

## **Proposed Amendment No. 1 of the Newbridge Local Area Plan 2013-2019**

The Newbridge Local Area Plan (LAP) was adopted by Kildare County Council at its meeting on 23<sup>rd</sup> December 2013 and became effective on 29<sup>th</sup> January 2014.

After the adoption of the LAP it became apparent that a small number of areas zoned as Open Space and Amenity in the LAP did not reflect existing established uses or previously permitted developments. To rectify these issues it is now proposed to amend the LAP subject to the proposed Amendment No. 1.

Amendment No. 1 proposes minor changes to the Newbridge LAP Land Use Zoning Map (Map 6). No changes are proposed or required to the written statement of the LAP.

The proposed Amendment relates to four sites only. These are identified in the table below and in the following pages of this document. They are also shown on the attached map - *Newbridge Local Area Plan 2013-2019 - Proposed Amendment No. 1*.

The four sites are as follows:-

<b>Site</b>	<b>Location</b>	<b>Area (ha.)</b>	<b>Proposed Zoning Amendment</b>
<b>1A</b>	<b>Crotanstown Grange.</b>	0.98	Zone site from F Open Space and Amenity to B Existing Residential/Infill
<b>1B</b>	<b>Southern Relief Road, Moorefield.</b>	0.26	Zone site from F Open Space and Amenity to B Existing Residential/Infill
<b>1C</b>	<b>Standhouse Road.</b>	0.05	Zone site from F Open Space and Amenity to B Existing Residential/Infill
<b>1D</b>	<b>Watercress Manor, Morristownbillar.</b>	1.18	Zone site from F Open Space and Amenity to B Existing Residential/Infill

The following reports (attached) should be read in conjunction with this report:

- Appropriate Assessment Screening Report;
- Strategic Environmental Assessment Report; and
- Flood Risk Assessment Report.

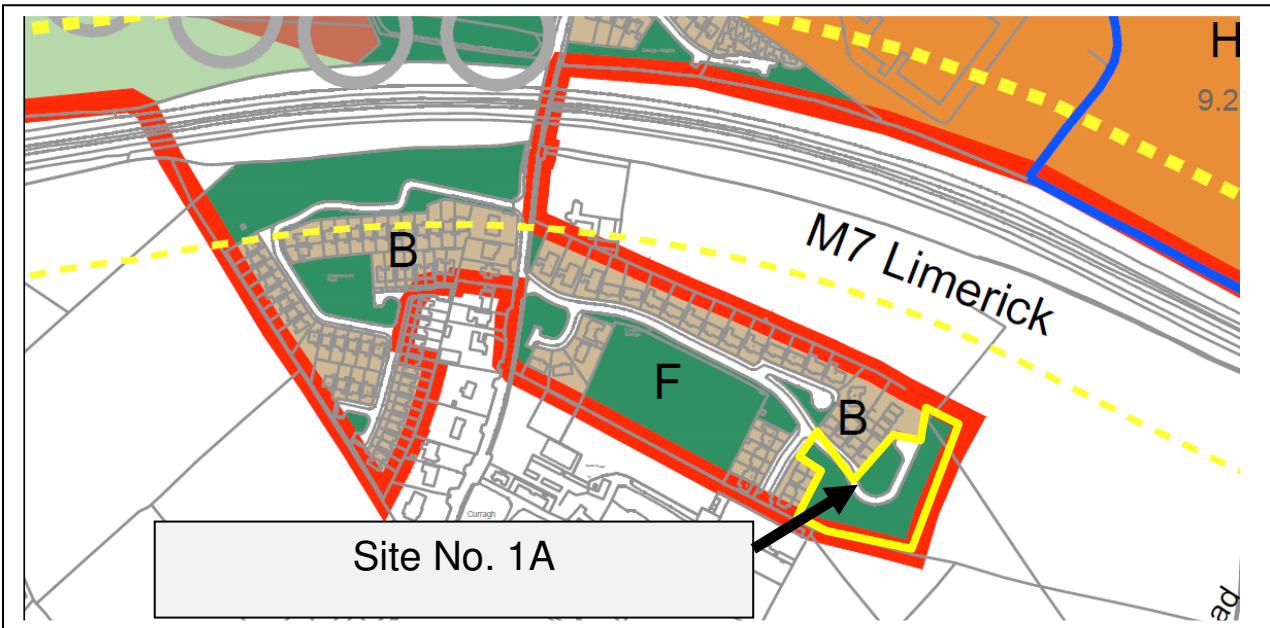
**Location: Crotanstown Grange**

It is proposed to zone 0.98 ha that were zoned 'F' (Open Space & Amenity) in the Newbridge Local Area Plan 2013-2019 to 'B' Existing Residential/Infill.

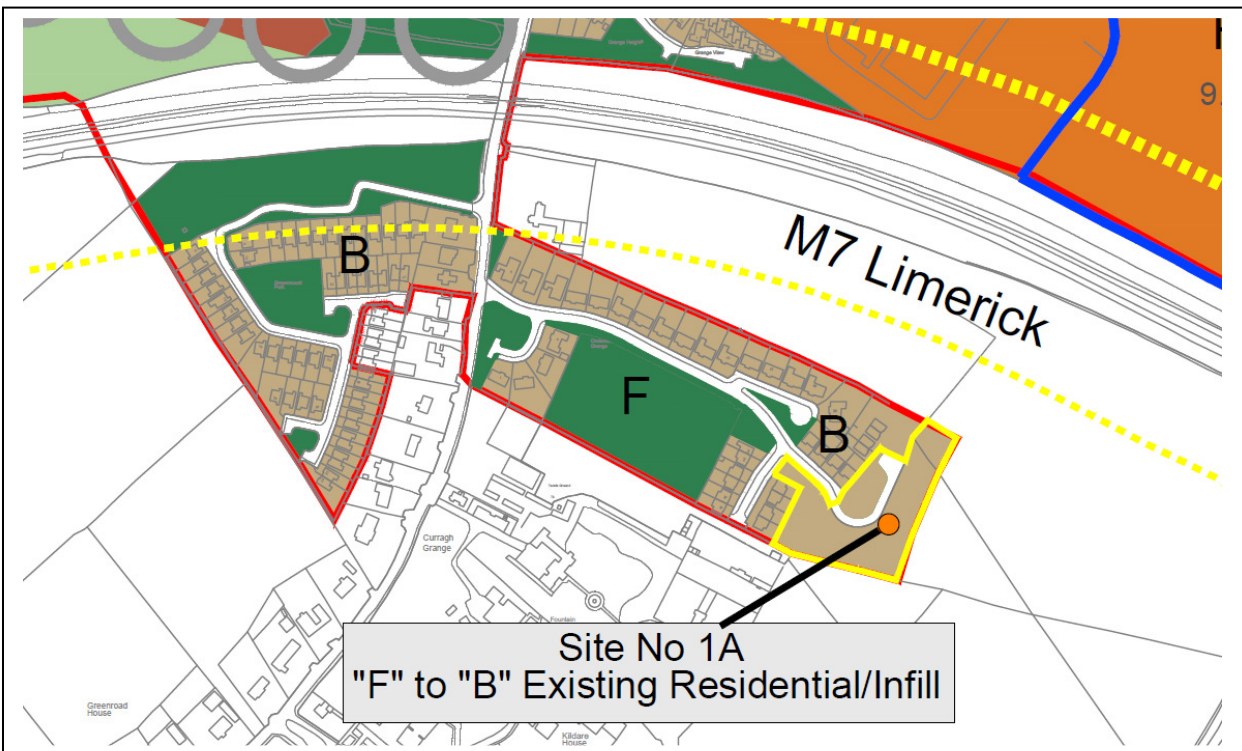
\*These lands were zoned 'D' Low Density Residential in the previous Newbridge Local Area Plan 2003. A residential scheme (Reg. Ref. 13/844) is currently permitted in this section of the overall landholding.

**Amendment 1A**

**Existing zoning**



**Proposed zoning**



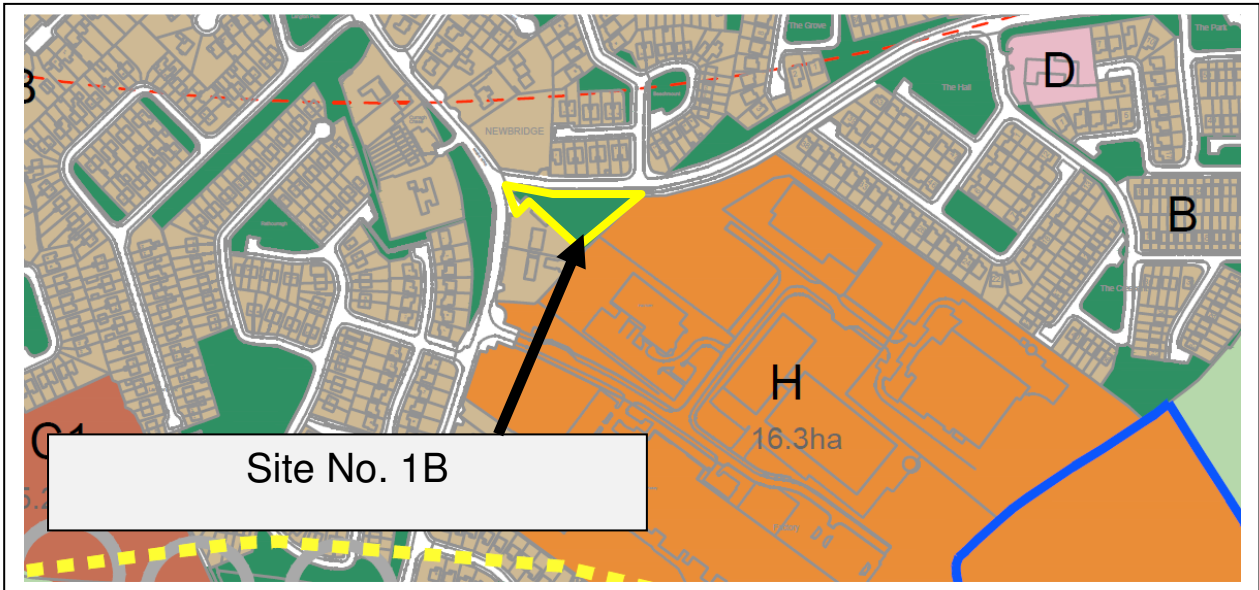
**Location: Southern Relief Road, Moorefield.**

It is proposed to zone 0.26 ha which are currently zoned as 'F' (Open Space & Amenity) in the Newbridge Local Area Plan 2013-2019 to 'B' Existing Residential/Infill.

\*These lands were zoned 'B' Existing Residential/Infill in the previous Newbridge Local Area Plan 2003 and do not constitute part of any open space associated with any residential scheme.

**Amendment 1B**

**Existing zoning**



**Proposed zoning**



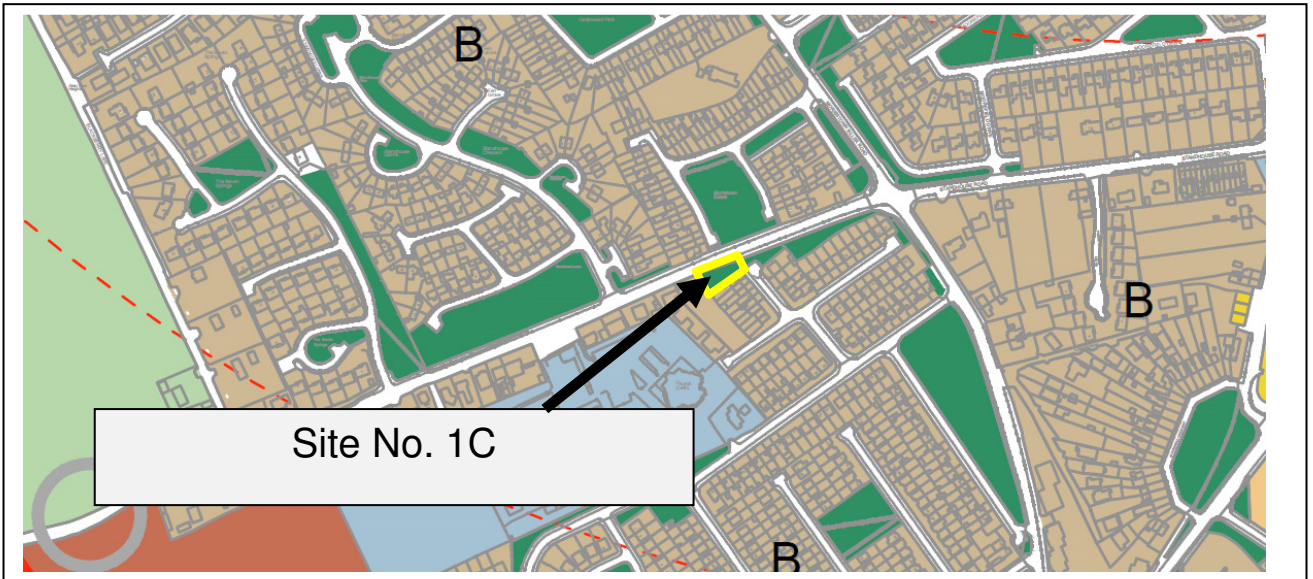
**Location: Standhouse Road.**

It is proposed to zone 0.05 ha that were zoned 'F' (Open Space & Amenity) in the Newbridge Local Area Plan 2013-2019 to 'B' Existing Residential/Infill.

\*These lands were zoned 'B' Existing Residential/Infill in the previous Newbridge Local Area Plan and the Council previously permitted a dwelling and medical centre on site.

**Amendment 1C**

**Existing zoning**



**Proposed zoning**



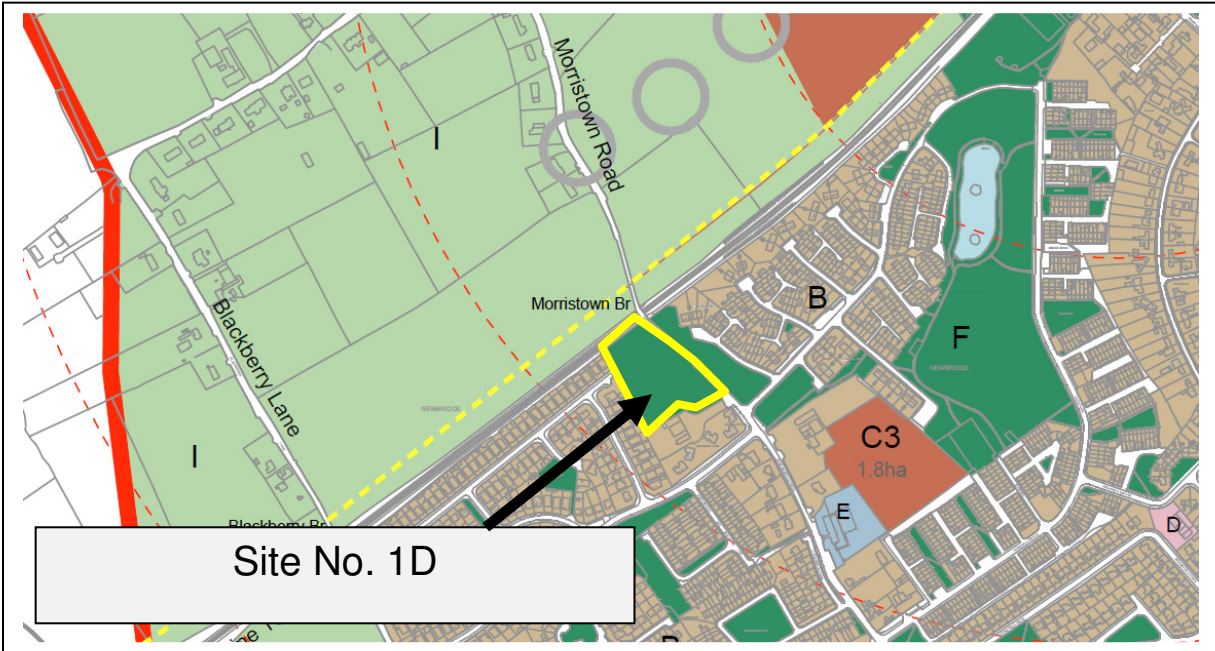
**Location: Watercress Manor, Morrinstownbillar.**

It is proposed to zone 1.18 ha that were zoned 'F' (Open Space & Amenity) in the Newbridge Local Area Plan 2013-2019 to 'B' Existing Residential/Infill to reflect the fact that there is a residential scheme on site.

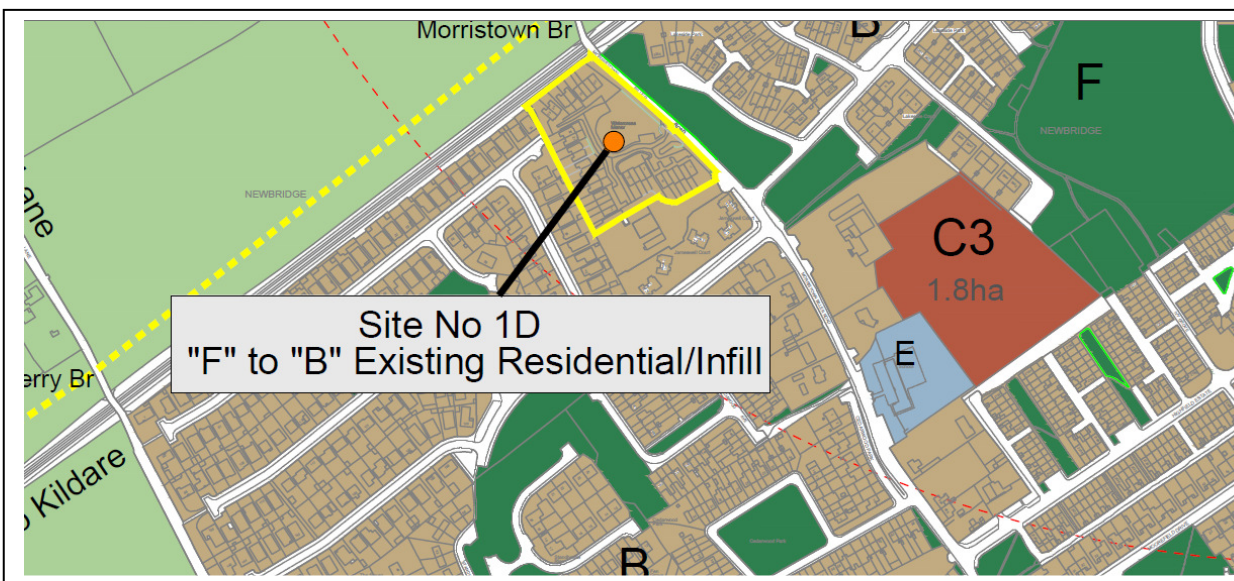
\*These lands were zoned 'B' Existing Residential/Infill in the previous Newbridge Local Area Plan 2003.

**Amendment 1D**

**Existing zoning**



**Proposed zoning**





Legend :

- Local Area Plan Boundary
- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- D: Neighbourhood Centre
- E: Community & Educational
- F: Open Space & Amenity
- H: Industrial & Warehousing
- I: Agricultural
- J: Transport & Utilities
- L: Leisure & Amenity
- O: Department of Defence
- Q: Enterprise & Employment
- R: Retail / Commercial
- V: Equestrian
- Rivers & Lakes
- 500m Intervals from Train Station
- Movement Objectives (Refer to Map 2)
- Lands subject to masterplan
- Setback from the M7 Motorway & Rail Line
- Train Station
- Motorway Signs
- Pedestrian/Cyclist Bridge

Land Use Zoning Objectives

Date: February 2015	Map Ref: 7
Scale: N.T.S.	Drawing No: 200/13/546
Ordnance Survey Ireland. All rights reserved Licence No.: 2004/07/OCMA (Kildare County Council)	Drawn By: DMcN

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

