

KILDARE COUNTY COUNCIL



Proposed Amendments Report Draft Monasterevin Local Area Plan

August 14th 2008

INTRODUCTION

Having considered the Draft Monasterevin Local Area Plan, Kildare County Council agreed to accept the Draft Plan subject to an amendment, which proposed a number of modifications to the Draft Plan in accordance with Section 20 of the Planning and Development Act 2000 (as amended). The proposed amendments to the Draft Monasterevin LAP constitute a further stage in the making of the LAP.

1.1 PROCESS TO DATE

The stages undertaken in the making of the LAP to date are as follows:

- A 6-week period of public consultation took place between 17th April and 28th May 2008, during which members of the public and interested bodies made submissions/observations on the Draft LAP.
- 300 submissions/observations were received during the above dates and the Manager's Report detailing and responding to all the submissions/observations received, was prepared by the Executive and was either given to the elected members at the Special Kildare County Council meeting on 7th July, collected by elected members on 8th July or posted to all other remaining elected members on 8th July 2008.
- Having considered the Draft LAP, the Manager's Report and decisions made by the Members at the Full Council meeting held on July 28th 2008, the Council resolved to amend the Draft Monasterevin Local Area Plan.

It was resolved at the meeting of the Full Council on 28th July that as these amendments would constitute a material alteration to the Draft LAP, all proposed amendments would be placed on public display for a period of not less than 4 weeks, in accordance with Section 20 of the Planning and Development Act 2000 (as amended)

1.2 DISPLAY OF PROPOSED AMENDMENTS OF THE DRAFT MONASTEREVIN LAP

The proposed amendments to the Draft Local Area Plan are available for inspection at:

1. Planning Public Counter
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare

Between the hours of 9.00am – 4.00pm Monday to Friday (excluding Bank Holidays)

2. Parish Office, Drogheda Street between the hours of 9.30am and 4.30pm Monday to Friday, except bank holidays.

3. Credit Union (during normal opening hours)

4. This Amendments Report can also be inspected on Kildare County Council's website, www.kildare.ie/countycouncil

1.3 IDENTIFICATION OF PROPOSED AMENDMENTS

Only the relevant written statements section of the Draft Local Area Plan which have been proposed for amendment are displayed in this report. In part 2 of this report, amendments to the Draft LAP are clearly stated and presented with an individual "change number". Each proposed amendment is also referenced in the Draft LAP by the corresponding page and section numbers.

Where proposed amendments require a change to the Draft LAP Map, they are represented with a text box and arrow to the parcel of lands in question. All the proposed amendments to the map are described in text under the section entitled "Map Amendments" in Part 2 of this report.

1.4 MAKING WRITTEN SUBMISSIONS/OBSERVATIONS

- Written submissions or observations with respect to the amendments proposed to the Draft Local Area Plan must be made in writing to:

Mary Foley, Administrative Officer
Forward Planning Section
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

- Submissions and observations may also be e mailed to the following address:

mfoley@kildarecoco.ie

- All submissions should be clearly marked " Submission to Draft Monasterevin Local Area Plan Amendments Report"
- The latest date for receipt of submissions is: 5.00pm on 10th September 2008.
- Submissions/Observations shall not be accepted after 5pm on 10th September. Late submissions/observations will not be considered.
- Submissions or observations relating to the proposed amendments to the Draft LAP should clearly quote the relevant change number referred to in this report.

NOTE: Only submissions/observations relating to the **proposed amendments** to the Draft LAP can be taken into consideration at this stage of the Local Area Plan making process. Submissions/observations that raise issues other than the proposed amendments cannot be considered.

NEXT STEPS

Once the display period of the proposed amendments to the Draft LAP is complete, the County Manager will prepare a report on the submissions. This report will include the Manager's response to the issues raised concerning the proposed amendments to the Draft LAP. The Manager's Report will then be issued to the Elected Members for their consideration.

In making the LAP, the members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the LAP relates.
- The statutory obligations of the Local Authority
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

PART 2

PROPOSED AMENDMENTS

Change Number	Page	Section	Amendment
1	45	11.1	<p>Map amendment M1 below and submission number 1 refers</p> <p>To insert 'C1' as a new section after 'C' in Table 13 of the Draft Local Area Plan to read as follows: <i>'To provide for new residential serviced sites.</i></p> <p><i>This zoning shall provide for new residential serviced sites <u>only</u> at a maximum density of 4-6 units per acre. Serviced residential sites should be provided to people wishing to build a 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 the individual houses. Each individual applicant should then submit their own design and apply for full permission on a serviced site. All proposals on these sites shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan'.</i></p>
2	45	11.1	<p>Map amendment M2 below and submission number 46 refers</p> <p>To insert 'C2' as a new section after 'C' in Table 13 of the Draft Local Area Plan to read as follows: <i>'To provide for low density residential development.</i></p> <p><i>This zoning shall provide for low density residential development at a maximum of 6-8 units per acre (15-20 units per hectare). All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan'.</i></p>
3	45	11.1	<p>Map amendment M3 below and submission number 51 refers</p> <p>To insert 'E1' (Community & Educational) as a new section after 'E' in Table 13 of the Draft Local Area Plan to read as follows: <i>'To provide for a retirement village.</i></p> <p><i>This zoning objective provides for the development of a retirement village with associated and appropriate levels of care for the elderly. The use of any residential units constructed shall be restricted to the primary use of this site as a retirement village. The sale of any such residential units as private homes shall not be permitted'.</i></p>
4	45	11.1	<p>Map amendment M4 below and submission number 61 refers</p> <p>To insert 'C3' as a new section after 'C' in Table 13 of the Draft Local Area Plan to read as follows: <i>'To provide for low density serviced residential development sites.</i></p> <p><i>This zoning shall provide for low density serviced residential</i></p>

			<p><i>development sites at a maximum of 6-8 units per acre (15-20 units per hectare). Serviced residential sites should be provided to people wishing to build a house to their own design and layout. Full planning permission should be sought by the developer / landowner for the site layout and development works and outline permission for the individual houses. Each individual applicant should then submit their own design and apply for full permission on a serviced site. All new residential development proposals on this site shall incorporate the provisions of Section 2 (Housing) of Part B of this Local Area Plan'.</i></p>
5	46	11.1	<p>Map amendments M6, M7, M8 and M9 below and submission numbers 3, 5, 22 and 30 refer</p> <p>To insert the following as a final paragraph to 'H' (Industrial & Warehousing) in Table 13 of the Draft Local Area Plan;</p> <p><i>'Note: With respect to all development at the Mayfield interchange the cost of all services required shall be borne solely by the developer.'</i></p>
6	43	Part C	<p>(Submission number 26 refers)</p> <p>Include text in Table 13 under 'A' (Town Centre) immediately prior to the final paragraph to read as follows:</p> <p><i>'To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, health, educational and civic use.</i></p> <p><i>A design brief shall be prepared for this site and shall follow the sequence: Site analysis, Concept illustration, Scheme design and Design details as follows:</i></p> <p>Analysis:</p> <p><i>The 'Analysis' stage shall identify positive and negative aspects, appraise the site's potential with respect to landmarks, vistas, focal points, views, edges, access etc. This stage involves both Area Analysis and Site Analysis.</i></p> <p><i><u>Area Analysis</u> shall address the area within which the site is located and shall identify and comment on the following in a written statement to accompany a planning application with respect to this site:</i></p> <ul style="list-style-type: none"> <i>(i) landmarks, gateways, views and focal points</i> <i>(ii) historic influences</i> <i>(iii) landscape character (to include positive and negative edges/boundaries)</i> <i>(iv) local facilities</i> <i>(v) transport network and possible links</i> <i>(vi) connections and access (including surrounding networks for vehicles, cyclists, pedestrians, disabled)</i> <i>(vii) spatial analysis (character of spaces, size and functionality and how they interlink)</i>

		<p><i>When discussing the above issues it is important to state how they are to influence or be integrated into the proposed design</i></p> <p><u>Site Analysis</u> shall identify and discuss the following in relation to the site:</p> <ul style="list-style-type: none"> <i>(i) site features</i> <i>(ii) existing built form analysis</i> <i>(iii) ecological assessment</i> <i>(iv) privacy and intrusion issues</i> <i>(v) sustainable drainage</i> <i>(vi) climate considerations</i> <p><i>These issues shall be used to directly inform the proposed design on the site. The way in which these issues are to inform the design of the proposed development shall clearly be stated.</i></p> <p>Concept: <i>Having completed the area and site analysis as above, this concept stage shall detail the following:</i></p> <ul style="list-style-type: none"> <i>(i) conceptual layout</i> <i>(ii) connections including permeability, connection to streets, pedestrian / cycle links</i> <i>(iii) key design features including street frontage, location of gateway design features, boundary treatment</i> <i>(iv) open spaces including landscape corridors</i> <p>Scheme Design: <i>This stage has regard to both the analysis and concept stages and should include the following:</i></p> <ul style="list-style-type: none"> <i>(i) detailed layout</i> <i>(ii) form and sketch axonometric</i> <i>(iii) landscape plans</i> <i>(iv) movement plans</i> <p>Detailed Design: <i>This final stage indicates how the proposal will look to both people passing through the proposed development and those viewing it from a distance. The following shall be included in this respect</i></p> <ul style="list-style-type: none"> <i>(i) sketches/perspective both from within the development and key views from around the site</i> <i>(ii) photographs of architecture and landscape of similar type proposals, both building treatments, plants and trees</i> <i>(iii) landscaping to include photographs/pictures of proposed landscape elements, boundary treatments, plants and trees</i> <i>(iv) sample materials</i> <i>(v) other details including photographs of street furniture proposed.</i> <p>With respect to all of the above,</p> <ul style="list-style-type: none"> <i>(i) proposals shall only be acceptable where they are considered to be of the highest architectural standard in terms of design, layout,</i>
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			<p><i>materials used and landscaping (to include the retention of mature trees on site unless otherwise agreed in writing with the Planning Authority).</i></p> <p><i>(ii) The design of traditional type large food stores shall not be permitted</i></p> <p><i>(ii) a strong building line along the road frontage shall be incorporated into all design proposals. All parking spaces and delivery areas shall be appropriately screened to the rear of the development, from adjoining land uses and in the case of the 'Hulk' site, from the River Barrow and the Grand Canal.</i></p> <p><i>(iii) be visually pleasing when viewed from all adjacent areas</i></p> <p><i>(iv) incorporate a high standard of landscaping throughout the site.</i></p> <p><i>Landscaping proposals shall include the following</i></p> <p><i>(i) semi mature tree planting and shrubbery areas along all pedestrian approaches</i></p> <p><i>(ii) a linear park along the length of the site fronting the River Barrow which shall incorporate formal and informal seating arrangements together with high quality lighting</i></p> <p><i>(iii) due to the proximity of the Barrow SAC, a heritage designation, it is not desirable that significant activity be encouraged immediately adjacent to the River bank. A footpath/cycle track may be included as part of a development proposal c. 5-10 metres from the edge of the Barrow. A park /picnic area shall be included as part of the overall scheme and a management plan for the maintenance of such an amenity space shall be agreed in writing with the Planning Authority prior to the granting of any planning permission on this site.</i></p> <p><i>(iv) landscaped buffer zones along the boundaries of adjacent land uses.</i></p> <p><i>The landscaping, to include the above shall be in place prior to the commencement of any retail activity on site.</i></p>
7	29 & 44	5.5 & Part C	<p>(Submission numbers 26 & 27 refer)</p> <p>To include the following as new objective FL 2 in Section 5.5 (Flooding) of the Draft Local Area Plan, as a new paragraph immediately prior to the final paragraph under 'C' (New Residential) in Table 13 of the Draft Local Area Plan and also under 'A' (Town Centre) in Table 13 of the Draft Local Area Plan;</p> <p><i>'A buffer zone of 60 metres shall be established between the Barrow and the building line of all developments on the 'Hulk site' (to the west of the River Barrow, to the east of the Grand Canal, to the north of the main Monasterevin – Portlaoise road and within the local area plan boundary).'</i></p>
8	43	Part C	<p>(Submission number 26 refers)</p> <p>The specific objective as outlined in Change 7 above shall also be</p>

			included under 'A' (Town Centre) in Table 13 of the Draft Local Area Plan.
9	32	6.3.1	<p>(Submission number 18 refers)</p> <p>Include additional objective in Section entitled 'Pedestrian and Cycle Networks' to read as follows:</p> <p><i>'To investigate the need for zebra crossings in Monasterevin and to provide such crossings as considered necessary.'</i></p>
10	26	2.1	<p>(Submission number 90 refers)</p> <p>Recommendation to include the following at the end of objective H8 of the Draft Local Area Plan:</p> <p><i>'The design of apartment schemes shall have regard to the provisions of Section 2.1 (H1) of this Local Area Plan in terms of layout, design and landscaping of residential development schemes. Furthermore, materials proposed in apartment schemes shall be hard wearing and low maintenance. The use of local natural stone shall be particularly encouraged.'</i></p>
11	43	11.1	<p>(Submission number 47 refers)</p> <p>To reinstate the reference to route Y-Z in Table 13 under A2</p>
12	45	11.1	<p>(Submission number 47 refers)</p> <p>Re Table 13 under 'E' (Community & Educational) to include the following paragraph , after paragraph ending in 'any planning application submitted' to read as follows:</p> <p><i>'Access to the proposed school shall be via the protected wall on Dublin Street (route Y-Z). It shall be necessary to prepare a conservation report to facilitate the breach of this protected structure.'</i></p>
13	45	11.1	<p>(Submission number 47 refers)</p> <p>To reduce 'E' (Community & Educational) in Table 13 of the Draft Local Area Plan to one paragraph to end after the paragraph ending in 'uses and services' and to insert a new subsection 'E2' (Community & Educational) immediately thereafter to read as follows:</p> <p><i>'To provide for community and educational facilities.</i></p> <p>This zoning objective provides for local civic, religious, community and educational facilities including health care, sheltered housing, childcare, fire station, courthouse, schools, churches, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p> <p>It is an objective of this Local Area Plan that a post primary school be delivered in the Demesne of Moore Abbey. Associated parking facilities and bus turning areas shall be sensitively designed as part of any such proposal and a landscaping scheme shall accompany any</p>

			<p>planning application submitted. Access to the proposed school shall be via route Y-Z and shall be accompanied by a conservation report to sensitively facilitate the breach of the protected structure.</p> <p>A Masterplan shall be prepared for Moore Abbey as outlined in Maps 3 and 4. The aforementioned Masterplan shall include provision for the following on a phased basis:</p> <ul style="list-style-type: none"> (i) the delivery of a post-primary school and ancillary recreation and amenity lands as outlined in yellow on Maps 3 and 4. (ii) The extension of the burial ground to the east of the site (iii) Lands for residential, commercial and economic development (iv) Development of amenity lands with a view to developing a central sports campus (v) Development of a linear park along both sides of the River Barrow to provide for a high quality, well lit walking route. Bridges suitable for pedestrian, cyclist and disabled users only, shall be proposed to cross the River Barrow at suitable locations within Moore Abbey. (vi) Protection and enhancement of the 'walled garden' within the Moore Abbey Demesne (vii) A community facility/facilities <p>Phasing proposals shall be agreed with Kildare County Council prior to the granting of any development of the Moore Abbey site. The Masterplan shall be subject to detailed phasing proposals and make provision for the post-primary school not later than midway through the phasing period.</p>
14	45	Part C	<p>(Submission number 47 refers)</p> <p>Propose to delete the reference to the Department of Education and Science under 'E' of Table 13 in the 4th paragraph so that this paragraph now reads as follows: <i>'Following the acquisition of a site for a post primary school within the Moore Abbey Demesne.....'</i></p>
15	23	2.1	<p>(Submission number 10 refers)</p> <p>Inclusion of the following text as part of Objective H1 (xv) to appear after (b) as the new (c):</p> <p><i>'When mature trees and/or substantial hedgerow are located on lands that are being considered for development the following applies: (ii) that all planning applications include details of how trees and hedgerows to be retained on site shall be protected while the construction works are ongoing. The protection methods used shall comply with BS5837: 2005 'Trees in relation to construction – Recommendations'. (ii) layouts will be required to facilitate the retention of the maximum</i></p>

			<p><i>number of significant trees and hedgerows, which must be adequately protected before and during development works.</i></p> <p><i>(iii) all tree and hedgerow surveys shall be carried out by a suitably qualified Arborist and that the survey shall recommend a management programme for the trees and hedgerows proposed for retention on site to be carried out by the developer prior to the commencement of development.</i></p> <p><i>(iv) where it is necessary to remove trees and hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.</i></p>
16	27	4.1	<p>(Submission numbers 13, 21, 35, 39 & 42 refer)</p> <p>To include a new objective to read as follows:</p> <p><i>'It shall be an objective of the Council to investigate the need for the installation of public toilets at appropriate locations in Monasterevin'.</i></p>
17	19	6.1.1	<p>(Submission number 15 refers)</p> <p>To include an objective TR4 (iii) to read as follows:</p> <p><i>'To construct a footpath from Distillery Court to the town centre'</i> [Footpath and cycle track objectives are appended to this report in map format]</p>
18	30 & 32	6.1.1 & 6.3.1	<p>(Submission number 17 refers)</p> <p>Recommendation to omit objective TR 3 of Part B, Section 6.1.1 and to amend objective PC 3 of Part B, Section 6.3.1 to now read as follows:</p> <p><i>'To facilitate and encourage cycling as a more convenient, popular and safe method of transport. The existing cycle network shall be extended throughout the town linking population, commercial, community facilities and transport nodes. In particular the development of cycle paths shall be encouraged along the following routes.....'</i></p>
19	30	6.1.1	<p>(Submission number 18 refers)</p> <p>Recommendation to include objective in Part B, Section 6.1.1 to read as follows;</p> <p><i>'It shall be an objective of the Council to provide an adequate number of parking spaces outside the Post Office and River Side Café'.</i></p>
20	30	6.1.1	<p>(Submission number 18 refers)</p> <p>Recommendation to amend objective TR 4 Part B, Section 6.1.1 to read as follows;</p> <p><i>"It shall be an objective of the Council to provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town, including along Whelan's Row and at the Market Square'.</i></p>
21	44	11.1	<p>(Submission number 18 refers)</p>

			<p>Recommendation to include the following at the end of the second paragraph in Table 13 of the Draft Local Area Plan under 'C' (New Residential);</p> <p><i>'Any proposals for new residential schemes shall consider the inclusion of suitable housing specifically catering for the elderly.'</i></p>
22	30	6.1.1	<p>(Submission numbers 21, 56 & 62 refer)</p> <p>1. Recommendation to include specific objective in Part B, Section 6.1.1, as new objective TR 4 (iv) to read as follows:</p> <p><i>'to complete the construction of a footpath and cycle track from Hopkins Haven to Cowpasture'.</i></p> <p>[Footpath and cycle track objectives are appended to this report in map format]</p>
23	30	6.1.1	<p>(Submission number 21 refers)</p> <p>Recommendation to include specific objective in Part B, Section 6.1.1, PC 3 (v) to read as follows:</p> <p><i>'to construct a cycle lane from the junction at Hopkins Haven in a westerly direction to the edge of the town boundary in the west'.</i></p> <p>[Footpath and cycle track objectives are appended to this report in map format]</p>
24	46 & 49	Part C	<p>(Submission number 24 refers)</p> <p>Recommendation to;</p> <p>(a) amend Table 14 of the Draft Local Area Plan so that 'playing fields' are 'O' (Open for consideration) under the land use zoning type 'Industrial & Warehousing and</p> <p>(b) To include the following as the final paragraph in Table 13 of the Draft Local Area Plan under 'H' (Industrial & Warehousing) to read as follows:</p> <p><i>'Playing pitches, which are 'open for consideration' on lands zoned 'H' shall be particularly encouraged on lands outlined in yellow on Map 3 [such lands shall comprise those lands as outlined in the submission received]. The facilitation of playing pitches at this location would provide for a more intensive 'open space and amenity' land use in a central location in Monasterevin having regard to the zoning and current use of those lands to the east'.</i></p>
25	27	5.1.1	<p>(Submission number 31 refers)</p> <p>Recommendation: To include objective W5 in Section 5.1.1 to read as follows:</p> <p><i>'It shall be an objective of the Council to prohibit the culverting of Cassidy's Stream'.</i></p>
26	30	6.1.1	<p>(Submission number 37 refers)</p> <p>It is recommended that a specific objective be included as new objective TR 6 in Part B, Section 6.1.1 of the Draft Local Area Plan to read as follows:</p> <p><i>'to investigate the need to provide for additional, marked parking spaces in St. Evin's Park'.</i></p>
27	40	11	<p>(Submission number 62 refers)</p>

			Recommended to include an objective ENV 3 in Part B, Section 11 (Environment) to read as follows: <i>'To provide for high quality litter bins at appropriate locations throughout Monasterevin.'</i>
28	30	6.1.1	(Submission number 62 refers) Recommendation to include specific objective in Part B, Section 6.1.1 as new objective to read as follows: <i>'It shall be an objective of the Council to investigate the possibility of installing traffic lights at the end of the Athy road onto the Main N7 and at the junction of Drogheda Street with the N7'</i>
29	30	6.1.1	(Submission number 62 refers) Recommendation to include specific objective in Part B, Section 6.1.1 as new objective to read as follows: <i>'To upgrade and provide for high quality street lighting throughout the town of Monasterevin.'</i>
30	46	Part C	(Submission number 64 refers) Include a final paragraph in Table 13 to read as follows: <i>'Road layouts in all development proposals on lands zoned 'Industrial & Warehousing' shall be designed so as to facilitate access to adjacent lands'.</i>
31	46	Part C	(Submission number 64 refers) Amend final paragraph of the current Draft Local Area Plan to read as follows: <i>'Any development proposals shall be architecturally designed having regard to the location of the sites at gateway locations to Monasterevin, particularly with respect to those lands to the east along the R445. Landscaping proposals to include substantial mature planting shall be in place prior to the occupation of any units on site. All parking, service and delivery areas shall be sensitively and appropriately located to the rear of the buildings.'</i>
32	46	Part C	(Submission number 64 refers) Amend text of Table 13 under 'H' (Industrial & Warehousing) to include a final paragraph to read as follows: <i>'An area of 1 acre in total shall be transferred to Kildare County Council free of charge, prior to any grant of planning permission for those lands outlined in purple on Zoning Map 3. The lands shall facilitate the provision of a fire station for Monasterevin and shall be located to the front of the site along the R445'.</i>
33	38	10.2	(Submission number 70 refers) To amend NH 5 (viii) of Section 10 to read as follows:

			<i>'The row of large mature beech trees in the grounds of Beech Lodge, Gorteenooona, Nurney Road.'</i>
34	30	6.1.1	(Submission number 73 refers) Recommendation to include new objective in Part B, Section 6.1.1 to read as follows: <i>'To investigate the possibility of putting in place appropriate traffic calming measures along the R445 on the approach roads to Monasterevin. Such measures could include signage and road narrowing.'</i>
35	30	6.1.1	(Submission number 73 refers) To amend Section 6.1.1 of the Draft Local Area Plan to read as follows: <i>'.....by way of its designation as a Special Area of Conservation (No. 002162). The Grand Canal...'</i>
36	28	5.2.1	(Submission number 73 refers) Recommended to include a new objective SU 3 in Section 5.2.1 to read as follows: <i>'It shall be an objective of the Council 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.'</i>
37	30	6.1.1	(Submission number 73 refers) Recommendation to include new objective in Part B, Section 6.1.1 to read as follows: <i>'To investigate the possibility of erecting timber bollards outside St. Evin's cemetery.'</i>
38	49	Part C	(Submission number 74 refers) Recommendation to amend Table 14 (Land Use Zoning Matrix) as follows: (i) Medical and related consultant to appear as 'O' under 'R' zoning. (ii) Health centre to appear as 'O' under 'R' zoning.
39	25	2.1	(Submission number 299 refers) It is proposed to amend Part B, 2.1 Housing Objective H6 to read as follows: <i>'.....the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, it shall be noted that 12% and 8.5% of a population at any time is assumed to be of primary and secondary school going age respectively.'</i>
40	18	7.4	(Submission number 299 refers)

			It is noted that Table 9 of Part A, Section 7.4 did not calculate the additional land area provided for educational purposes in Moore Abbey Demesne as shown on Map 3. It is now proposed to include the figure of 3.5 ha / 8.6 acres in Table 9 to reflect the additional land area proposed for educational purposes. Furthermore it is proposed to update all such tables in Part A to accurately reflect the acreage involved in each instance having regard to proposed and approved recommendations to zoning changes in accordance with this report and all amendments reports, where applicable.
41	32	7.1	(Submission number 300 refers) To add the following to AR1 (iii) in Section 7.1 of the Draft Local Area Plan: <i>'This route shall be located no closer than between 5-10 metres of either the Grand Canal or River Barrow in the interests of biodiversity.'</i>
42	33	7.1	(Submission number 300 refers) To add the following to AR1 (v) in Section 7.1 of the Draft Local Area Plan: <i>'Any proposed pedestrian crossings shall be designed so that there is minimum impact on either the River Barrow (SAC) or the Grand Canal (pNHA). In this regard either the Heritage Officer and/or the National Parks and Wildlife Service may be contacted to determine the most appropriate locations for such crossing points.'</i>
43	33	7.1	(Submission number 300 refers) To add the following to AR4 (i) in Section 7.1 of the Draft Local Area Plan: <i>'This playground shall be located no closer than between 5-10 metres of the River Barrow in the interests of biodiversity.'</i>
44	29	5.5	(Submission number 300 refers) To add the following to FL 1 (i) in Section 5.5 of the Draft Local Area Plan: <i>'Footpaths and bicycle paths shall be located no closer than between 5-10 metres of either the Grand Canal or River Barrow in the interests of biodiversity.'</i>
45	45	Part C	(Submission number 300 refers) To omit the second sentence of Table 13 under 'E' (iv) (Community & Educational) and to replace with the following: <i>'Any proposed pedestrian crossings shall be designed so that there is minimum impact on the River Barrow (SAC). In this regard either the Heritage Officer and/or the National Parks and Wildlife Service may be contacted to determine the most appropriate locations for such crossing points.'</i>
46	12	Section	A final paragraph shall be included at the end of Section 4.2 prior to

		4.2	the publication of the adopted Local Area Plan to accurately reflect the total additional lands zoned for residential purposes as a result of the plan making process.
47	16-19	Part A, Section 7	The 3 rd column of each of Tables 6-12 (inclusive) shall be revised prior to the publication of the adopted Local Area Plan to accurately reflect the area of land proposed as 'additional' zoning in the 2008 Local Area Plan for the various land uses compared to what was zoned for those uses or uses similar to those as listed in the 2001 Local Area Plan.

MAP AMENDMENTS

M 1

Zone 2.69 acres of lands for C1: New Residential but specifically for serviced sites (Submission number 1 received during the public display period of the Draft Local Area Plan refers)

M 2

Zone c. 4.8 acres for C2: New Residential but specifically for low density (Submission number 46 received during the public display period of the Draft Local Area Plan refers)

M 3

Zone c. 5 acres for E: Community & Educational to provide for a retirement village (Submission number 51 received during the public display period of the Draft Local Area Plan refers)

M 4

Zone c. 1.5 acres for C3: New Residential but specifically for low density serviced residential sites (Submission number 61 received during the public display period of the Draft Local Area Plan refers)

M 5

Revert zoning of site to its status in the current Monasterevin Local Area Plan 2001 (Submission number 72 received during the public display period of the Draft Local Area Plan refers)

M 6

Zone 14.46 ha / 35.74 acres for 'Industrial & Warehousing' at Mayfield (Submission number 3 received during the public display period of the Draft Local Area Plan refers)

M 7

Zone 7.7 ha / 19.03 acres for 'Industrial & Warehousing' development at Mayfield (Submission number 5 received during the public display period of the Draft Local Area Plan refers)

M 8

Zone 10.24 ha for 'Industrial & Warehousing' development at Mayfield (Submission number 22 received during the public display period of the Draft Local Area Plan refers)

M 9

Zone 2.51 ha for 'Industrial & Warehousing' development at Mayfield (Submission number 30 received during the public display period of the Draft Local Area Plan refers)

M 10

Retain the zoning of the 'Glanbia' site as 'H' (Industry & Warehousing) (Submission number 31 received during the public display period of the Draft Local Area Plan refers)

M 11

That route Y to Z be reinstated as the access route through the boundary wall of Moore Abbey estate on the map (Submission number 47 received during the public display period of the Draft Local Area Plan refers)

M 12

To realign routes W-Z and Y-Z as proposed in the submission (Submission number 47 received during the public display period of the Draft Local Area Plan refers)

M 13

To rename 'E' (Community & Educational) within the Moore Abbey Demesne site as E2 and to reference same in the legends of Maps 3 and 4 of the Local Area Plan. (Submission number 47 received during the public display period of the Draft Local Area Plan refers)

M 14

To identify the reserved school site and associated amenity lands within Moore Abbey Demesne and to outline these lands in yellow. (Submission number 47 received during the public display period of the Draft Local Area Plan refers)

M 15

Amend zoning map to show subject lands as 'town centre' (Submission number 26 received during the public display period of the Draft Local Area Plan refers)

M 16

Amend zoning map to show subject lands as 'new residential' (Submission number 27 received during the public display period of the Draft Local Area Plan refers)

M 17

Recommendation to amend Map 1 (Natural & Archaeological Heritage) to show the precise extent of the SAC boundary. (Submission number 27 received during the public display period of the Draft Local Area Plan refers)

M 18

To include the subject lands within the development boundary of Monasterevin and to zone these lands 'F' (Open Space & Amenity) (Submission number 63 received during the public display period of the Draft Local Area Plan refers)

M 19

To omit the 'playground/ playing fields' symbol annotated to the east of the Barrow, south of the railway line and to insert similar annotation on lands zoned 'B' immediately due south of same. (Submission number 63 received during the public display period of the Draft Local Area Plan refers)

M 20

To amend zoning map to include the subject lands as 'Industrial & Warehousing' and to outline those lands in purple on the zoning map. (Submission number 64 received during the public display period of the Draft Local Area Plan refers)

M 21

Amend map to include subject lands and to zone these lands 'H' (Industrial & Warehousing). (Submission number **68** received during the public display period of the Draft Local Area Plan refers)

M 22

Recommended to amend map to change subject lands from 'B' to 'R'. (Submission number **74** received during the public display period of the Draft Local Area Plan refers)

M 23

Recommend to amend the map to include the subject lands within the development boundary of Monasterevin and to zone these lands 'H' (Industrial & Warehousing). (Submission number **75** received during the public display period of the Draft Local Area Plan refers)

M 24

To identify the flood plain along the River Barrow in Map 1 (Natural and Archaeological Heritage) (Submission number **300** received during the public display period of the Draft Local Area Plan refers)