executive's Opinion Table 18 Land Use Zoning Matrix of the Draft LAP indicates a number of locations where the provision of a health centre is either '<i>permitted in principle</i>' or '<i>open for consideration</i>' including:</p> <ul style="list-style-type: none"> - A: Town Centre (Y) - B: Existing Residential (O) - C: New Residential (O) - E: Community and Education (O) - Q: Enterprise and Employment (O) - R: Retail and Commercial (O) - T: General Development (O) <p>In the event of permission being applied for a primary health care centre, any application will be assessed on its merits and shall be subject to normal siting and design requirements.</p> <p>Chief Executive's Recommendation No change</p> <p>c) Chief Executive's Opinion The Draft LAP acknowledges the poor visual appearance of the entrance to the town, particularly from the eastern approach</p>
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			<p>and the need to improve the overall entrance into the town...</p> <p>Section 6.8 of the Draft LAP set out Urban Design Briefs for the town centre area. They set out broad design parameters for the development of the sites including movement, the location and type of development blocks, building frontage, civic spaces, the promotion of natural features and the location of landmark buildings. The briefs will be used to inform the more detailed layout and design proposals within each site. Sections 6.8.2 Design Brief 2 Cassidy’s Distillery and 6.8.3 Design Brief 3 Dublin Street set out key design guidelines which include the transformation of Dublin Street and the approach into Monasterevin into a vibrant connected area within the town centre.</p> <p>Section 6.10, Policy MTO 2 states that it is the policy of the Council :</p> <p><i>‘To investigate the feasibility of putting in place appropriate traffic calming measures along the R445 on the approaches to Monasterevin from east/west, in accordance with the principles set out in the Design Manual for Urban Roads and Streets 2013.’</i></p> <p>Section 6.7.4, Policy UD 8 of the Draft LAP specifically states that is it the policy of the Council:</p> <p><i>‘To improve all approaches to the town and in particular from Junction 14 on the M7 motorway and from Ballybrittas.’</i></p> <p>It is considered appropriate to amend these policies to strengthen the position of the Council in terms of achieving improvements to the approaches to the town within the</p>
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		<p>d) Having regard to the number of commuters residing in the area, a site should be proposed as part of this LAP for a bus shelter and ancillary services such as a taxi rank and/or parking.</p>	<p>lifetime of the plan.</p> <p>Chief Executive’s Recommendation Revise Section 6.7.45, Policy UD 8 to read as follows:</p> <p><i>‘It is the policy of the Council to seek to improve, within the lifetime of this plan, the visual appearance of all approaches to the town in particular from Junction 14 on the M7 motorway and from Ballybrittas. These improvements should include the implementation high quality design solutions on approaches to Monasterevin from east/west to the town in accordance with principles set out in the Design Manual for Urban Roads and Street 2013 to highlight and promote the importance of place.’</i></p> <p>Revise Section 6.10, Policy MTO 2 to read as follows: <i>‘To investigate the feasibility within the lifetime of this plan of putting in place appropriate traffic calming measures along the R445 on the approaches to Monasterevin from east/west, in accordance with the principles set out in the Design Manual for Urban Roads and Streets 2013.’</i></p> <p>d) Chief Executive’s Opinion There are no proposals in the short term to provide a taxi rank in Monasterevin. It is considered that demand is facilitated by a number of private taxi companies operating in the area. Specific zoning objective ‘A1’ contained in Table 16 of the Draft LAP along with policy TC 2 and Section 6.8.1, Design Brief 1 facilitate the redevelopment of Market Square. A comprehensive parking survey and plan will inform any proposed reconfiguration of Market Square.</p>
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		<p>e) Lands proposed to be dezoned as part of this Draft LAP should be retained to improve employment opportunities.</p>	<p>The delivery of a bus shelter is currently being progressed by the Roads Design/Traffic Management section of the Council. The NTA have allocated funding to provide a bus shelter on the eastern side of the bridge over the River Barrow.</p> <p>Chief Executive’s Recommendation No change.</p> <p>e) Chief Executive’s Opinion Given the excessive level of undeveloped industrial and employment lands within Monasterevin, four sites have been proposed to be rezoned from H: ‘Industrial and Warehousing’ to I: ‘Agriculture’. Approximately 29ha (72 acres) of lands remain zoned in the Draft LAP for industrial and employment purposes.</p> <p>Having regard to the recommendations of the Strategic Flood Risk Assessment and also the availability of more appropriately located lands close to residential areas, amenities, educational facilities and removed from the M7 interchange/motorway. It is proposed that lands located along the R445 to the east of the town are zoned as ‘Q: Enterprise and Employment’ in order to encourage a higher quality approach into the town centre. Lands zoned ‘H’ are located to the rear of these lands at Cowpasture.</p> <p>Chief Executive’s Recommendation No change</p>
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		<p>f) All housing estates should have a footpath joining them to any adjacent estates and into the town.</p>	<p>f) Chief Executive's Opinion</p> <p>Section 6.10 of the Draft LAP Movement and Transport contains a number of policies and objectives relating to pedestrian and cyclist movement throughout the town. Map Ref 2 (Movement Objectives) contained in the Draft LAP identifies locations where it is proposed to carry out street improvement works and create new linkages in the outer areas of the town and within the town centre.</p> <p>Policy PC1 states that it is the policy of the Council: <i>'To facilitate and encourage walking and cycling as a more convenient, popular and safe method of transport, through the provision of pedestrian and cycle facilities linking population, commercial, community, tourism, recreation and transport areas.'</i></p> <p><i>Objective PCO 5 states that is it an objective of the Council:: 'To provide a high quality pedestrian network in the town centre area through the appropriate refurbishment of existing and the construction of new footpaths, incorporating the provision of safe crossing points and public lighting as required; while having regard to the integrity of the historic core and Architectural Conservation Area.'</i></p> <p><i>Objective PCO6 states that it is objectives of the Council: 'To develop safe, high quality cycle and pedestrian routes and greenways throughout the town, having regard to the routes and linkages shown on Map 2.....'</i></p>
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		<p>g) Having regard to boat users on the canal and in the interest of improving tourism facilities, it would be favourable to provide sewerage and water intake and outtake pumping available.</p>	<p>It is considered that Section 6.10 in conjunction with Map 2 adequately supports and encourages the provision of a safe and high quality pedestrian network within the town.</p> <p>Chief Executive’s Recommendation No change</p> <p>g) Chief Executive’s Opinion This proposal is noted. However these actions do not come within the scope of the Local Area Plan. These type of facilities are provided by and controlled by Waterways Ireland. The Draft LAP supports the improvement of tourism facilities in particular in relation to waterways within Monasterevin.</p> <p>Section 6.4.1 Waterways, waterside, recreation, amenity tourism of the Draft LAP acknowledges the significant contribution that the Grand Canal and River Barrow make to the attractiveness of the town to visitors and local residents. Policy T 1 states that it is the policy of the Council: <i>‘To continue to work closely with key stakeholders in the tourism industry including Kildare Fáilte, Fáilte Ireland, Waterways Ireland and the National Parks and Wildlife Services, in order to develop the overall tourist and economic potential of the town, with particular emphasis on the River Barrow and Grand Canal.’</i></p> <p>Furthermore County Kildare Fáilte along with Waterways Ireland, County Kildare Leadership Partnership, Fáilte Ireland and Kildare County Council published a Strategic Plan 2013-2016 for the development of the Grand and Royal Canals for tourism purposes. The core product is Kildare itself, its people, its places, its culture and experiences. A key objective of the</p>
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		<p>j) The provision of cycle lanes should be investigated and provided within the lifetime of this plan.</p>	<p>redevelopment of this area, key strategic goals of this Draft LAP set out in Section 5.1 include:</p> <ul style="list-style-type: none"> - Town Centre consolidation and public realm improvement; and - Regeneration of former Cassidy’s Distillery complex. <p>It is considered that objective TCO 2 under Section 6.6.3 adequately supports the redevelopment of this area of the town stating that it is an objective of the Council: <i>‘To improve the attractiveness of the built fabric of the town through the encouragement of appropriate redevelopment and renewal of vacant and derelict sites or buildings and to ensure high quality design in all new development (Refer to Section 6.9 Public Realm Improvements Schemes for guidance).’</i></p> <p>Section 6.8 includes an indicative Urban Design Brief for Cassidy’s Distillery which sets out guidance as to how the site may be developed, the envisaged uses and regeneration of the site. It is the intention of the Council that this brief will assist all parties involved in any future planning process.</p> <p>Chief Executive’s Recommendation No change.</p> <p>j) Chief Executive’s Opinion Section 6.10 (Movement and Transport) and Section 6.9 (Public Realm) of the Draft LAP set out policies, objectives and guidance for the provision of cycle lanes within the town. In particular policies PC 1 PC 2, PC 3 and objectives PCO 1, PCO 2, PCO 3, PCO 4 and PCO 6 all support the provision of cycle</p>
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			lanes within the town. Chief Executive's Recommendation No change'
12	Rodney Coe	This submission requests that lands indicated on attached map are zoned C: 'New Residential'. This site is zoned C in the 2008 Monasterevin LAP and is proposed to be rezoned to I: 'Agriculture' in the Draft LAP.	Chief Executive's Opinion It is acknowledged in the Draft LAP that the Monasterevin LAP 2008 was significantly over zoned for the provision of residential development. In order to comply with the Core Strategy of the CDP, the Draft LAP proposed rezoning of the excess residential lands based on the principles of sequential approach. This approach considered sites closest to the town centre first and then worked its way out towards the town boundary. Other factors taken into account when reviewing residential lands include: <ul style="list-style-type: none">- Building completions since the previous plan;- Current valid planning permissions; and- Uncommitted residential zoned lands since 2008. Therefore suitable sites in close proximity to the town centre lands along with lands with current valid planning permissions in Monasterevin were retained to meet the housing unit target of 337 units up to 2021. Sections 3.5 and 6.2 of the Draft LAP set out the housing unit and land requirements for Monasterevin for the period 2015-2021. Chief Executive's Recommendation No change

13	Monasterevin Tidy Towns	<p>a) This submission welcomes the plan and is especially supportive of the planned regeneration of the town.</p> <p>b) In relation to the promotion of economic growth within the town, the Monasterevin Tidy Towns Association would propose that the plan should adequately address the Main Street in Monasterevin in addition to the Dublin Road. There is particular emphasis in the plan on the development of Market Square and Dublin Road, however the Main Street should not be given less priority than these areas. Its co-development is essential to the economic revitalisation of the town centre.</p>	<p>Chief Executive’s Opinion</p> <p>a) Noted.</p> <p>Chief Executive’s Recommendation</p> <p>No change.</p> <p>b) Chief Executive’s Opinion</p> <p>It is acknowledged that the Urban Design Strategy set out in Section 6.7.4 and 6.8 of the Draft LAP has particular cognisance of Market Square and Dublin Road in terms of proposed Design Briefs. However particular emphasis is put on the revitalisation and regeneration of the town as a key theme of the Draft LAP. Section 6.6.3, Policy TC 1 specifically supports the economic development of the town centre as follows:</p> <p><i>‘It is the policy of the Council to facilitate the development of the historic town centre area as a vibrant area with a diverse mix of uses and to consolidate the key areas of Market Square, Main Street and Dublin Street through appropriate infill development and through the regeneration of underutilised backland, brownfield and derelict areas within the town.’</i></p> <p>Section 6.9 acknowledges the poor quality of the public realm along Main Street, Dublin Street and Market Square which detracts from the attractive architecture, planned nature and unique features of the town such as the riverside gardens. It is the policy of the Council to remedy these issues in conjunction with the internal departments of the Council, statutory bodies as funding becomes available and the private sector. Section 6.9.1 and 6.9.3 identifies indicative public realm improvement</p>
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		<p>c) The Tidy Towns Association looks forward to the implementation of the plan and to working in partnership with the key stakeholders into the future towards the success of Monasterevin.</p>	<p>works which are envisaged for Market Square, Moore Street and onto Main Street in order to revitalise the town and improve the overall image of these areas.</p> <p>Chief Executive’s Recommendation No change.</p> <p>c) Chief Executive’s Opinion The Council is committed to continuing to support the Tidy Towns Committee. It is acknowledged that the realisation and implementation of a significant number of objectives contained in the Draft LAP will require consultation and liaison with key stakeholders in the town, including the Tidy Towns Committee.</p> <p>Chief Executive’s Recommendation No change.</p>
14	Gerard and Sinead Melia	<p>This submission notes that the Draft LAP proposes to change this site from ‘C3: New Residential’ to unzoned lands. It is requested that the site comprising 1.5 acres retains its ‘New Residential’ zoning from the Monasterevin LAP 2008.</p> <p>The site has been the subject of ongoing discussions with the land owners, Kildare County Council and the Muiriosa Foundation with a view to developing a mixed use development at this location. It is also intended to apply for planning permission for the landowner’s two children.</p>	<p>Chief Executive’s Opinion It is acknowledged in the Draft LAP that the Monasterevin LAP 2008 significantly over zoned land for the provision of residential development. In order to comply with the Core Strategy of the CDP, this Draft LAP rezoned the excess residential lands based on the principles of sequential approach. This approach considered sites closest to the town centre first and then worked its way out towards the town boundary. Other factors taken into account when reviewing residential lands include:</p> <ul style="list-style-type: none"> - Building completions since the previous plan;

			<ul style="list-style-type: none"> - Current valid planning permissions; and - Uncommitted residential zoned lands since 2008. <p>Therefore suitable sites in close proximity to the town centre lands along with lands with current valid planning permissions in Monasterevin were retained to meet the housing unit target of 337 units up to 2021. Sections 3.5 and 6.2 of the Draft LAP set out the housing unit and land requirements for Monasterevin for the period 2015-2021.</p> <p>The subject site is removed from the town and to retain the zoning on the site would be contrary to a compact form of sequential sustainable development.</p> <p>Chief Executive's Opinion No change</p>
15	Brock McClure on behalf of Musgrave Retail Partnership Ireland	<p>This submission indicates overall satisfaction that the majority of issues raised at pre draft stage have been addressed in the Draft LAP. However the following key points are raised:</p> <ul style="list-style-type: none"> a) Future development, particularly retail, should be consolidated within the Town Centre. There is significant potential in the town centre area of Monasterevin that is underutilised at present and it is important to focus future retail development to the town centre area. It is trusted that the adopted LAP will provide for appropriate and specific objectives in order to consolidate the town centre. 	<p>a) Chief Executive's Opinion Noted</p> <p>Chief Executive's Recommendation No change</p>

		<p>b) The proposals for Moore Abbey and Market Square contained in the Draft LAP are noted. It is submitted that any new retail development at this location will strengthen the role and function of the town centre and does not simply retail destination in its own right.</p> <p>c) The sequential approach should be applied in terms of retail facilities in order to deliver and maintain a dynamic town centre. It is submitted that if the town centre is to be renewed and enhanced, development should follow a strictly sequential approach in accordance with all strategic guidance. Clear policy should be contained in the LAP regarding this issue.</p>	<p>b) Chief Executive’s Opinion Noted and agreed</p> <p>Chief Executive’s Recommendation No change</p> <p>c) Chief Executive’s Opinion A key objective of the Draft LAP is to consolidate and revitalise the town centre. Section 6.5.2, contains an adequate policy and objective which encourages the development of retail services in Monasterevin in accordance with the principles set out in the Retail Planning Guidelines 2012. Policy R 1 states that it is the policy of the Council: <i>‘to encourage the development of the retail and service role of the Monasterevin as a self sustaining centre.....in accordance with the policies contained in the CDP, the Retail Planning Guidelines 2012 and any future retail strategy that may be issued during the life of this plan.’</i></p> <p>Objective RO 1 states that it is the policy of the Council: <i>‘To encourage and facilitate the re-use and regeneration of vacant and derelict land/buildings for retail and other town centre uses, in particular along Dublin Street, Market Square and Main Street, having regard to the Sequential Approach outlined in the Retail Planning Guidelines.’</i></p> <p>Chief Executive’s Recommendation: No change</p>
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		<p>d) The Local Authority should assist the private sector in the resolution of impediments to town centre redevelopment opportunities that may arise through infrastructural, flood risk, land ownership and built heritage considerations. It is trusted that policy will be adopted within the LAP that will encourage the utilisation of vacant units throughout the town.</p> <p>e) A high standard of urban design should be sought in all development proposals. The quality of the built environment is critical to the regeneration and revitalisation of the town and this should be a priority of the LAP.</p> <p>Musgrave Retail Partners Ireland is supportive of the LAP process and seeks to promote the benefits of community based retail policy that will support and protect local retail enterprise in the town.</p>	<p>d) Chief Executive’s Opinion The Council will work with all stakeholders to encourage utilisation of vacant sites and buildings in the Town Centre. Chief Executive’s Recommendation No change.</p> <p>e) Chief Executive’s Opinion The regeneration and revitalisation of the town centre is a key objective of the future development strategy of the plan. Section 6.5, 6.6, 6.7, 6.8 and 6.9 prioritise a high standard of urban design to be sought all development proposals. Chief Executive’s Recommendation No change.</p>
16	BMA Planning on behalf of J.H. Fitzpatrick Ltd	<p>This submission notes that the Draft LAP proposes to change this site from R: ‘Retail and Commercial’ to J: ‘Transport and Utilities’. It is requested that the site comprising 1 ha retains its ‘R: Retail and Commercial zoning from the Monasterevin LAP 2008 for the following reasons:</p> <ul style="list-style-type: none"> - The zoning objective does not reflect the existing land use and would be very restrictive in the event that current uses were to change in the future. The objective contained in the Draft LAP states the 	<p>Chief Executive’s Opinion It is considered appropriate to amend the zoning of this subject site to have regard to the established use.</p> <p>Chief Executive’s Recommendation Zone the subject site R: Commercial and Retail with a revised specific zoning objective in Table 16 to read as follows: <i>The purpose of this zoning is to reflect the existing retailing uses</i></p>

		<p>purpose of J zoned lands is <i>'to provide for the needs of public transport and other utility providers. Car parks associated with public transport services are also envisaged for this zone.'</i></p> <ul style="list-style-type: none"> - Zoning objective 'J: Transport and Utilities' does not provide for future redevelopment/reorganisation of the site in the event that existing businesses are relocated. - Zoning objective 'R: Retail and Commercial' is more appropriate for the site and should be retained as per the Monasterevin LAP 2008 - Redevelopment of the subject site could enhance the visual appearance and presentation of this prominent site at the entrance to Monasterevin. 	<p><i>on site and to provide for new commercial development and the expansion of existing commercial development. Future development in this zone shall be in accordance with the Retail Planning Guidelines 2012 (DECLG), the County Retail Strategy 2010, the retail policies and objectives contained in the CDP 2011-2017 and in this Plan. Development within this zone will only be acceptable if adequate provision is made for parking and traffic management. Any development in this zone shall not detract from the viability and vitality of the existing historic town centre.</i></p>
17	Cummins & Voortman Ltd on behalf of Ger Melia	<p>This submission notes that the Draft LAP proposes to change this site from 'C3: New Residential' to unzoned lands. It is requested that the site comprising 1.5 acres retains its 'New Residential' zoning from the Monasterevin LAP 2008 in order to provide for low density service residential development sites that are close to the town and provide an outlet for people to build their own houses within a structured way, close to the urban area and not in the open countryside.</p>	<p>Chief Executive's Opinion It is acknowledged in the Draft LAP that the Monasterevin LAP 2008 was significantly over zoned for the provision of residential development. In order to comply with the Core Strategy of the CDP this Draft LAP rezoned the excess residential lands based on the principles of sequential approach. This approach considered sites closest to the town centre first and then worked its way out towards the town boundary. Other factors taken into account when reviewing</p>

		<p>This Draft LAP does not adequately provide for this type of development.</p>	<p>residential lands include:</p> <ul style="list-style-type: none"> - Building completions since the previous plan; - Current valid planning permissions; - Uncommitted residential zoned lands since 2008. <p>Therefore suitable sites in close proximity to the town centre lands along with lands with current valid planning permissions in Monasterevin were retained to meet the housing unit target of 337 units up to 2021. Sections 3.5 and 6.2 of the Draft LAP set out the housing unit and land requirements for Monasterevin for the period 2015-2021.</p> <p>The subject site is removed from the town and to retain the zoning on the site would be contrary to a compact form of sequential sustainable development.</p> <p>Chief Executive’s Recommendation No change</p>
18	Donal & Liam Fitzpatrick	<p>This submission from the business and landowners of Fitzpatrick’s Filling Station, Farm Machinery Sales and Repairs and Car Sales and Repairs outlines the impacts of the proposed Draft LAP as follows:</p> <p>a) De-zoning of lands at Turemona from H: ‘Industrial & Warehousing’ would significantly impact upon plans to relocate the car and farm machinery side of the business to this site in order to overcome constraints at</p>	<p>a) Chief Executive’s Opinion</p> <p>The subject site at Turemona was previously zoned H: Industrial and Warehousing in the 2008 LAP. The draft LAP proposed to unzone the lands at this location for the following reasons:</p> <ul style="list-style-type: none"> - Under the 2008 LAP there is an excessive level of land zoned for Industrial and Warehousing purposes (c. 72HA) - The site currently remains undeveloped and no planning application has been made for the site

		<p>the existing site.</p> <p>The size and zoning objective of the site zoned J: 'Transport and Utilities' in the draft LAP is not an adequate size or zoning to facilitate future expansion and growth of the business and would threaten the viability of the business. In order to overcome these concerns it is proposed that at least 10 acres of the Turemona Site is zoned J: 'Transport and Utilities' subject to further investigation in association with Kildare County Council with regards to flood risk and displacement of flood waters elsewhere.</p> <p>b) Change of zoning at the existing site from R: 'Retail and Commercial' to J: 'Transport and Utilities' greatly restricts the scope for commercial expansion at the existing site of Fitzpatrick's once the car and farm machinery operations have been relocated. The lands zoned J: 'Transport and Utilities' in the Draft Plan should be reverted back to R: 'Commercial and Retail' land use zoning to allow for the proper commercial expansion at the existing site once the car sales and machinery element of the business has been relocated.</p>	<ul style="list-style-type: none"> - The site is removed from the town and separated from the settlement area with agricultural lands. - The site is not considered essential in achieving a compact and sustainable pattern of urban development. - Much of the site is located within the floodlines identified in the Draft Strategic Flood Risk Assessment for the Draft LAP. <p>Chief Executive's Recommendation No change</p> <p>b) Chief Executive's Opinion It is considered appropriate to amend the zoning of this subject site to have regard to the established use.</p> <p>Chief Executive's Recommendation Zone the subject site R: Commercial and Retail with a revised specific zoning objective in Table 16 to read as follows:</p> <p><i>The purpose of this zoning is to reflect the existing retailing uses on site and to provide for new commercial development and the expansion of existing commercial development. Future development in this zone shall be in accordance with the Retail Planning Guidelines 2012 (DECLG), the County Retail Strategy 2010, the retail policies and objectives contained in the CDP 2011-2017 and in this Plan. Development within this zone will only be acceptable if adequate provision is made for parking and traffic management. Any development in this zone shall not detract from the viability and vitality of the existing historic</i></p>
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		<p>c) Changes in the land use zoning matrix with regards to ‘motor sales’ states that this land use is ‘permitted in principle’ only on lands zoned J: Transport and Utilities, ‘open for consideration’ on lands zoned Q: Enterprise and Employment and ‘not permitted’ under all other land use zonings.</p>	<p><i>town centre.</i></p> <p>c) Chief Executive’s Opinion It is considered reasonable to amend the land use zoning matrix to ‘permit in principle’ motor sales in Q: Enterprise and Employment lands.</p> <p>Chief Executive’s Recommendation Amend Table 18 Land Use Zoning Matrix as follows:</p> <p>Replace ‘O’ Open for Consideration with ‘Y’ Permitted in Principle for the land use ‘motor sales’ under zoning objective Q: ‘Enterprise and Employment’ .</p>
19	<p>Cummins & Voortman Ltd. On behalf of St. Evin’s Monasterevin Lawn Tennis Club, Basketball Club, Soccer Club, MRCC etc</p>	<p>This submission raises concern that the Draft LAP does not clearly designate the site in question for the proposed use of community sport building. The site is proposed to be zoned F: Open Space and Amenity.</p> <p>Whilst this does not preclude the use of community sports building and recreational facilities it is not clear. Monasterevin Soccer Club has a long lease from Kildare County Council on the adjacent site which is zoned B: Existing Residential and Infill.</p> <p>The design proposal for the site in its entirety which accompanies this submission should be reflected in the Draft LAP and the cycle/pedestrian track through the site should also be maintained.</p> <p>The town needs additional sports facilities to provide for activities other than contact sports. There are more than enough lands zoned for residential development elsewhere in</p>	<p>Chief Executive’s Opinion The subject site is currently zoned F: Open Space and Amenity and B: Existing Residential & Infill in the Draft LAP. Having regard to the Land Use Zoning Matrix (Table 18) contained in the Draft LAP, the development of sports facilities is ‘permitted in principle on lands zoned ‘F’ and ‘open for consideration’ on lands zoned ‘B’.</p> <p>The Housing Department is reviewing the housing land bank for the provision of future social housing. It would be inappropriate at this time to change the zoning of residential land in the council's ownership prior to a full assessment of the plans for social housing delivery.</p> <p>Chief Executive’s Recommendation No change.</p>

		<p>the Draft LAP. The site is the correct size to accommodate a range of facilities needed including a running track. It is located in close proximity to the town centre, public transport and residential neighbourhoods.</p> <p>The design of the site will not detract from the open space with much of the car parking accommodated under the club house. The provision of sports facilities will enhance the overall amenity value of the area.</p>	
20	Denis & Margaret Holligan	<p>This submission requested that lands comprising 3.3 acres at Borradera Road be zoned for residential development or nursing home with sheltered accommodation or alternatively for H: Industry and Warehousing uses. The lands are located within the town boundary and have significant road frontage.</p>	<p>Chief Executive's Opinion</p> <p>Section 6.14, Policy C 4 states that is it the policy of the Council: <i>'To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing within the town'</i></p> <p>The subject site is removed from the town centre and other facilities and amenities which are considered an important factor when considering the location of nursing homes or sheltered housing.</p> <p>The provision of a nursing home is 'permitted in principle' in land use zonings A: 'Town Centre', B: 'Existing Residential & Infill' and C: 'New Residential'. In addition nursing homes are 'open for consideration' in land use zonings E: Community and Education, R: Retail and Commercial and T: General Development.</p> <p>Therefore there are ample sites zoned within the town boundary which could accommodate a nursing home or sheltered housing.</p>

			<p>Chief Executive’s Recommendation No change.</p>
21	David Mulcahy Planning Consultants Ltd on behalf of Justin Greene (The Hulk)	<p>This submission relates the to the site known as The Hulk and the adjoining area known as ‘The Island’ located to the west of the River Barrow. It is requested that:</p> <p>a) The lands to the west of the site remain zoned T: General Development as shown in the Draft LAP.</p> <p>b) Lands zoned F: Open Space and Amenity on ‘The Island’ should revert to A: Town Centre zoning with a specific objective that any application for development be subject to a detailed flood risk assessment</p>	<p>Chief Executive’s Opinion</p> <p>a) The subject site is zoned C: New Residential in the 2008 LAP. The Draft LAP proposes to rezone part of the site affected by flooding to water compatible land use zoning objective F: ‘Open Space and Amenity’ and the remainder of the site outside the flood lines as T: ‘General Development’.</p> <p>The specific zoning objective T: ‘General Development’ allows for a mix of uses with a particular emphasis on art/craft studios, local food production, education and leisure amenities with a limited level of residential development and enhanced leisure amenities and connections to the town centre. Uses proposed within this site should not detract from the town centre. These zoning objectives are considered appropriate to this site given its location and constraints posed by issues relating to flooding.</p> <p>Chief Executive’s Recommendation No change</p> <p>Chief Executive’s Opinion b) & c) Kilgallen and Partners Consulting Engineers were appointed by the Council to carry out the Draft Strategic Flood Risk Assessment which accompanies the Draft LAP.</p>

		<p>c) Lands zoned F: Open Space and Amenity (north of ‘The Island’) be changed to T: ‘General Development’ with a specific objective that any application for development is subject to a detailed flood risk assessment.</p>	<p>Kilgallen and Partners have responded to this submission on behalf of the Council as follows:</p> <p>The submission requests that “the Council include a specific objective in the Plan that any future development of the lands be the subject of a detailed flood risk assessment”.</p> <p>The submission states that the “zonings proposed under the draft Plan have been applied on the basis of a very broad-brush Council approach to these lands based on preliminary flood maps”.</p> <p>Where Initial Assessment indicated a more significant flood risk in lands which were being considered for types of development not generally compatible with flood risk areas, the SFRA recommended that Detailed Flood Risk Assessment (Detailed FRA) be carried out for such lands. This was the case with the subject lands and a detailed FRA was carried out for these lands in accordance with the Flood Risk Management Guidelines. This detailed FRA established Flood Risk Zones for the 1 in 100year and 1 in 1000year flood events (Flood Zones A and B respectively). A significant portion of the subject lands were found to be within Flood Risk Zones A and B. In accordance with the Guidelines, the Justification Test was then carried out for these lands.</p> <p>Therefore, it is not the case that the zoning proposals were based on ‘preliminary flood maps’ but were instead informed by the application of the Justification Test in accordance with the Flood Risk Management Guidelines and based on flood risk zones established by Detailed Flood Risk Assessment.</p> <p>Section 6.2 of the submission states that:</p>
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			<p>“there is no empirical evidence to support the analysis” and “no analysis of the detailed flood study that was previously prepared for the lands is included”;</p> <p>”no recognition of the fact that the site is located in the moderate “B” zone.</p> <p>As described above, the flood risk zones identified in the SFRA were based on detailed Flood Risk Assessment carried out in accordance with the Flood Risk Management Guidelines. In carrying out detailed FRA, previous studies cannot be relied upon.</p> <p>Much of the site is located in Flood Zone A, as shown on the Flood Risk Map included in Appendix II of the SFRA report. 3 Section 6.3 refers to ‘The Island’ being 77m wide (based on a Flood Risk Study carried out in 2005 to support an application for development of the subject lands).</p> <p>The detailed FRA found these areas to be only 0.22hectares for the 1000year flood event and 0.275hectares for the 100year event, equivalent to only 4.3% and 5.4% respectively of the lands that have been reclassified for land-use ‘F’ (the submission states these lands to be 5.07 hectares).</p> <p>This submission includes as an appendix a ‘Preliminary Flood Risk Assessment and Justification Test Report’ carried out by Donnachadh O’Brien & Associates Consulting Engineers’. This report is based on preliminary assessment, as stated in the introduction. The report is not therefore a detailed FRA as was carried out as part of the SFRA.</p> <p>The preliminary assessment does not seem to have included detailed hydrological modelling to establish flood risk zones but</p>
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			<p>instead relies upon historical records and CFRAM mapping. However, access to CFRAM mapping requires acceptance of a disclaimer which states that “the draft flood maps are outputs from the South Eastern CFRAM Study and are intended for the purpose of consultation only; they should not be used for any other purpose or decision-making process. They are likely to be updated, refined or changed before finalisation.” It is clear therefore that the CFRAM maps cannot be relied upon for the SFRA process.</p> <p>In its conclusion, the report refers to historical records and CFRAM mapping and to “conflicting data which indicates a more onerous view of the extent of the floodplain”. It is the opinion of the report that ‘the portion of the site which is shown outside the 0.1% AEP on the CFRAM map is “likely to be suitable for development” but this is made “pending a detailed site specific flood risk assessment to confirm the extents that lie outside the floodplain’. The conclusion of the report is therefore subject to the findings of detailed FRA and cannot be relied upon until this has been carried out.</p> <p>In contrast, a detailed FRA for the site was carried out as part of the SFRA process and the findings of this detailed FRA were the basis for the Justification Test carried out by the Planning Authority in accordance with the Flood Risk Management Guidelines.</p> <p>Chief Executive’s Recommendation No change.</p>
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22	OPW, Flood Relief Design Section	Notes that the Flood Risk Assessment (FRA) highlights flood risk areas within Monasterevin. It also states that the Strategic Flood Risk Assessment Maps produced should cover all lands within LAP boundary and not just disjointed areas where flood risk zones have been established.	<p>Chief Executive’s Opinion</p> <p>A Stage 2 FRA was carried out for all lands within the LAP boundary that are zoned for land uses not compatible with flood risk. As a result flood risk zones were identified and mapped. The FRA was also informed by the Justification Tests undertaken in accordance with the Flood Risk Management Guidelines.</p> <p>Based on the above, it is considered that the SFRA has assessed all lands within the draft LAP zoned for land-use not compatible with flood risk. Future zonings will also be subject to Stage 2 FRA if required.</p> <p>Chief Executive’s Recommendation</p> <p>No Change.</p>
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