

6.10 Movement and Transport

The improvement of transportation infrastructure in Monasterevin will be a key element in the sustainable development of the town. Rail services have improved with the upgrade of the station facilities in recent years and the increase in frequency of services including commuter trains. Levels of road traffic congestion have significantly declined since the opening of the M7 motorway bypassing the town. Traffic management policies and objectives will be required to continuously improve movement around the town. The improvement of pedestrian and cycling routes is of significant importance to the enhancement of the town centre and its surrounding areas.

This plan promotes integrated land use and transportation planning to further support and encourage more sustainable modes of travel. This includes ensuring that the design and layout of new developments provide permeability, linkages and connectivity to their surrounding areas, thereby minimising local trips by private car. Furthermore, it will be a priority to ensure new development takes place in the right location, in proximity to public transport routes and near local services, thus reducing travel demand.

Movement and Transport - Policies

It is the policy of the Council:

MT 1: To ensure that the planning, design and implementation of all road and street networks in Monasterevin accord with the principles set out in the Design Manual for Urban Roads and Streets (2013) published by the Department of Transport, Tourism and Sport along with the Department of Environment Community and Local Government.

MT 2: To ensure that the delivery of movement and transport schemes in Monasterevin during the plan period is consistent with the 5 year Transport Investment

Framework Programme prepared jointly by Kildare County Council and the National Transport Agency.

MT 3: To ensure that all development proposals would promote walking and cycling modes in Monasterevin by ensuring consistency with the relevant measures contained in Chapter 9 of the Draft Transportation Strategy for the Greater Dublin Area 2011-2030 (or as amended) during the period of this plan.

MT 4: To monitor traffic movement within the town and to provide passive traffic calming measures at appropriate locations as the need arises.

MT 5: To extend /upgrade public lighting throughout the town as the need arises.

MT 6: To ensure insofar as possible that all transport facilities and services (including car parking and public transport) operational in the Monasterevin area are accessible to people with mobility needs.

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



Movement and Transport – Objectives

It is an objective of the Council:

MTO 1: To investigate the role and use of a lower speed limit within the town centre area and in residential areas to improve safety for pedestrians, cyclists and vulnerable road users.

MTO 2: 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.

6.10.1 Pedestrian and Cycle Networks

Walking and cycling are environmentally friendly, fuel efficient and healthy modes of transportation that are highly accessible and sustainable alternatives to vehicular based transport. The Council will seek the provision of pedestrian access and linkages where opportunities arise as part of new developments. The Council will also promote and seek the provision of cycle friendly facilities throughout Monasterevin, in particular linking areas within the town, by focussing on the green infrastructure network, amenity areas, residential areas, schools and the train station.

The NTA Greater Dublin Area Cycle Network Plan 2013 identifies an urban Cycle Network, an

Inter Urban Cycle Network and a Green Route Network cycle route for Monasterevin.

Waterways Ireland together with Kildare, Laois, Carlow and Kilkenny County Councils, and the LEADER Partnership companies, are currently developing proposals for an integrated walking, cycling and recreational amenity. This proposed trail primarily follows the route of the existing Barrow Way walking trail along the existing towpath of the River Barrow and Grand Canal and is branded as the Barrow Blueway.

Pedestrian and Cycle Network – Policies

It is the policy of the Council:

PC 1: 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.

PC 2: To seek to retain and improve existing pedestrian/cyclist links and connectivity between areas of the town. In particular to identify areas where linkages may be formalised and improved.

PC 3: To develop a network of safe pedestrian and cycle routes throughout the town by:

- (a) Having regard to the NTA Greater Dublin Area Cycle Network and the Waterways Ireland led initiative to develop a Barrow Blueway along the route of the Barrow Way.
- (b) Seeking the provision of suitable cycle and pedestrian infrastructure on these routes and along the routes identified on Map 2 of this plan. All cycle routes shall be designed in accordance with the NTA National Cycle Manual.

Pedestrian and Cycle Network – Objectives

It is an objective of the Council:

PCO 1: To ensure that adequate and safe bicycle and walking facilities are provided as part of any future educational, recreational and commercial developments within the town.

PCO 2: To develop a cycle network throughout the town linking population, commercial, community facilities and transport nodes in accordance with the principles set out in the Design Manual for Urban Roads and Streets (2013) and the NTA National Cycling Manual principles and standards. In particular the development of cycle paths should be provided along the following routes:

- (i) From the Rathangan Road to the railway station;
- (ii) From St. Evin's Park estate to the railway station;
- (iii) Along the route from Dublin Street-Cowpasture-Drogheda Street- Drogheda Row;
- (iv) From the junction at Hopkins Haven along the R445 to the western town boundary.

PCO 3: To facilitate the implementation of the objectives set out in the NTA Greater Dublin Area Cycle Network Plan 2013 and the River Barrow Cycling Trail Feasibility Study carried out by DECLG and LEADER along with other local authorities and public bodies.

PCO 4: To facilitate the implementation of the objective set out by Waterways Ireland to develop the Barrow Blueway, an integrated walking, cycling and recreational amenity trail.

PCO 5: 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.

PCO 6: 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. All cycle infrastructure shall be designed in accordance with the NTA National Cycle Manual.

PCO 7: To investigate the feasibility and promote the provision of a recreational pedestrian/cycle route through Moore Abbey Demesne and Moore Abbey Woods and along the banks of the River Barrow.

PCO 8: To provide a permeable pedestrian network within the town centre and to require the inclusion of measures to achieve same, at planning stage for proposed developments.

6.10.2 Public Transport

Monasterevin Train Station is located approximately 500m to the north east of the town centre. The station has 43 car parking spaces and bicycle parking facilities also. The station is served by three mainline rail passenger services; the Dublin to Cork/Limerick, Dublin to Galway mainline and Dublin to Westport/Ballina mainline. The station is located on the Dublin Portlaoise Commuter Route and provides valuable commuter rail services to Dublin via the 'Arrow' service, with a frequency of four trains per hour to and from Dublin at peak commuting times. Monasterevin is also well served by public and private bus services, including the Dublin to Cork and Dublin to Limerick/Shannon Airport routes.

Public Transport – Policies

It is the policy of the Council:

- PT 1: To support the enhancement of facilities at Monasterevin Train Station.
- PT 2: To liaise with all public transport agencies and service providers to improve and develop public transport facilities and services throughout the town including bus shelters and timetable information.

Public Transport – Objectives

It is an objective of the Council:

- PTO 1: To promote and secure the provision of appropriately designed bus stops and shelters at appropriate locations in the town.
- PTO 2: To seek to ensure that all public transport services are accessible to people with disabilities.

6.10.3 Streets and Road Infrastructure

The policies and objectives of the Council regarding street and road infrastructure are outlined below. It is envisaged that the objectives will be implemented within the lifetime of the plan, subject to the availability of funding. Some of the longer term strategic objectives will most likely occur outside the life of this Plan.

Streets and Road Infrastructure - Policies

It is the policy of the Council:

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

SR 3: To implement and support measures to alleviate traffic congestion within the town.

SR 4: To ensure that land uses within Monasterevin are compatible with the safe and efficient operation of roads and associated junctions serving the immediate area.

Streets and Road Infrastructure – Objectives

It is an objective of the Council to:

SRO 1: To protect from development the route of a proposed future road, shown indicatively from A-B on Map 2, and seek its construction from the Dublin Road to Cow Pasture to serve the lands zoned Q: Enterprise and Employment/H: Industrial and Warehousing.

SRO 2: To carry out improvement works on those roads and streets identified for road and street upgrades on Map 2 in accordance with the principles and standards of the Design Manual for Urban Roads and Street 2013.

SRO 3: To prepare a landscaping plan (hard and soft) as part of any new street or street upgrade in the town.

SRO 4: To reduce and rationalise signage within the town to promote a clearly defined signage network and avoid unnecessary visual clutter.

SRO 4: To implement safety and/or capacity improvements as necessary at the following junctions (Refer to Map 2):

- (a) The R417 (Athy Road) onto the R445 (Dublin Road). (including the provision of traffic signal control).
- (b) Drogheda Street with the R445.

- (c) Main Street and Market Square area with the R445
- (d) Drogheda Row with Togher Road (Supervalu)

SRO5: To carry out streetscape improvements on those streets identified for streetscape improvement work in green dots on Map 2 in accordance with the principles and standards of the Design Manual for Urban Roads and Streets 2013.

SRO 6: To carry out improvement works on those roads and streets identifies for road and street upgrades on Map 2 in accordance with the principles and standards of the Design Manual for Urban Roads and Streets 2013.

SRO 7: To investigate the feasibility of a pedestrian bridge across the River Barrow linking The Hulk lands and the Town Centre. This proposal will be subject to an Appropriate Assessment Screening to determine if the proposed development will have impacts on the c SAC.

6.10.4 Parking

Public parking is provided along all main routes in Monasterevin. The provision or alteration of public parking arrangement will be carried out at appropriate locations if required.

Parking – Policies

It is the policy of the Council:

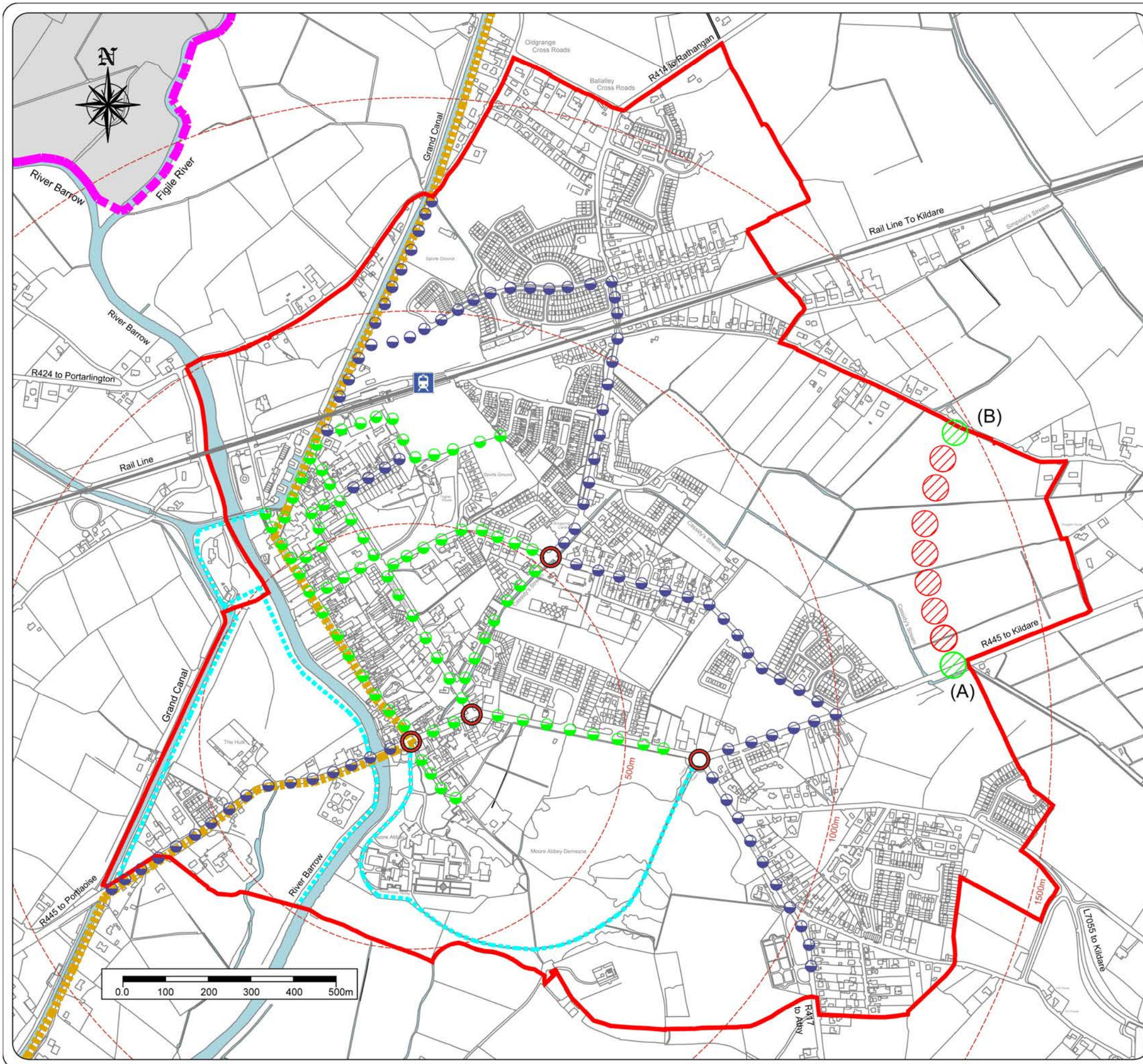
PK 1: To ensure that all new development contains an adequate level of vehicular and bicycle parking provision in accordance with the policies and standards outlined in Chapter 19 of the Kildare County Development Plan 2011-2017 (or as may be amended).

PK 2: To ensure that all public and private parking facilities are constructed using a permanent durable surface and landscaped to a high standard.













Parking – Objectives

It is an objective of the Council:

PKO 1: To provide accessible car parking spaces, designed in accordance with best practice, at appropriate locations throughout the town, as necessary.



Legend

-  Development Boundary
-  Kildare County Boundary
-  Rivers, Canal & Lakes
-  Waterways Ireland Barrow Blueway Route
-  Local Greenway Route {Indicative only}
-  Town Centre Streetscape Improvement Works {Indicative only}
-  Street / Road Improvement Works {Indicative only}
-  Junction Improvements
-  New Junction
-  Movement Objectives {Indicative only}
-  Train Station
-  Distance from Railway Station (at 500m intervals)

Movement Objectives Map

Scale : N.T.S	Map Ref : 2
Date: February 2015 (Revision 28-01-2015)	Drawing No: 200/14/659
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

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

6.11 Water, Drainage and Environmental Services

6.11.1 Water Services

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

It is Irish Water's objective to provide both drinking water and wastewater capacity to facilitate settlement /core strategies, in line with national and regional planning policies. The provision of such infrastructure is subject to the availability of funding and any required new/upgrading of facilities meeting Irish Water's environmental and financial sustainability criteria.

Irish Water will work with Kildare County Council to identify the water services required to support planned development in line with national and regional planning policies for inclusion in their Capital Investment Plans based on informed population and economic projections.

The EU Water Framework Directive (WFD) rationalises and updates existing water legislation and provides for the future management of all waters on the basis of River Basin Districts (RBDs).

6.11.2 Water Supply

The Hybla Wellfield Development Scheme has been completed with the capacity to supply 2.5 mega litres of potable water for Monasterevin and surrounding areas. This wellfield water will be blended with water from the regional supply (from the Ballymore Eustace water treatment plant) at Hillwood reservoir and this blending will have the effect of ensuring security of supply to Monasterevin and its environs during the plan period. This supply will be sufficient to meet the needs of the population over the Plan period.

The level of development growth in Monasterevin will be managed in line with the settlement/core strategies for the county and the availability of local service including water, to cater for planned growth. No development shall be permitted to proceed if the local services are insufficient to cater for the development.

Water Supply – Policies

It is the policy of the Council:

- WS 1: To seek and facilitate the provision of sufficient water supply in terms of quantity and quality to serve lands zoned for development in this plan, in line with settlement and core strategies for the county. Where deficiencies exist the council will facilitate only as much development as can be provided for, based on available water supply.
- WS 2: To minimise wastage of water supply by requiring new developments to incorporate water conservation measures and to ensure that development proposals comply with the standards and requirements of Irish Water in relation to water infrastructure to facilitate the proposed developments.
- WS 3: To support the implementation of Irish Water's water conservation and demand management strategies.
- WS 4: To preserve free from development the way leaves of all public water mains.
- WS 5: To require all new developments in Monasterevin to seek a connection to the public water supply network where it is practical to do so.
- WS 6: To ensure that the requirements of the EU Water Framework Directive are implement



WS 7: To ensure that specific relevant objectives and measure for individual water bodies set out in the South Eastern River Basin Management Plan and associated Programme of Measures will be implemented, where relevant.

WS 8: To ensure that planning applications have regard to any existing groundwater protection schemes and groundwater source protection zones and/or the likely impacts that the development have on groundwater.

WS 9: To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

WS 10: To require developers to demonstrate that their application meets the requirements of the Water Framework Directive and associated South Eastern River Basin Management Plan.

6.11.3 Wastewater

The wastewater treatment plant serving Monasterevin has a design capacity of 9000 Population Equivalent (P.E.) which is sufficient to meet the needs of the population of Monasterevin over the plan period. The current load on the treatment plant (2014) is circa 4000 P.E.

The level of development growth in Monasterevin will be managed in line with settlement/core strategies for the county, and the availability of local services, including wastewater services, to cater for planned growth. No development shall be permitted to proceed if the local services are insufficient to cater for the development.

Wastewater – Policies

It is the policy of the Council:

WW 1: Not to permit residential development which requires the provision of private waste water treatment facilities, other than single house systems.

WW 2: To ensure the changeover from septic tanks to collection networks in all cases where this is feasible (subject to connection agreements with Irish Water) and that all new developments utilise and connect to the public wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Monasterevin area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2009), as may be amended, will be required.

WW 3: To ensure that development proposals comply with the standards and requirements of Irish Water in relation to wastewater infrastructure.

WW 4: To ensure the separation of foul and surface waters through the provision of separate sewerage and surface water run – off networks in new developments.

WW 5: To facilitate the implementation of the Urban Waste Water Treatment Regulations 2001-2004, as may be amended.

WW 6: To ensure that private wastewater treatment plants are operated in compliance with their wastewater discharge licenses/certificates of authorisation, in order to protect water quality.

WW 7: To preserve a 100m wide buffer zone around the wastewater treatment plant free from the development to ensure that the waste water treatment plant can operate without impacting on the amenity of its neighbours.

WW 8: To preserve free from development the way leaves of all public sewers.

Wastewater - Objectives

It is an objective of the Council:

WWO1: To facilitate Irish Water to minimise leakage from the foul sewer network and to minimise surface water infiltration into the foul sewerage system and at the same time reduce groundwater pollution.

WWO2: To facilitate Irish Water to upgrade the existing sewers in Monasterevin.

6.11.4 Surface Water Drainage

Adequate storm water drainage and retention facilities are necessary to accommodate increased surface water run-off resulting from current and future developments. The use of Sustainable Drainage Systems (SuDS) in developments can contribute to surface water retention and help to reduce and prevent flooding by mimicking the natural drainage of a site to minimise the effect of a development on flooding and pollution of waterways. The Cassidy Stream, being a tributary of the River Barrow, is prone to flooding and surface water discharge to this stream shall not be facilitated.

Surface Water Drainage – Policies

It is the policy of the Council:

SW 1: To ensure that no further surface water discharges shall be permitted to Cassidy's Stream and to prohibit the culverting of Cassidy's Stream.

SW 2: To ensure that new developments incorporate appropriate SuDS facilities, designed, constructed and maintained in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) for treating and controlling the discharge of surface water from developments.

SW 3: To divert, where feasible, existing surface water drainage away from combined sewers, during remedial works in order to free up capacity in the foul sewer network.

SW 4: To ensure that all new development proposals have regard to the requirements of the Kildare Groundwater Protection Scheme 1999 (as amended) and Environmental Protection Agency/ Department of the Environment guidelines applicable at the time.

SW 5: To ensure the implementation of the Groundwater Directive (2006/118/EC) on the protection of groundwater against pollution and deterioration.

SW 6: To require on site surface water attenuation measures if, in the opinion of the council, a development is likely to cause flooding or potential destructive storm surges in existing water courses.

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

SW 8: To maintain, improve and enhance the environmental and ecological quality of surface water and ground waters by implementing the Programme of Measures contained in the South Eastern River Basin District (SERBD) River Basin Management Plan 2009-2015.

SW 9: To require surface water drainage plans to have regard to the policies and objectives of Section 6.18 (Green Infrastructure) of this Plan.

Surface Water Drainage - Objectives:

It is an objective of the Council:

SWO1: To undertake a feasibility study in order to determine the necessity for the upgrading of the storm/surface water drainage

system in Monasterevin to include the following areas: Skirteen, Hazel Hotel area, Kildare Road, Dublin Road, Kill, Gurteenooona and Cowpasture or otherwise to determine if such areas can be best served by ground infiltration.

SWO2: To improve the provision of water and drainage services in new developments and in those areas of the town where deficiencies exist.

SWO3: To carry out a survey of the surface water culverts in Monasterevin to assess their current state, and to improve culverts where necessary.

SWO4: To carry out a programme of dredging surface water drains in Monasterevin and to continue to ensure that the drains are regularly maintained to minimise the risk of flooding.

SWO5: To promote sustainable water conservation initiatives, particularly for larger developments including rainwater harvesting, re-use of grey water and improved leakage control.

SWO6: To promote rainwater harvesting as a complementary surface water management system in all developments and in particular for larger developments.

6.11.5 Flood Risk Management

In line with “The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009)” a Strategic Flood Risk Assessment (SFRA) has been conducted as part of the preparation of the Draft Monasterevin Plan and contains Stages 1 and 2 of a Flood Risk Assessment; the detail of which is detailed below:

- (i) The SFRA recommended that development proposals for a number of areas within the plan boundary are subject to a site-specific flood risk assessment appropriate to the nature and scale of the development being proposed.

A map showing the extent of these areas is provided in the draft report of the SFRA carried out for the Draft Monasterevin Plan and are illustrated on Map 3 of this plan.

(ii) The SFRA identified lands for which the flood risk could be considered to be such as to threaten the strategic land-use envisaged in the Plan. Detailed Flood Risk Assessment was subsequently undertaken for these lands and Flood Risk Zones established for the 100 year and 1000 year flood events. In accordance with the Guidelines, Justification Tests were carried out on those lands identified where there was significant encroachment of the flood risk zones. Records of the detailed Flood Risk Assessment and Justification Tests are contained in the draft report of the SFRA carried out for the Plan. Arising from this exercise, approximately 9.7 ha of land has been rezoned to I: Agriculture or F: Open Space and Amenity within the town boundary and approximately 41.1ha of lands outside the town boundary.

Flood Risk Management – Policies

It is the policy of the Council:

FRA 1: To apply the general policies, requirements and objectives contained in Chapter 7 (Water, Drainage and Environmental Services) of the Kildare County Development Plan 2011-2017 (or as may be amended), for the purpose of ensuring that flood risk management is fully integrated into the Draft Monasterevin Plan.

FRA 2: To implement the requirements of the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009) and the Monasterevin SFRA in the carrying out of functions during the period of the Plan and to update the SFRA for Monasterevin as appropriate.

FRA 3: To ensure that any Flood Risk Assessments conducted in respect of development proposals on lands identified

in the Monasterevin SFRA as requiring site-specific Flood Risk Assessment are undertaken in accordance with the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009).

FRA 4: To require that persons/companies undertaking site-specific Flood Risk Assessments are competent and will certify that the Flood Risk Assessment has been undertaken in accordance with the requirements of the DoEHLG, The Planning System and Flood Risk Management ~ Guidelines for Planning Authorities (2009) and utilising other relevant flood information as it becomes available.

FRA 5: To ensure that new developments incorporate appropriate SuDS facilities, designed, constructed and maintained in accordance with the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS) for treating and controlling the discharge of surface water from developments.

FRA 6: To ensure that no surface water will be permitted to discharge to the Grand Canal or its feeders either temporarily or permanently without written consent from Waterways Ireland.

FRA 7: To create Buffer Zones between development and the River Barrow and the Grand Canal. The extent and form of the buffer zones shall be determined in consultation with a qualified ecologist and following a Flood Risk Assessment where appropriate. The Buffer Zone extents will depend on accessibility of the watercourse but in any case shall not be less than 10m in the case of the River Barrow and not less than 5m in the case of other watercourses. The following features should be incorporated into the buffer zone:

- (i) Any hard landscaping proposals shall be located outside of any buffer zone areas in the interest of biodiversity.
- (ii) Soft landscaping shall be carried out in the context of an approved planting scheme. Such a planting scheme shall include the precise location, number and types of native planting/trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of same would merit their removal. In such instance a case shall be made in writing, together with the planning application, for their removal.

Flood Risk Assessment and Management (CFRAM) Study when it is finalised, as appropriate

FRA 8: To ensure that the requirements of Inland Fisheries Ireland are adhered to in the construction of flood alleviation measures. This includes, but is not limited to:

- (i) Allowance for dry weather flow conditions to be reflected in channel cross-section;
- (ii) Appropriate programming of any 'in-stream works' to reflect the requirements of Inland Fisheries Ireland.

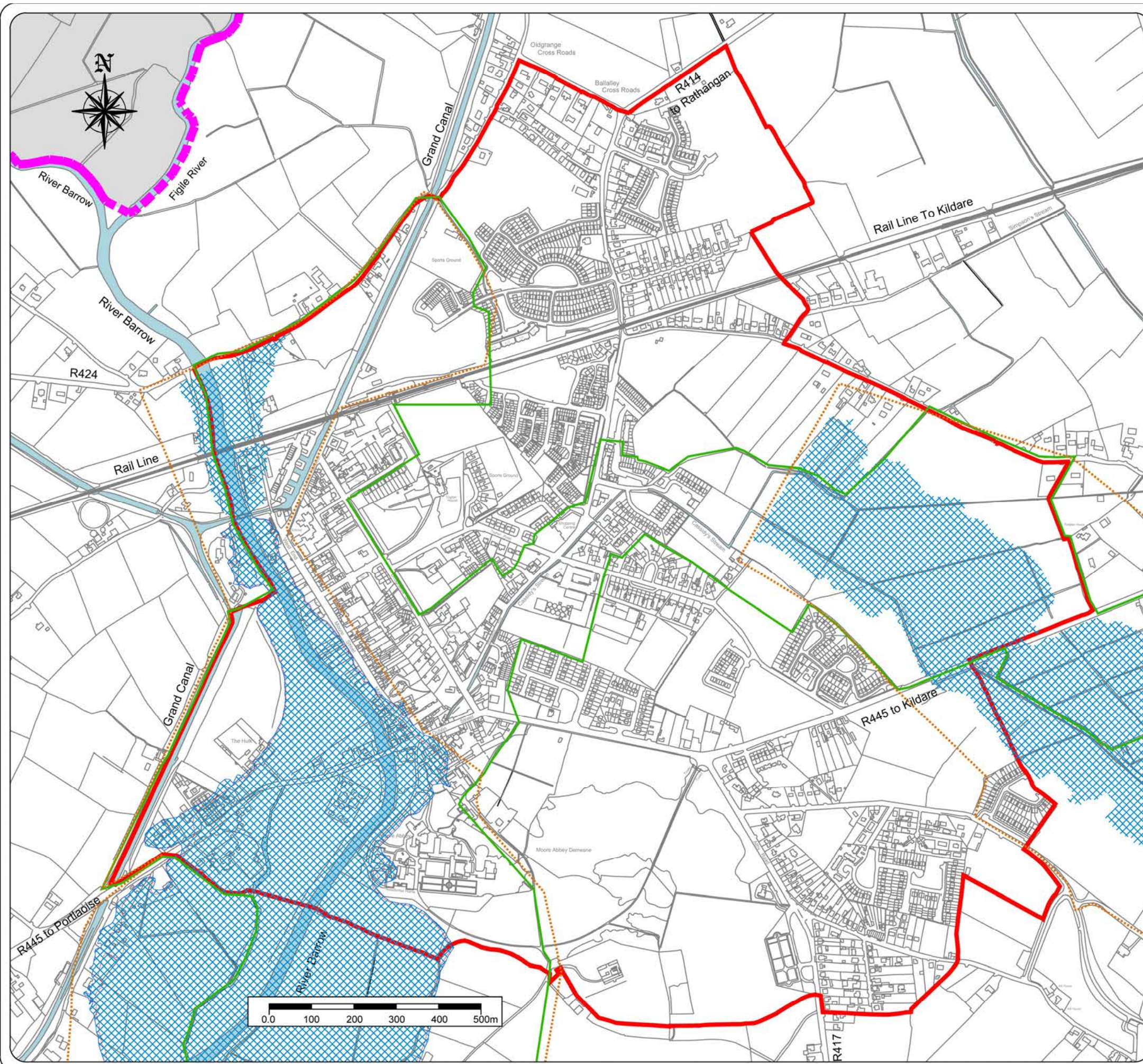
Flood Risk Management - Objectives:

It is an objective of the Council:







FRO 1: To carry out a programme of dredging surface water drains and to continue to ensure that the drains are regularly maintained to minimise the risk of flooding.

FRO 2: To fulfil its responsibilities under the Flood Risk Directive 2007/60/EC and cooperate with the Office of Public Works in the development of any Catchment-based Flood Risk Management Plans as necessary.

FRO3: To integrate into the plan, relevant findings of the South Eastern Catchment



Legend :

-  Development Boundary
-  Kildare County Boundary
-  1000 year flood zone established by detailed Flood Risk Assessment
-  Outline of areas which were subject to detailed Flood Risk Assessment (Flood Risk zones have only been established within those areas which were the subject of detailed Flood Risk Assessment)
-  Development proposals for lands outline thus are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.
-  Extent of 100 year flood zone established by detailed Flood Risk Assessment.

Strategic Flood Risk Assessment Map

Scale : N.T.S	Map Ref : 3
Date: February 2015 (Revision 30-01-2015)	Drawing No: 200/14/668
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

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

6.12 Environmental Services

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

- Prevention
- Preparing for reuse
- Recycling
- Other recovery, e.g. energy recovery
- Disposal

6.12.1 Pollution Control – Water, Air, Noise and Light

The Council's role in relation to water and air is to monitor and promote a reduction in water and air pollution, through implementation of relevant legislation and through the provision of advice and guidance on best practice.

Kildare County Council is actively involved in the protection of all waters primarily by enforcement of the Local Government (Water Pollution) (Amendment) Act, 1990. The Council also has duties under the Water Framework Directive. River Basin Management Plans required under this Directive have been adopted which identify the specific environmental objectives to be achieved by the end of 2015 or later and the programme of measures that will be taken to achieve them. Monasterevin is located within the South Eastern River Basin District.

Monasterevin is not on the list of towns in Co Kildare that have a bituminous coal ban (smoky coal ban). However the Air Pollution Act, 1987 (Marketing, Sale and Distribution of Fuels) (Amendment) Regulations 2011 in force from June 2011 have introduced a maximum sulphur content of 0.7% for bituminous coal placed on the market for residential use nationwide. These regulations have been made in order to safeguard ambient air

quality in all areas and protect human health from the harmful emissions which result from the burning of high sulphur bituminous coal.

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

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

Pollution Control – Policies

It is the policy of the Council:

- PC 1: To enforce, where applicable, the provisions of all relevant water, noise and air legislation to reduce the occurrences of water, noise and air pollution in the town.
- PC 2: To preserve and maintain air quality in accordance with good practice and relevant legislation. The Council also aims to manage and control traffic flows, to reduce congestion and queuing times at road junctions within the plan area, thereby improving air quality.

6.12.2 Waste Management

Refuse collection in Monasterevin is currently carried out by a number of private contractors who have waste collection permits under the Waste Management (Collection Permit) Regulations 2007, as amended. Recycling facilities for glass and cans are located at the Super Valu Neighbourhood Shopping Centre. Other suitable sites may be identified over time to meet demand and to

encourage recycling. The Council will continue to encourage recycling and the minimisation of waste through its environmental education programme and the Green-Schools programme.

Waste Management – Policies

It is the policy of the Council to:

- ES 1: To ensure that Monasterevin has an adequate solid waste collection system.
- ES 2: To adequately maintain recycling facilities and to provide additional facilities if required in easily accessible locations close to residential and commercial areas.
- ES 3: To require that new shopping/commercial areas provide secure bring centres.

6.12.3 Control of Litter

The Council recognises the importance of maintaining the town free from litter and protecting it from indiscriminate dumping. Accordingly, the Council will carry out its functions under the Litter Act (1997) (as may be amended) and in accordance with the Council's waste and litter management plans to control litter. The litter warden service enables this and members of the public are invited to report littering through the free-phone Litter Hotline.

Litter Control– Policies

It is the policy of the Council to:

- L 1: To enforce, where applicable, the provisions of the Litter Pollution Act 1997 (as may be amended) and to seek compliance with the Council's Waste and Litter Management Plans.
- L 2: To continue education and awareness programmes in local schools and to promote grant schemes and initiatives to residents associations and other groups, in

particular the Tidy Towns Committee, which aim to reduce litter in the town.

- L 3: To require the provision of litter bins on or directly adjoining the premises of all neighbourhood facilities.

6.12.4 Dereliction

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

The Council is committed to using its powers under the Derelict Sites Act 1990 in Monasterevin. The Council will continue to liaise with the owners of derelict properties to have the required works carried out in order that a structure will cease to be considered derelict.

Dereliction – Policies

It is the policy of the Council to:

- DT 1: To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land/ buildings in Monasterevin as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.
- DT 2: To prioritise the development of derelict/brownfield and vacant units within the historic core area to ensure that development is based on the strategy of consolidating the existing town centre.
- DT 3: To positively and actively encourage redevelopment of derelict and obsolete sites in a manner that is sympathetic with and complimentary to the inherent character of neighbouring structures and the historic character of the town.



6.13 Energy and Communications

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

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

The central Kildare area is recognised¹ as having a good telecommunications network. Rollout and improvements of existing networks will further enhance the connectivity and service offerings in the county. Broadband is readily available in Monasterevin. A number of telecoms providers have network infrastructure serving the area and provide various types of broadband connectivity

¹ Availability of Key Services in County Kildare (2010)

from fixed line to wireless and mobile broadband. The service operators use various types of infrastructure including copper, fibre, terrestrial and wireless networks.

Monasterevin is connected to the natural gas network, supplied via a spur off the Cork - Dublin high pressure gas transmission pipeline. Central Kildare is served from the transmission pipelines at Naas which is linked to Newbridge, Kildare and Monasterevin.

Energy and Communications – Policies

It is the policy of the Council:

- EC 1: To promote the expansion of broadband, along with Wi-Fi and wireless technology throughout the town including the town centre. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.
- EC 2: To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts and to

preserve significant views (particularly to and from the River Barrow and Grand Canal) from the visual intrusion of large-scale telecommunications infrastructure.

EC 3: To liaise with the Electric Ireland or Eirgrid to investigate and encourage where possible the ducting and continued underground routing of overhead powerlines in Monasterevin in tandem with other work programmes, such as road resurfacing and footpath construction works.

6.14 Education, Community and Cultural

6.14.1 Education

The town is served by three primary schools, St. Peter's National School, Monasterevin Convent and St. John's National School. One Secondary School is located within the town, St. Paul's Secondary School. The Department of Education and Skills is currently in the final stages of acquiring a site within Moore Abbey for the provision of a new secondary school to cater for demands from Monasterevin and its hinterland area.

Education - Policies

It is the policy of the Council:

ED 1: To continue to liaise with the Department of Education and Skills in the provision of school places, in particular the provision of the new secondary school planned for the grounds of Moore Abbey Demesne.

ED 2: To facilitate the development of sports, recreational and cultural facilities for and within close proximity to schools in the town.

Education – Objective

It is an objective of the Council:

EDO 1: To support the development of the secondary school in Moore Abbey Demesne

on the site identified on Land Use Zoning Map 7.

6.14.2 Community

In addition to the schools and sports facilities in Monasterevin, there are two places of worship, St. Peter and Paul's Catholic Church and St. John's Church of Ireland. The community facilities in the town also include the town library which was opened in 2010 in the town centre, the Methodist Hall is owned by KCC and hosts the local history group as well as a dance school and the Tidy Towns Committee. The Methodist Hall and CMWS Hall are currently not used to their full potential while additional services for younger people of the town are also required. It is an objective of the plan to improve and extend community facilities within Monasterevin.

Community – Policies

It is the policy of the Council:

C 1: To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, community facilities and sports facilities in Monasterevin.

C 2: To encourage shared use of existing educational and community facilities for community and non-school purposes, where possible, in order to promote sustainable use of such infrastructure.

C 3: To support the development of a youth facility/space within the town

C 4: To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing within the town.

C 5: To facilitate the use of appropriate sites/buildings within the town for the provision of childcare services in tandem with and in the vicinity of all new and existing residential development.

C 6: To support the development of a park by Monasterevin Tidy Towns Committee on KCC owned lands adjacent to the Fire Station, subject to an Appropriate Assessment of the impact of the proposed development on the River Barrow and River Nore cSAC.

Community – Objectives

It is an objective of the Council:

CO 1: To facilitate the use of appropriate sites/buildings within the town for the provision of childcare services in tandem and in the vicinity of new and existing residential development.

6.14.3 Culture

The cultural heritage of Monasterevin is rich and varied, representing major periods from Irish history. This culture should be celebrated and promoted in a coordinated manner which allows Monasterevin to realize its full potential as a tourist destination. The town boasts a number of cultural attractions including, The Venice of Ireland Festival and the Gordon Bennett Vintage Cars Festival.

Culture – Policies

It is the policy of the Council:

CU 1: To support and promote the development of cultural facilities in the town.

Culture – Objective

It is an objective of the Council:

CUO 1: To support the development of a cultural facility in the town e.g. in Cassidy's Distillery buildings or The Hulk to accommodate a cultural, commercial, community or craft use such as a distillery, brewery museum, arts and craft studio or similar use/visitor attraction.





6.15 Architectural Heritage

6.15.1 Background

Protecting and enhancing Monasterevin's significant and unique built heritage is one of the core objectives of this LAP. The origins of Monasterevin can be traced back to the 5th Century. The development of Monasterevin as a planned town and the rise of the town as the "Venice of Ireland" since the arrival of the Moore family in the 18th Century was encouraged by the many improvement works undertaken by the family and the influx of a mixed Protestant and Catholic merchant class. The Moores carried out the tradition of town planning by laying out the grid-pattern of the town with the parallel Main Street and Drogheda Street which were connected by several crossing streets and lanes.

The abundance of unique built heritage structures and features resulting from the rich history of Monasterevin, add to the special character of the town and should be maintained and enhanced for residents and visitors to the area. Detailed policies for the protection of archaeological and architectural heritage area are set out in Chapter 12 Architectural and Archaeological Heritage of the Kildare CDP 2011-2017.

6.15.2 Architectural Heritage and Proposed Architectural Conservation Area (ACA)

The Kildare CDP 2011-2017 identifies a number of protected structures in Monasterevin (see Table 14 for reference purposes²). It is important that these structures listed along with the vernacular architecture present in the town are maintained and enhanced. Vernacular architecture makes a strong contribution to the character of the town streetscapes and it is an objective of the Council to protect vernacular architecture in Monasterevin for the benefit of the present and future generations.

The National Inventory of Architectural Heritage (NIAH) lists a total of 105 buildings/groups of buildings within and adjoining the Monasterevin LAP boundary. The current Record of Protected Structures (RPS) in the Kildare CDP includes 81 protected structures within the boundary of Monasterevin. Where it is considered appropriate, additions to, or deletions from the current RPS will be made in accordance with the provisions of Section 55 of the Planning and Development Acts 2000-2014 (as amended) or as part of a review of the County Development Plan. In the interim, Table 14 lists the relevant buildings and Map 4, 4(A) & 4(B) illustrates the location all buildings and structures listed on the current RPS.

6.15.3 Architectural Conservation Area (ACA)

In addition to the protection of individual buildings and structures the Council has designated a proposed Architectural Conservation Area (ACA) in Monasterevin (See Map 4). Many buildings and structure while not of sufficient merit to warrant individual listing on the RPS are nevertheless important in the context of their contribution to the streetscape and the character of the town. The proposed ACA in Monasterevin includes Dublin Street, Market Square, Main Street and much of Moore Street along with much of Drogheda Street.

² This list is solely for information purposes as the status of these structures cannot be altered by the LAP process.

Architectural Heritage – Policies

It is the policy of the Council:

- BH 1: To resist the demolition of vernacular architecture of historical, cultural and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Monasterevin.
- BH 2: To assist owners of structures of particular significance within Monasterevin in their maintenance and repair through advice and to make grant aid available under any future Conservation Grants Scheme.
- BH 3: To protect and preserve buildings and the spaces between structures that create a distinctive character in the proposed ACA. Improvements to historic buildings and the public realm will consolidate and protect this asset.
- BH 4: To protect and preserve those built heritage items listed in Table 14 and shown on Maps 4(A) and 4(B) of this Local Area Plan.
- BH 5: To protect and preserve the views to and from those items listed in Table 14 and shown on Maps 4(A) and 4(B) of this Local Area Plan.
- BH 6: To require an appropriate ‘Visual Impact Assessment’ for proposed development that may have the potential to impact adversely on significant built heritage and landscape features within and adjoining the plan area.

BHO 2: To prepare a written statement for the Architectural Conservation Area for Monasterevin.

Architectural Heritage – Objectives

It is an objective of the Council:

- BHO1: To ensure that any development which may take place within the confines of Moore Abbey Demesne is carried out in a planned coherent way while sympathetic to the demesne, its boundaries and the overall historic landscape.

Table 14: Record of Protected Structures

	RPS Reference	NIAH Reference	Name/Location of Structure	Description
1	B26-10	11816054	Mooreabbey House, Dublin Street (off)	House
2	B26-10B	11816053	Mooreabbey House, Dublin Street (off)	Garden
3	B26-10C	11816055	Mooreabbey House, Dublin Street (off)	Outbuilding
4	B26-10D	11816056	Mooreabbey House, Dublin Street (off)	Community Centre
5	B26-09	11816051	The Lodge, Mooreabbey, Dublin Street (off)	House
6	B26-09A	11816048	Grove House, Dublin Street (off)	House
7	B26-09	11816047	Grove House, Dublin Street (off)	House
8	B26-09B	11816043	Grove House, Dublin Street (off)	Gates/Railings/Walls
9	B26-09C	11816046	Grove House, Dublin Street (off)	House
10	B26-10A	11816044	Mooreabbey House, Dublin Street (off)	Walls/gates/railings
11	B26-38	11816057	Monasterevin Bridge	Bridge
12	B26-13	11816041	Matt Dunne & Assoc, Dublin Rd	House with office
13	B26-12	11816042	Finlays, Dublin Rd	House with public house
14	B26-37P	11816109	Cassidy's Distillery, Dublin Rd	Water Tower
15	B26-37D	11816037	Cassidy's Distillery, Dublin Rd	Building Misc
16	B26-37E	11816038	Cassidy's Distillery, Dublin Rd	Building Misc
17	B26-37F	11816039	Cassidy's Distillery, Dublin Rd.	Building Misc
18	B26-37	11816063	Cassidy's Distillery, Dublin Rd.	Warehouse
19	B26-37I	11816060	Cassidy's Distillery	Building Misc
20	B26-37C	11816036	Cassidy's Distillery, Dublin Rd	Building Misc
21	B26-37H	11816059	Cassidy's Distillery, Dublin Rd.	Building Misc
22	B26-37K	11816062	Cassidy's Distillery, Dublin Rd.	Warehouse
23	B26-37J	11816061	Cassidy's Distillery, Dublin Rd.	Warehouse
24	B26-37M	11816065	Cassidy's Distillery, Dublin Rd.	Mash House
25	B26-37	11816033	Cassidy's Distillery, Dublin Rd.	Mash House




	RPS Reference	NIAH Reference	Name/Location of Structure	Description
26	B26-37G	11816040	Cassidy's Distillery, Dublin Rd.	Building Misc
27	B26-37N	11816066	Cassidy's Distillery, Dublin Rd	Warehouse
28	B26-37O	11816067	Cassidy's Distillery, Dublin Rd.	Kiln
29	B26-37B	11816035	Cassidy's Distillery, Dublin Rd.	Office (former)
30	B26-37A	11816034	Cassidy's Distillery, Dublin Rd.	House
31	B26-37L	11816063	Cassidy's Distillery, Dublin Rd.	Warehouse
32	B26-05	11816064	Little Acre House, Dublin St.	House
33	B26-06	11816051	The Lodge, Mooreabbey, Dublin St.	House
34	B26-06	11816029	West End Knitwear, Main St.	House
35	B26-46		Market House (former), Market Square	Market House (former)
36	B26-34	11816024	Church of St. John the Evangelist, Main Street	Church
37	B26-07	11816020	Monasterevin House, Moore St.	House
38	B26-33	11816018	Moore St.	House
39	B26-32	11816017	St. Evin's CYMS Moore St, Whelan's Row	House
40	B26-31	11816013	West End, Whelan's Row	House
41	B26-30	11816012	West End, Whelan's Row	House
42	B26-29	11816011	West End	House
43	B26-28	11816010	West End	House
44	B26-27	11816009	West End	House
45	B26-26	11816008	West End	House
46	B26-25	11816006	Moore's Bridge	Bridge
47	B26-22	11816003	Draw Bridge at Bell Harbour	Bridge
48	B26-23	11816004	Monasterevin Aqueduct	Aqueduct
49	B21-28	11816101	Skirteen, Footbridge, 25 th Lock, Grand Canal, Barrow Line	Canal Footbridge
50	B26-20	11816001	Barrow Bridge (Rail), Coolnafearagh	Bridge

	RPS Reference	NIAH Reference	Name/Location of Structure	Description
51	B26-21	11816002	Agent's House (former), Canal Harbour	House
52	B21-26	11816090	Drogheda Street	House
53	B21-25	11816089	Boland's, Drogheda Street	Public House
54	B21-24	11816088	Drogheda Street	House
55	B26-45	11816083	Monasterevin Presbytery, Drogheda St.	Presbetry
56	B26-41	11816111	Garda Station (former), Drogheda St.	House
57	B26-40	11816110	Medical Hall (former), Drogheda St.	House
58	B21-20	11816077	Drogheda St.	House
59	B26-44	11816015	Monastery, Drogheda St.	Monastery
60	B26-17	11816071	St. John's No. 2 School, Drogheda St.	House
61	B26-16	11816069	Longford House, Drogheda St.	House
62	B26-39	11816070	Parochial House, Drogheda St.	House
63	B26-04A	11816073	Kilrue House, Drogheda St.	Gates/Railings/Walls
64	B26-04	11816072	Kilrue House, Drogheda St	House
65	B21-05A	11816074	Togher House, Drogheda St	Gates/Railings/Walls
66	B21-05	11816075	Togher House, Drogheda St	House
67	B21-19	11816076	Togher House, Drogheda St	House
68	B21-21	11816078	St. Peter & Paul's RC Church, Drogheda St.	Church
69	B26-43	11816084	Convent of Mercy, Drogheda St.	Convent
70	B21-22	11816085	Drogheda St.	House
71	B21-23	11816086	Drogheda St.	House
72	B21-27	11816093	Canal Harbour	Warehouse
73	B26-42	11816112	Canal Harbour	Vent Pipe
74	B21-07	11816094	Old Railway Station	House
75	B21-08	11816095	Canal Harbour (off)	House

	RPS Reference	NIAH Reference	Name/Location of Structure	Description
76	B21-06	11816080	Togher Lodge, Canal Harbour (off)	House
77	B21-02	11816100	Pass Bridge, Coolnafearagh	Bridge
78	B26-08	11816068	The Ranch. Dublin St.	House
79	B26-03	11816104	Monasterevin Charter School (former), The Hulk	House
80	B21-29	11816103	Monasterevin Charter School (former), The Hulk	Charter School (former)
81	B21-09	11902101	Thatched House, Old Grange	House (thatched)



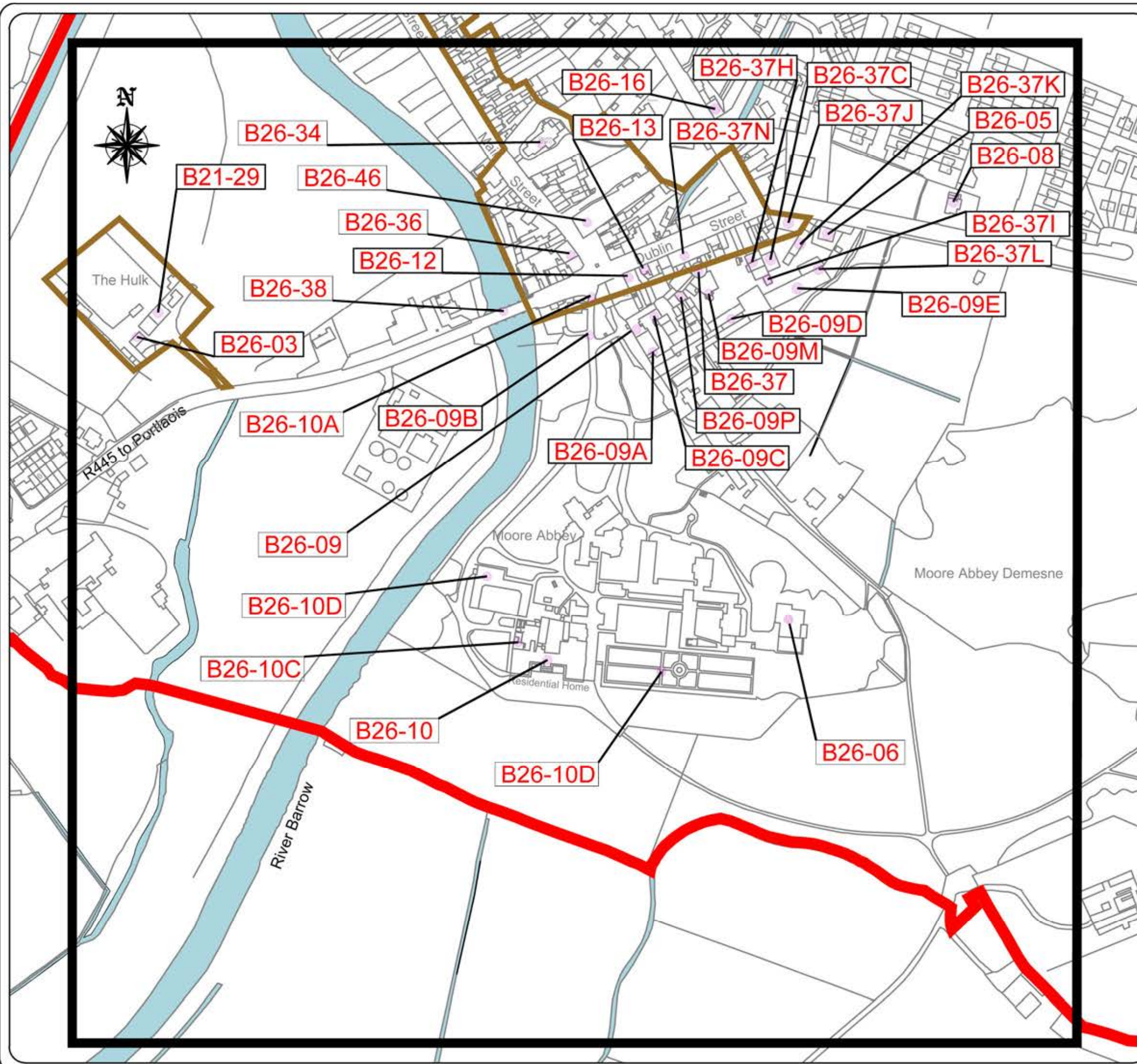
Legend :

-  Development Boundary
-  Architectural Conservation Area (ACA) Boundary
-  Record of Protected Structures (RPS)

Built Heritage Map




Scale : N.T.S	Map Ref : 4(B)
Date: February 2015 (Revision 28-01-2015)	Drawing No: 200/14/662
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

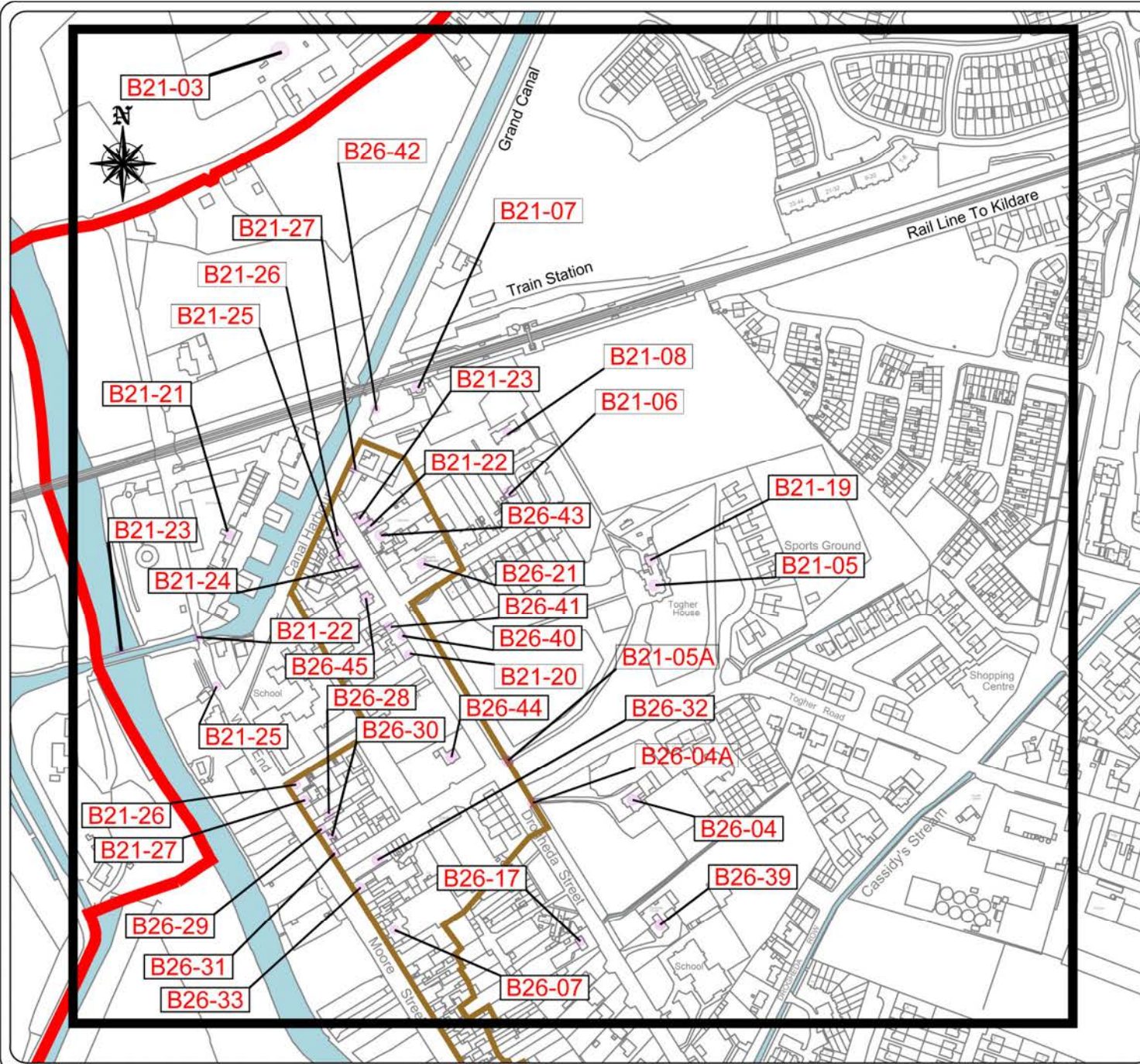
This drawing is to be read in conjunction with
the written statement and objectives map





Legend :

-  Development Boundary
-  Architectural Conservation Area (ACA) Boundary
-  Record of Protected Structures (RPS)
B26-08



Built Heritage Map


Scale : N.T.S	Map Ref : 4 (A)
Date: February 2015 (Revision 28-01-2015)	Drawing No: 200/14/661
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

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



Draft
 Monasterevin Local Area Plan 2015-2021

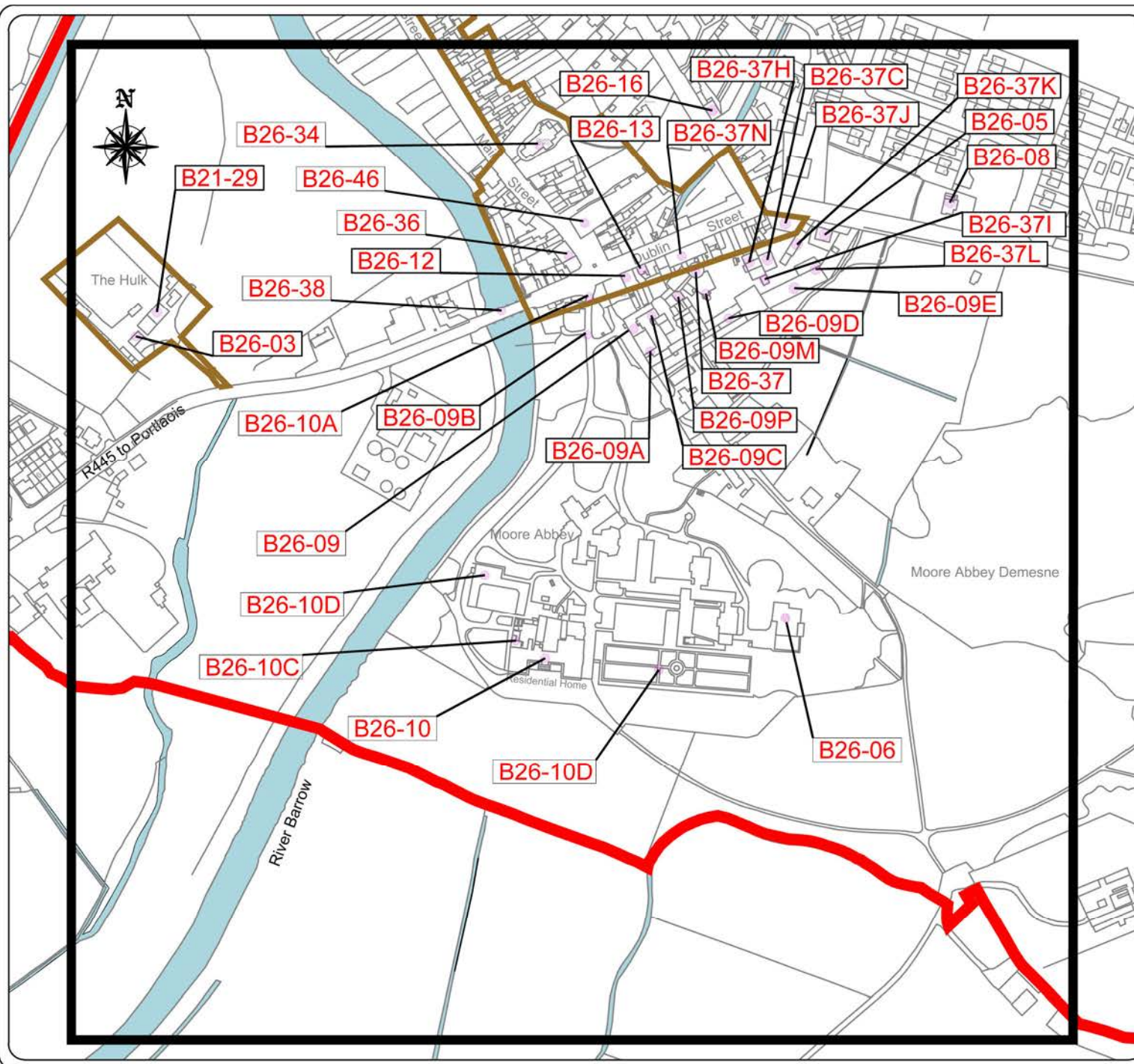
Legend :

-  Development Boundary
-  Architectural Conservation Area (ACA) Boundary
-  Record of Protected Structures (RPS)

Built Heritage Map

Scale : N.T.S	Map Ref : 4(B)
Date: February 2015 (Revision 28-01-2015)	Drawing No: 200/14/662
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

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



6.16 Archaeological Heritage

The Record of Monuments and Places (RMP) under Section 12 of the National Monuments (Amendment) Act 1994 is an inventory of archaeological sites and monuments. The Sites and Monuments Records (SMR) lists all known or possible archaeological sites and monuments mainly dating to before 1700AD.

Table 15 and Map 5 depict all SMR sites within or in close proximity to the development boundary of Monasterevin.



Table 15 Sites and Monuments Records

Item (description)	Townland	OS Sheet No.	SMR Reference
Bridge	Coolnaferagh/Passlands	21	KD021-006
Abbey Site	Mooreabbey Demesne	26	KD026-001
House	Mooreabbey Demesne	26	KD026-002
Burial(s) Site(s)	Mooreabbey Demesne	26	KD026-003
Rectangular Enclosure	Mooreabbey Demesne	26	KD026-004
Holy Well	Mooreabbey Demesne	26	KD026-013
Potential Site (Aerial Photo)	Clogheen (Monasterevin ED)	26	KD026-015

Archaeological – Policies

It is the policy of the Council:

- AH 1: To require an appropriate archaeological assessment to be carried out by a licensed archaeologist in respect of any proposed development likely to have an impact on a Recorded Monument or its setting.
- AH 2: To seek the protection of burial grounds within Monasterevin in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Arts, Heritage and Gaeltacht (DoAHG), as appropriate.

6.17 Natural Heritage and Biodiversity

Natural Heritage refers to the variety of life which we see around us every day including landscape and geology. The variety of life is often referred to as biodiversity. Biodiversity describes the natural world including people, animals, plants, microbes as well as the places they live which are called habitats. It includes everything from trees to seeds, from mammals to birds, from our back gardens and public open spaces to our countryside, rivers, bogs and hedgerows. There is a diversity of natural and semi natural habitats within the town and its environs. These include woody habitat such as woodland, hedgerow and scrub; aquatic habitats such as river, canal and wet ditches; and improved and semi improved grassland habitats

including wet grassland and dry calcareous and natural grassland.

6.17.1 Designated Natural Heritage Sites

Within the plan boundary is the Grand Canal a proposed Natural Heritage Area (Site Code 02104) and to the west of the town is the River Barrow which lies within the River Barrow and River Nore candidate Special Area of Conservation (Site Code 002162). The policies as set out in the Kildare CDP 2011-2017 (or as may be amended) in relation to designated sites apply to these areas.

(i) Special Areas of Conservation (cSAC)

The River Barrow (and River Nore) cSAC runs through Monasterevin and consists of the freshwater stretches of the Barrow/Nore River catchments as far upstream as the Slieve Bloom Mountains. It also includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. The site passes through eight counties – Offaly, Kildare, Laois, Carlow, Kilkenny, Tipperary, Wexford and Waterford.

The main importance of the site lies in the presence of several rare and threatened plant and animal species (listed on Annex II of the Habitats Directive), and of rare habitats within the c SAC such as petrifying springs and estuaries amongst other Annex I habitats. Furthermore the River Barrow is of high conservation value for the population of birds species that use it. The occurrence of several Red Data Book plant species adds further to the conservation value of the site.

(ii) Natural Heritage Area (pNHA)

The Grand Canal pNHA (Site Code 002104) is a man-made waterway linking the River Liffey at Dublin with the Shannon at Shannon Harbour and the Barrow at Athy. It runs through the town and crosses the River Barrow. The canal supports important habitats such as hedgerows, tall herbs, calcareous grassland, reef fringe, open water, scrub and woodland. A diverse range of species use the site including the Annex II species otter and white clawed crayfish. The ecological value of the canal lies

more in the diversity of species it supports along its linear habitats than in the presence of rare species.

Natural Heritage – Policies

It is the policy of the Council:

- NH 1: To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.
- NH 2: To ensure that any development proposal within the vicinity of or having an effect on a designated site, or adjacent to/within an SAC provides sufficient detail illustrating how it will limit any possible 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.
- NH 3: To preserve views and prospects to and from the River Barrow and Grand Canal and to ensure that further development along either of the water systems does not affect the quality of either the scenic viewpoint or the waterways amenity.



Draft
Monasterevin Local Area Plan 2015-2021

Legend :

- Development Boundary
- Kildare County Boundary
- SAC - River Barrow
- pNHA - Grand Canal
- Rivers, Canal & Lakes
- Trees (Refer to Section 7.10.7)
- Record of Monuments and Places (RMP) KD026-005
- Protected View GC28

Natural Heritage Map

Scale : N.T.S

Map Ref : 5

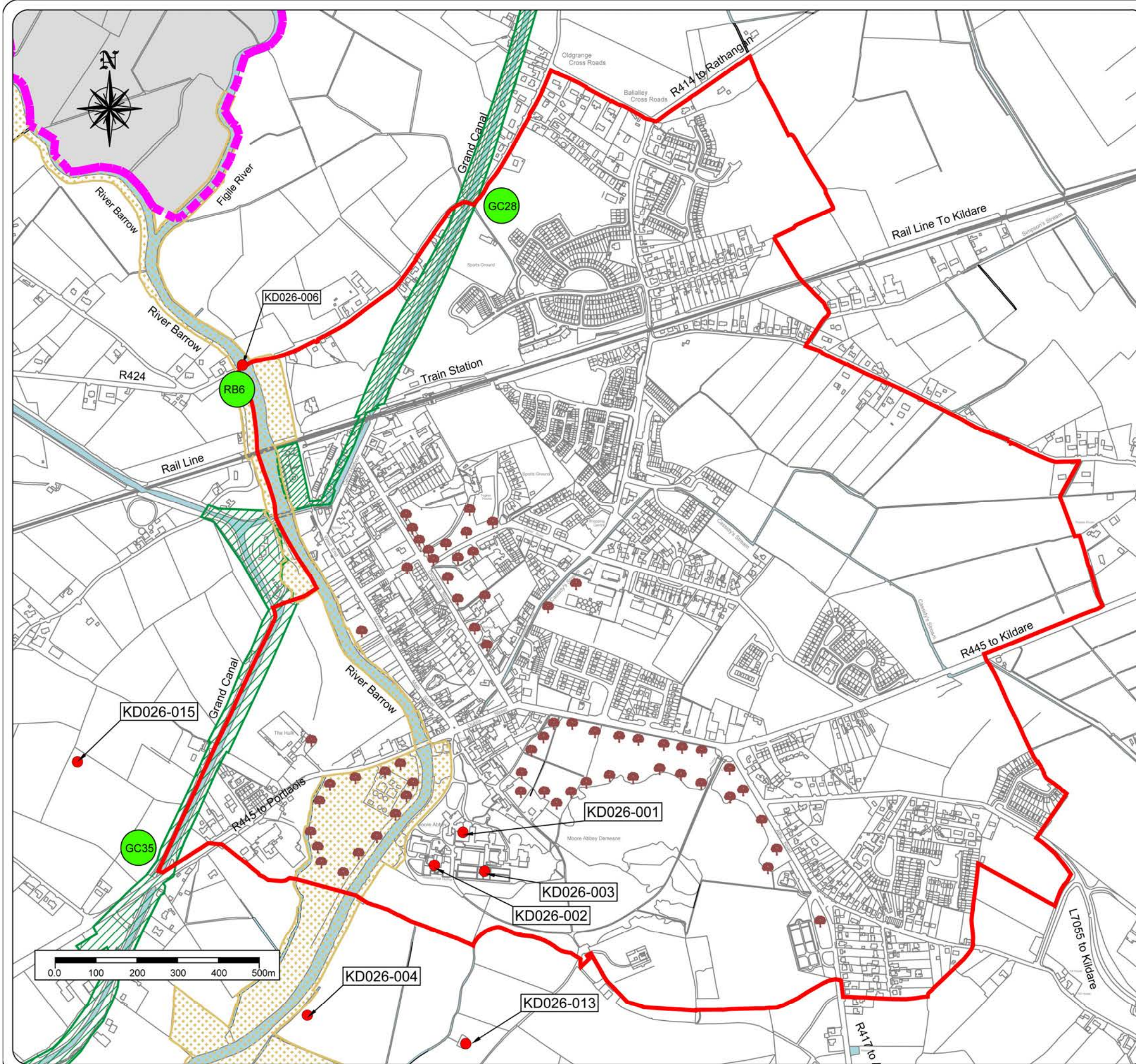
Date: February 2015
(Revision 28-01-2015)

Drawing No: 200/14/663

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

Drawn By : N.H

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





6.18 Green Infrastructure

In addition to the sites designated under EU legislation substantial areas of high biodiversity value and habitat connectivity are found in Monasterevin. Habitat and landscape features have an important role to play as ecological corridors as they allow for the movement of species, and help to sustain the habitats, ecological processes and functions necessary to enhance and maintain biodiversity. It is important that these areas of green infrastructure are conserved and appropriately managed to encourage wildlife and species diversity.

Green Infrastructure can be defined as a strategically planned and managed network featuring areas with high quality biodiversity (uplands, wetlands, peat lands, rivers and coast), farmed and wooded lands, and other green spaces that conserve ecosystem values and provide essential services to society. This green network provides homes for an array of wildlife, trees and wildflowers, bryophytes and lichens. It also provides a wide range of benefits for the humans that live and work in and near them,

including opportunities for recreation and relaxation, protection of soil and water quality, flood regulation, carbon sequestration and sustainable production of food and fuel.

Green Infrastructure networks are made up of core areas of high biodiversity value connected by corridors or stepping stones. Corridors are more or less linear avenues of habitats that link larger areas of habitats and allow species such as mammals, birds, invertebrates and plants to move among them. Examples of corridors could be hedgerows linking areas of woodland or rivers and riverside habitats connecting larger areas of wetlands or natural grasslands. Stepping stones are more isolated habitat patches located in built-up areas or intensive farmland that allow animals and plants to jump between core habitat areas. Stepping stones include small wetlands or ponds in farmland, grasslands that have developed on abandoned quarries, or even urban parks. The importance of corridors and stepping stones is that they reduce ecological fragmentation in the landscape, increasing

connectivity among habitats and give plants and animals' greater access to living space and other resources.

Under Article 10 of the Habitats Directive planning and development policies must endeavour to conserve and manage sustainably the corridors and stepping stone habitat features found in an area. In recognition of this the Kildare County Development Plan (2011-2017) proposes actions to address biodiversity in County Kildare and to prepare a plan for its management at a local level.

The following sections describe some of the different Green Infrastructure areas identified in Monasterevin and shown on Map 6.

These key habitats adjoin additional open space, gardens, agricultural lands and woodland (including Moore Abbey Woods). They are interconnected by stretches of valuable hedgerow, scrub and wooded habitats. Descriptions of some of the habitats found in Monasterevin are provided below:

(i) The River Barrow and the Grand Canal

The River Barrow, designated Special Area of Conservation, and the Grand Canal, proposed Natural Heritage Area, are two significant ecological features in the town. The rivers main channel is edged by open space, gardens, agricultural lands and woodland (including Moore Abbey Woods) as it passes through the town. The Grand Canal is edged by two paths and amenity grassland.

(ii) Moore Abbey Woodlands

The mature long established mixed broadleaved woodland associated with Moore Abbey woodlands supports a variety of broadleaf and conifer trees, mainly beech, ash, oak, Norway spruce and Douglas fir. The importance of these habitats within this green infrastructure network lies in their potential cover for fauna added to their roosting and nesting potential for birds and bats. The proximity of these habitats to the River Barrow and Grand Canal further enhances their biodiversity potential.

(iii) Improved Grassland

Surrounding the development boundary of Monasterevin and within the boundary are areas of improved grassland which are used as a feed source for livestock. These areas are of limited ecological value. Their value lies in the surrounding hedgerows.

(iv) Semi Natural Grassland

These areas consist of unmanaged areas including dry meadows and grassy verges along roadsides. These areas tend to support coarse grasses which in turn can support various species of butterfly and other invertebrates. Areas of semi natural grassland in addition to wet grassland have been identified throughout the town. These habitats are not common in Monasterevin and provide a greater diversity of plants and invertebrates than the more improved grasslands.

(v) Open Space, Amenity Grassland and Gardens

These areas are of limited ecological value however they facilitate recreational and sporting activities that enhance physical and mental well being. In Monasterevin the areas include amenity grasslands, grasslands associated with larger public and private open spaces that are found in housing estates, detached dwellings and institutional grounds. These areas (such as Riverside Park) can act as a stepping stones for wildlife to aid species when expanding their range.

(vi) Ecological Corridors

These areas comprise scrub and grassland habitats, many of which are bordered by valuable hedgerows and mature tree lined networks. These provide corridors for wildlife into and out of ecologically important sites, or example woodland habitats and those adjoining or providing linkages with Moore Abbey woodlands. These habitats are also ecologically valuable in their own right and act as important breeding, foraging and resting sites for a range of species.

Green Infrastructure - Policies

It is the policy of the Council:

GI 1: To protect the Green Infrastructure of Monasterevin (Refer to Map 6) and to maintain existing ecological linkages with the surrounding countryside, with designated sites within the town and with other significant habitats within the town boundary.

GI 2: To conserve and protect the Green infrastructure, all planning applications on undeveloped sites must:

- (a) Have regard to the Site Specific Target Notes and detailed Habitat Mapping carried out for Monasterevin, set out in the supplementary report on Green Infrastructure which accompanies this plan.
- (b) Identify all ecological habitats and corridors, which are present on the proposed development lands (including hedgerows and masonry stonewalls) that are likely to be affected by the development proposal.
- (c) Identify any losses to these habitats and corridors, which would result if the development proceeds.
- (d) Show how such losses would be fully offset through the replacement of the relevant habitats with similar native species or by enhancing these habitats (preferably prior to any habitat loss).
- (e) Include a landscaping and habitat management plan for the proposed development with details of how any green infrastructure proposed as part of the development (e.g. green open spaces, hedgerows, tree lines, etc.) contribute positively to the development and protection of the overall green infrastructure assets of Monasterevin as identified on Map 6 and how it protects and enhances linkages to the wider natural landscape features.

GI 3: To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats may include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish. Once a locally important habitat has been identified it shall be surveyed to establish its significance and a site-specific conservation plan prepared to establish development guidelines for the area.

GI 4: To seek the protection of the following trees and groups of trees of special amenity value at the following locations:

- (i) Within Moore Abbey Demesne
- (ii) Along Drogheda Street
- (iii) Along the River Barrow
- (iv) Around Togher House
- (v) Around the Parochial House
- (vi) In the grounds of Monasterevin Convent Primary School, Drogheda Street
- (vii) Two trees at intersection of Whelan and Drogheda Streets
- (viii) Two trees outside Tyna Knitware, Whelan Row
- (ix) Open space outside the new cemetery
- (x) Along the front of Glanbia
- (xi) In the grounds of 'The Hulk'
- (xii) The row of large mature beech trees in the grounds of 'Beech Lodge', Gorteenoon, Nurney Road.

GI 5: To prohibit development where it is likely that damage would be caused either to trees protected by a Tree Preservation Order or, to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged.

GI 6: To seek the provision of links between larger areas of green infrastructure (particularly areas of public open space) where appropriate.

GI 7: To ensure biodiversity conservation and /or enhancement measures, as appropriate, are included in all proposals for new development. Particular notice should be given to European Protected Species such as bats, otters, kingfisher and other protected species.

GI 8: To ensure that green infrastructure provision and management does not lead to the spread of invasive species and to encourage the early treatment of such species by landowners where possible to avoid their further spread.

GI 9: To ensure all planting within developments gives preference to the planting of native species where possible and that alien and invasive species are avoided wherever possible on planting specifications

GI 10: To ensure old stone walls are protected where appropriate and that the contribution they make to green infrastructure is protected.

GI 11: To support the enhancement and correct management of semi natural grasslands within new developments and existing amenity grassland areas.

GI 12: To ensure that valuable hedgerows, identified on Map 6, and the linkages that they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.

GI 13: To encourage the development and appropriate management of small wooded areas within new developments.

GI 14: To seek the creation of new wetlands (e.g. swales or constructed wetland basins) and/or enhancement of existing wetland habitat (particularly within the floodplain of the River

Barrow) through the provision for Sustainable Urban Drainage Systems (SuDS) and Integrated Constructed Wetlands (ICW) where appropriate.

GI 15: To seek to protect the views and prospects identified on Map 5 and to ensure that all development in the proximity of the River Barrow and Grand Canal do not detract from the views and prospects along these waterways.

GI 16: To identify the primary Green Infrastructure areas across the town which would most benefit from reinforcing and strengthening their biodiversity value.

Green Infrastructure- Objectives

It is an objective of the Council:

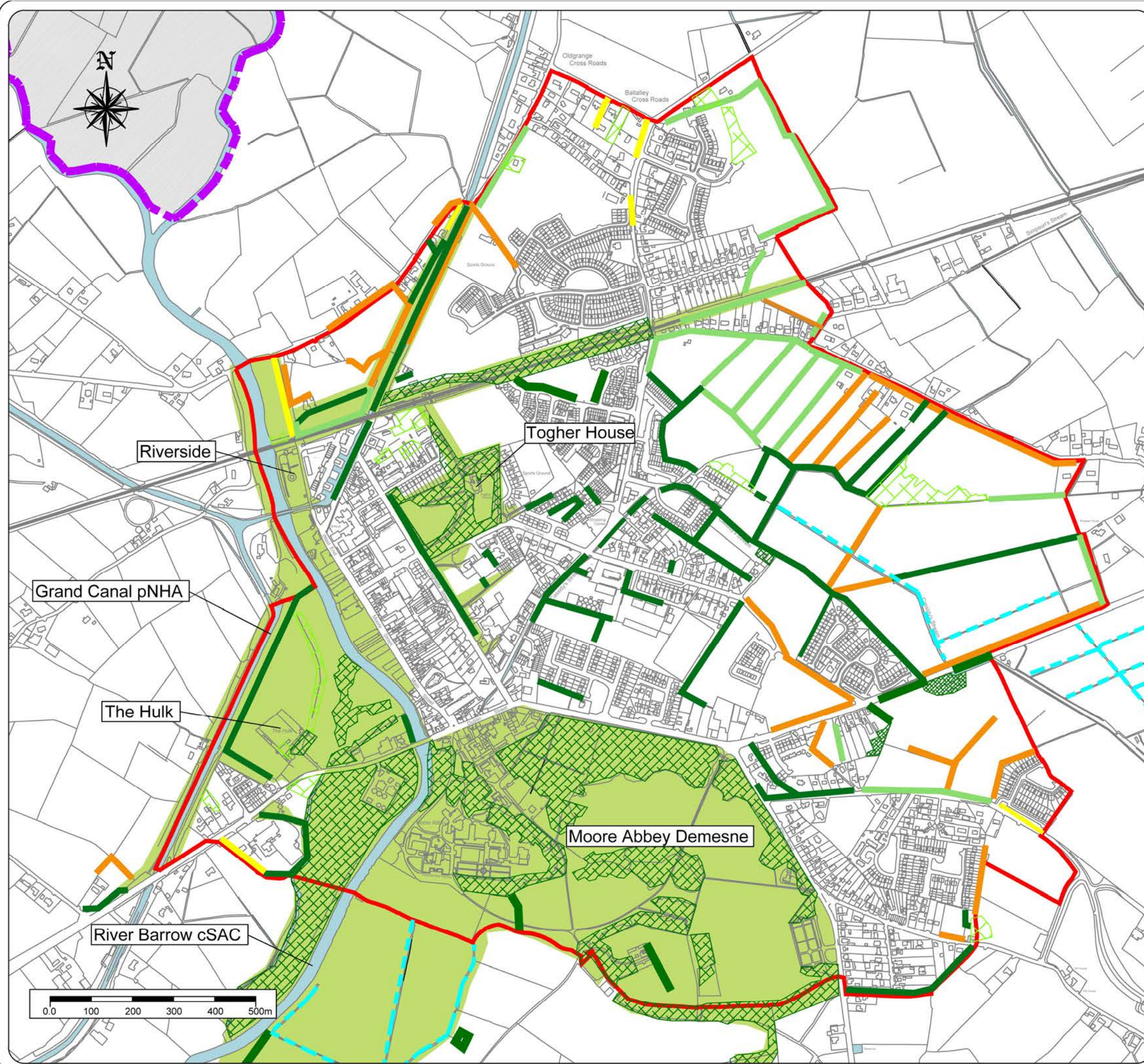
GIO 1: To require all new developments to contribute to the protection and enhancement of existing green infrastructure assets, as identified in Map 6 through the provision of new green infrastructure as an integral part of any planning application.

GIO 2: To ensure that all appropriate surveys and ecological assessments have been carried out, where deemed necessary prior to submission of a planning application. Particular attention should be given to the requirement for Appropriate Assessment Screening where necessary and seasonally-dependent ecological surveys such as bat surveys.



Legend :

- Development Boundary
- Kildare County Boundary
- Woodlands
- Scrub
- Rivers, Canal & Lakes
- Key Green Infrastructure Areas
- Hedgerow High Value
- Hedgerow Medium Value
- Hedgerow Low Value
- Treeline
- Drainage Ditches



Green Infrastructure Map

Scale : N.T.S	Map Ref : 6
Date: February 2015 (Revision 28-01-2015)	Drawing No: 200/14/664
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

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



6.19 Recreation, Amenity and Open Spaces

Amenities and open space contribute to a good quality of life for residents of an area and visitors by providing opportunities for recreational activities and interaction between local communities. Amenity areas, open spaces, leisure and sports facilities can also help to create a high quality environment for attracting new residents, visitors and investment. Open spaces can accommodate both active and passive recreational activities. In Monasterevin there are active recreational areas at the GAA pitches at Rosglas and the Rathangan Road, the town playground and Riverside Park on the banks of the River Barrow.

Passive recreation includes parks, kick about areas and also leisurely activities like walking and cycling. The Grand Canal towpath, Moore Abbey Woods and Riverside Park are good examples of quality passive recreational areas in Monasterevin. Public allotments and community gardens can have a number of benefits including promoting healthy lifestyles, providing an inexpensive and local source of food and promoting diversity.

Waterways Ireland in conjunction with Kildare, Laois, Carlow and Kilkenny County Councils, and the LEADER Partnership companies, are currently developing plans for a major new walking and cycling initiative, called the Barrow Blueway, along the Barrow Line and Barrow Navigation.

This proposed Blueway will extend from Lowtown, Roberstown in Co. Kildare to St. Mullins in Co. Carlow and through towns and villages such as

Monasterevin, Vicarstown, Athy, Carlow, Bagenalstown, Graiguenamanagh and St. Mullins.

These initiatives promote healthy lifestyles by encouraging physical fitness and increasing recreational opportunities. They protect important habitats and provide corridors for people and wildlife. The opportunities for economic renewal and growth reinforce the positive impact this tourism product would bring to the local economy.

Recreation: Policies

It is the policy of the Council:

- AR 1: To cooperate with local sports organizations in the provision of community sports facilities and active recreational spaces and to facilitate the development of additional recreational facilities to meet the demands of the residents of the town.
- AR 2: To improve existing open space areas in housing developments which have been taken in-charge by the Council.
- AR 3: To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.
- AR 4: To facilitate the development of community-managed local biodiversity areas/gardens/allotments.
- AR 5: To seek to ensure that any future development protects and improves the established legal fishing rights on the watercourses in the Monasterevin area.
- AR 6: To facilitate the development of additional mooring facilities at the Canal Harbour including floating moors and secure gangways and any additional measures that are deemed appropriate.

Recreation – Objectives

It is an objective of the Council:

ARO 1: To support the development of the Barrow Blueway along the Barrow Line & Barrow Navigation.

ARO 2: To develop canal side and river side cycling and pedestrian route ways in conjunction with all relevant statutory and non-statutory bodies. This development shall include:

- A linear parkland area where appropriate.
- High quality seating arrangements.
- Where appropriate the provision of high quality, well – lit cycling and pedestrian route.
- The planting of a mixture of semi mature and mature trees for the length of the linear park, both formally and informally.

ARO 3: To create, where possible, a 50m set back either side of the River Barrow where possible, to create a linear park and pedestrian/cycle greenway linking back into the route ways identified in Moore Abbey Demesne and Woods, the Canal and also throughout the town.

Part C
Land Use Zoning





7.0 Land Use Zoning Objectives

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Monasterevin. These are shown on Map 7, with terms and indicative land uses set out below.

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

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

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

The following specific planning and land use objectives refer to land zonings as identified on Map 7 and set out in Table 16.

Table 16 Land Use Zoning Objectives

Zoning Reference	Land Use Zoning	Zoning Objective
A	Town Centre	<p>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential, amenity and civic use.</p> <p>The purpose of this zone is to protect and enhance the special character of Monasterevin town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town. It is an objective of the Council to encourage the full use of buildings, back lands and especially upper floors.</p> <p><u>Specific Objective A 1</u> Town Centre extension into Moore Abbey</p> <p>A1: To promote mixed use development as an extension of the town centre. The purpose of this zoning is to provide for the future expansion of the town centre within the existing area, while respecting the architectural and historic heritage of the area. The development of an urban square/plaza accommodating the relocated monument along with the opening up of the existing ‘street’ and re use of existing buildings with multi-functional uses will be favoured. A broad range of uses are acceptable subject to the protection of the adjoining buildings. Uses such as retail, services, residential, arts, cultural, amenity and market type uses will be encouraged. A strong emphasis will be placed on the urban design context of new development. Proposals for development should have regard to Design Brief 1 as set out under Section 6.8.1 of this plan.</p>
B	Existing Residential & Infill	<p>To protect and improve existing residential amenity; to provide for appropriate infill residential development and to provide for new and improved ancillary services.</p> <p>This zoning principally covers existing residential areas and also provides for infill development. The primary aims of this zoning is to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.</p> <p><u>Specific Objective B 1</u> Togher House & Kilrue House</p> <p>B 1: To acknowledge the existing residential use of the existing structures on these sites and to seek to protect the amenity of the protected structures and their curtilage, including the entrance, outbuildings, boundary, trees, views and prospects.</p>

		<p>This zoning principally covers existing residential areas and also provides for the protection of the amenity of the overall sites. The primary aim of this zoning objective is that the curtilage of both Togher House and Kilrue House shall be protected from the pressure of additional residential development</p>
C	New Residential	<p>To provide for new residential areas.</p> <p>This zoning provides for new residential areas and for associated services incidental to residential development. While housing is the primary use in this zone, recreation, neighbourhood services, education, crèche, playschool, clinic, surgery uses and sheltered housing are also envisaged, subject to the preservation of neighbouring residential amenity. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and linkages and the provision and landscaping of public open spaces and play areas.</p> <p><u>Specific Objective C 6, C 7 and C8</u></p> <p>These zonings shall provide for new residential development. All development shall have regard to the sensitive natural heritage and views associated with the Grand Canal. The design, siting and layout of development on these sites shall address the canal and shall incorporate high quality landscaping.</p> <p>Approximately 0.5ha of land from C 7 shall be reserved for the provision of a Neighbourhood Centre. The purpose of this objective is to provide for neighbourhood centre and associated facilities appropriate to the area and location, while having regard to the natural heritage and visual amenity of the Grand Canal. A mix of small scale retail, services, community and recreational development to serve the local population is permissible in this area. Limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre may be considered in this area.</p> <p>The neighbourhood centre is intended to serve the immediate needs of a localised catchment i.e. the local working, commuting and residential population and complement, rather than compete with similar retail uses within the established town centre. Recreation, amenity facilities (gym), childcare facilities (crèche), and a small convenience store are envisaged for this area.</p> <p>The threshold or floor area proposed for each neighbourhood centre will be assessed in relation to the nature and extent of retail provision in accordance with the current retail strategy, the intended catchment area for the neighbourhood centre and the impact that the proposal may have on the vitality and viability of the established town centre.</p>

		<p><u>Specific Objective C 3</u> To provide for new low density residential serviced sites</p> <p>C 3: This zoning shall provide for new residential serviced sites only at a maximum density of 10-15 units per hectare. Serviced residential sites should be provided to people wishing to build their own house to their own design and layout. Full planning permission should be sought by the developer/landowner for the site layout and development works and outline permission for each individual house. Each individual applicant should then submit individual design proposals and apply for full planning permission/approval consequent to outline permission on a serviced site.</p>
E	Community and Educational	<p>To protect and provide for the development of community and educational facilities.</p> <p>This zoning objective provides for the development of local civic, religious, community, educational, recreational and cultural facilities.</p> <p><u>Specific Objective E1</u> Moore Abbey Demesne</p> <p>E1: A specific objective is identified for Moore Abbey Demesne. This objective provides for the development of recreation, amenity and sports facilities to be facilitated in a campus type development to meet the needs of a number of sports clubs operating within the town. Any development shall be easily accessible with a focus on pedestrian and cyclist connections with the school, town centre and residential areas. The design, layout, access arrangements and landscaping of any development within the demesne shall be sympathetic to and have regard to the green infrastructure network and historic demesne landscape and curtilage of Moore Abbey.</p> <p><u>Specific Objective E 2:</u> E 2: To provide for a new education campus on the site identified within Moore Abbey Demesne.</p> <ul style="list-style-type: none"> - Pedestrian and Cyclist connections with the town centre and residential, recreation and amenity areas. - Design, layout, access arrangements and landscaping of any development within the demesne shall be sympathetic and have regard to the historic landscape, green infrastructure within and adjoining the curtilage of the Demesne.

F	Open Space and Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>This zoning objective covers both private and public owned open space dispersed throughout the town. This land use zoning objective seeks to protect, improve and provide for recreation, open space and amenity areas; to protect improve and maintain public open space and to provide for recreational and sports facilities.</p> <p>The Council will not normally permit development that would result in a loss of open space within the town. Existing agricultural uses in open space areas will continue to be permitted.</p> <p><u>Specific Objective F1:</u> F1: To support the development of a park by the Monasterevin Tidy Town Committee on KCC owned lands.</p>
H	Industrial and Warehousing	<p>To provide for office, warehousing and industrial development.</p> <p>This zoning provides for office, warehousing and industrial development excluding retail warehousing. The office content of any development should not normally exceed 25% of the total floor area and be ancillary to the industrial or warehouse use. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p>
I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and protect them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy for Rural Housing Policy Zone 2 set out in the Kildare County Development Plan 2011-2017 or as may be amended. Tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields and parks are also open for consideration.</p>
J	Transport Utilities	<p>To provide for transport and utilities uses.</p> <p>The purpose of this zoning is 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.</p>
L	Leisure/Amenity	<p>To improve existing leisure and amenity facilities.</p> <p>The purpose of this zoning is to reflect the established hotel use on site (The Hazel Hotel) and to provide for new and improved leisure and amenity</p>

		facilities and ancillary uses on site.
Q	Enterprise and Employment	<p>To facilitate opportunities for employment and enterprise uses, manufacturing, research and development, light industry, employment and enterprise related uses within a high-quality campus/park type development.</p> <p>It is intended that these lands will be used for enterprise and employment in a high quality well designed environment.</p> <p>Any development proposal facing the Dublin Road (R445) shall be of high quality architectural design and landscaping having regard to the location of the lands at a gateway to Monasterevin. Landscaping proposals shall provide substantial planting prior to the occupation of any units on site. All parking, service and delivery areas shall be sensitively and appropriately located preferably to the rear of buildings.</p> <p>Road layouts in all development proposals on lands zoned Q ‘Enterprise & Employment’ and H ‘Industrial and Warehousing’ shall be designed so as to facilitate access to adjacent lands.</p> <p>Heavy industrial proposals more suitable to Industrial and Warehousing zoned land and uses more suitable to Town Centre zoned land will not normally be permitted in the Enterprise and Employment zone.</p>
R	Commercial and Retail.	<p>To provide for retail, office, commercial development.</p> <p>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 County Retail Strategy 2010 and with the retail policies and objectives 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.</p>
T	General Development (The Hulk)	<p>To provide for General Development.</p> <p>This zoning allows for a mix of uses. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to the visual amenity and architectural/historical significant of the structure and it’s curtilage.</p> <p>It is envisaged that The Hulk and surrounding area would offer a mix of attractions, arts and craft studios, workshops, local artisan food/beverage producing and education and leisure amenities, enhanced river walkways and</p>

		connections to the town centre, with a limited level of residential development. Any development of the site should have spin-off benefits for Monasterevin in terms of increased visitor numbers, local employment opportunities and spin-off trade into the community. The Council will encourage proposals to establish a unique, vibrant cultural amenity, commercial and creative hub for Monasterevin while having regard to the history, unique character and architectural heritage of The Hulk and its curtilage.
U	Public Utilities & Services	<p>To provide for and protect public utilities and infrastructure.</p> <p>This zoning objective provides for the development and protection of general public utilities.</p>

Table 16 Land Use Zoning Objectives

7.1 Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix (see Table 17) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

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

7.2 Application of Zoning Policy

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

7.3 Definition of Terms

7.3.1 Permitted in Principle

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

7.3.2 Open for Consideration

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

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

7.3.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 17) will not be permitted.

7.3.4 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the Table 17 and in relation to the general policies and zoning objectives for the area in question of the Plan.

7.3.5 Non Conforming uses

Throughout the town there are uses that do not conform to the zoning objectives for that area. These are uses which:

1. Were in existence on 1st October 1964,
2. Have valid permissions (and have been taken up) or,
3. Have no permission and which may or may not be the subject of enforcement proceedings.

Extensions to and improvement of premises referred to in categories 1 and 2 above may be permitted. This would apply where proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and sustainable development of the area.

7.3.6 Transitional Areas

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

In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties. Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Table 18 Land Use Zoning Matrix

Land Use	A: Town Centre	B: Existing Residential	C: New Residential	E: Community & Enterprise	F: Open Space & Amenity	H: Industry & Warehousing	I: Agricultural	J: Transport & Utilities	L: Leisure & Amenity	N: Neighbourhood Centre	Q: Enterprise & Employment	R: Retail & Commercial	T: General Development	U: Utilities & Services
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Car Park	Y	N	N	O	O	O	N	Y	O	O	Y	N	O	N
Cattleshed/Slatted Unit/Broiler House	N	N	N	N	O	O	Y	N	N	N	N	N	N	N
Cemetery	O	N	N	Y	N	N	N	N	N	N	N	N	N	N
Community/Recreational/Sports Buildings	Y	O	O	Y	Y	O	O	O	Y	O	N	O	Y	N
Crèche/ Playschool	Y	O	Y	Y	O	O	N	N	O	Y	O	Y	Y	N
Cultural Uses/Library	Y	O	O	Y	O	O	N	N	O	O	N	O	Y	N
Dancehall/ Disco	Y	N	N	N	N	N	N	N	Y	N	N	N	O	N
Dwelling	Y	Y	Y	O	N	N	O	N	OL	O	N	N	Y	N
Funeral Home	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N
Garage/Car Repair/ Panel Beating	N	N	N	N	N	O	N	Y	N	N	O	N	N	N
Guest House/Hostel/Hotel	Y	O	O	N	N	N	O	N	Y	N	N	N	Y	N

Land Use	A: Town Centre	B: Existing Residential	C: New Residential	E: Community & Enterprise	F: Open Space & Amenity	H: Industry & Warehousing	I: Agricultural	J: Transport & Utilities	L: Leisure & Amenity	N: Neighbourhood Centre	Q: Enterprise & Employment	R: Retail & Commercial	T: General Development	U: Utilities & Services
Halting Site	N	N	O	O	N	N	O	O	N	N	N	N	N	N
Heavy Commercial Vehicle Park	N	N	N	N	N	Y	N	N	N	N	O	N	N	N
Hot Food Take Away	O	N	N	N	N	N	N	O	O	O	N	O	N	N
Light Industry	O	N	N	N	N	Y	N	O	N	N	Y	N	O	N
Medical Consultant/ Health Centre	Y	O	O	O	N	N	N	N	N	Y	O	O	O	N
Motor Sales	N	N	N	N	N	N	N	Y	N	N	O	N	N	N
Nursing Home	Y	Y	Y	O	N	N	N	N	N	N	N	O	O	N
Offices	Y	N	N	O	N	N	N	N	N	O	Y	Y	O	N
Park/ Playground	Y	Y	Y	Y	Y	N	O	N	O	Y	O	O	Y	O
Petrol Station	O	N	O	N	N	Y	O	Y	N	O	Y	N	N	N
Place of Worship	Y	O	O	Y	N	N	N	N	O	O	N	N	Y	N
Playing Fields	O	O	O	Y	Y	Y	O	N	Y	O	O	N	Y	N
Public House	Y	N	N	N	N	N	N	N	N	N	N	O	O	N

Land Use	A: Town Centre	B: Existing Residential	C: New Residential	E: Community & Enterprise	F: Open Space & Amenity	H: Industry & Warehousing	I: Agricultural	J: Transport & Utilities	L: Leisure & Amenity	N: Neighbourhood Centre	Q: Enterprise & Employment	R: Retail & Commercial	T: General Development	U: Utilities & Services
Restaurant	Y	O	O	O	N	N	N	N	N	O	O	O	Y	N
School	Y	O	O	Y	N	N	N	N	N	N	N	N	Y	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N	N	Y	N	N
Shop (Convenience)	Y	O	O	O	N	N	N	O	O	Y	N	Y	Y	N
Stable Yard	N	N	N	N	O	N	Y	N	O	N	O	N	N	N
Tourist related activities/facilities	Y	O	O	O	O	N	O	N	N	O	O	O	Y	N
Utility Structures	O	O	O	O	O	O	O	Y	N	N	O	N	N	Y
Warehouse (Wholesale)/Storage/Depot	N	N	N	N	N	Y	N	O	N	N	Y	N	N	N
Workshop	O	O	N	N	N	Y	O	Y	N	N	Y	N	O	O

Table 18 Land Use Zoning Matrix



Draft
Monasterevin Local Area Plan 2015-2021

Legend :

- A: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- E: Community & Educational
- F: Open Space & Amenity
- H: Industry & Warehousing
- I: Agriculture
- J: Transport & Utilities
- L: Leisure & Amenity
- Q: Enterprise & Employment
- R: Commercial, Retail & Tourism
- T: General Development
- U: Utilities & Services
- Development Boundary
- Kildare County Boundary
- Specific Zoning Objective (B1, F1, E2)
- Rivers, Canal & Lakes
- Roads Objective (Indicative only) (Refer to Map 2)

Land Use Zoning Objectives Map

Scale : N.T.S	Map Ref : 7
Date: February 2015 (Revision 06-02-2015)	Drawing No: 200/14/665
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : N.H

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

