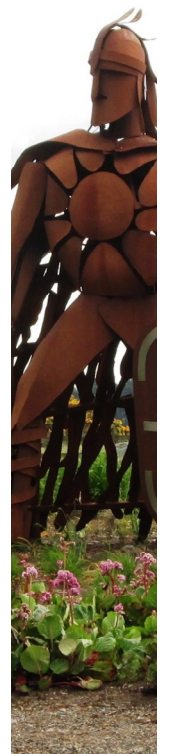


DROICHEAD NUA (NEWBRIDGE)

Manager's Report on the Submissions/Observations to the Draft

Local Area Plan 2013-2019



August 2013



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Section 1 Introduction

1.1 Introduction

This report focuses on the submissions and observations received from the public and prescribed bodies following the publication of the Newbridge Local Area Plan 2013 -2019 under Sections 18-20 of the Planning and Development Acts 2000-2013.

1.2 Legislative Requirements

Under the Planning and Development Acts 2000 to 2013, the County Manager is required to prepare a report on the submissions and observations received in respect of the Draft Local Area Plan and to make recommendations in relation to the Draft Local Area Plan, taking into account the proper planning and sustainable development of the area, the statutory obligations of the local authority and relevant policies or objectives of the Government or of any Minister of the Government.

1.3 Public Consultation

The Draft Newbridge Local Area Plan (LAP) was placed on public display from the **5th June 2013 to 16th July 2013**. Copies were made available for inspection at Aras Chill Dara in Naas and at Newbridge public library. The Draft LAP and all related documents were also available on the County Council's website.

Copies of the Draft Local Area Plan and associated documents were also sent to prescribed statutory bodies including government departments and other agencies as required by the Planning and Development Acts.

In total **54** submissions (including one late submission) were received on the Draft LAP during the statutory period. All written submissions received were acknowledged. They are summarised individually in this report. The response and recommendation of the Manager is given on the issues raised.

1.4 Content of Manager's Report

The Manager's Report must:

1. List the persons or bodies who made submissions.
2. Summarise the issues raised by the persons or bodies in the submission or observations, including submissions from the Minister of Environment, Community and Local Government and the Mid-East Regional Authority.
3. Give the responses of the Manager to the issues raised. In this regard the Manager's response must take into account:
 - a) The proper planning and sustainable development of the area
 - b) The statutory obligations of any local authority in the area
 - c) Any relevant policies or objectives of the Government or of any Minister of the Government.

1.5 Next Steps

The Members have a period of 6 weeks to consider this report. Following this, the Members may, as they consider appropriate, by resolution, make the Local Area Plan which would, if made, be a material alteration with or without further modification or they may refuse to make it. If the Members decide to materially amend the Draft Local Area Plan, a further period of public consultation will be necessary.

If the Planning Authority engages in a further round of public consultation for proposed material amendments to the Draft LAP, the planning authority must screen any proposed material changes to determine if a Strategic Environmental Assessment (SEA) or Appropriate Assessment (AA) or both are required for any of the material alterations and what period is necessary for the carrying out of any SEA or AA. This screening, and if necessary the SEA or AA, must be carried out before proceeding to the public consultation period.

The public display period of any material alterations is a minimum of 4 weeks during which submissions with respect to the proposed material alterations will be taken into account before the LAP is made. Following the further public consultation period a further Manager's Report is prepared and the members must consider the draft, the alterations to the draft LAP, any environmental reports and the Manager's Report on any submissions received and decide whether to make the LAP with or without the proposed alterations.

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

Section (20(3)) of the Planning and Development Acts 2000-2013, as amended, states that the Members of the Council are restricted to:

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

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

No.	Name of Agent (if any)	On behalf of	For lands at
1	David Neylon & Jerry Connors	David Neylon & Jerry Connors	Morrinstownbiller
2	John P. Delaney	P.M.E. Donnelly	Crotanstown Grange
3	Noreen O'Sullivan	Dept. of Defence	Curragh Camp
4	Audrey Branigan	Dept. of Defence	Curragh Camp
5	Elizabeth Connelly	Co. Kildare Archaeological Society	
6	Kieran Rush Consult Ltd.	Ascot Ltd	Military Road, Newbridge
7	Frances Dunne	DCENR	
8	Yvonne Dalton	Dublin Airport Authority	
9	Cox's Property Ltd.	Cox's Property Ltd.	Baroda Stud Farm, Great Connell
10	Cox's Property Ltd.	Rosetown Stud Farm	Walshestown
11	Cox's Property Ltd.	Ameron Ltd.	Great Connell
12	Cox's Property Ltd.	Cox's Property Ltd.	Tesco/Woodies
13	Cox's Property Ltd.	Cox's Property Ltd.	Newbridge Greyhound Stadium
14	Cox's Property Ltd.	Cox's Property Ltd.	Athgarvan Road
15	Cox's Property Ltd.	Cox's Property Ltd.	Cornelscourt
16	Oman Consultancy Ltd.	Newbridge Greyhound Racing Co. Ltd.	Newbridge Greyhound Stadium
17	Oman Consultancy Ltd.	Aston Ltd.	Great Connell
18	Oman Consultancy Ltd.	Aston Ltd.	Great Connell
19	Cllr. Michael Deeley		
20	Oman Consultancy Ltd.	Aston Ltd.	Great Connell
21	Tara Spain	NRA	
22	Clarke & Company	Jack Tierney, Faxhill Homes	Ryston Ave., Athgarvan Road
23	James Kelly		Rickardstown
24	Michael Mullally	Newbridge Community Development	
25	Kieran Rush Consult Ltd.	Clemens Pons Ltd.	Athgarvan Rd/Military Road
26	Hugh Creegan	NTA	
27	Tadhg O'Mahony	EPA	
28	Déaglán de Paor	Newbridge Tidy Towns Association	
29	Cllr. Willie Hamilton		

No.	Name of Agent (if any)	On behalf of	For lands at
30	Derek Whyte	Pathways Ireland	
31	John Spain Associates	Whitewater Shopping Centre Ltd.	
32	John Spain Associates	Pat Moore builders	Walshestown
33	John Spain Associates	Newbridge Silverware	
34	Tom Phillips Associates	Oakgale Developments	Little Connell
35	The Planning Partnership	Lidl Ireland GmbH	Great Connell Road
36	Whelan O'Connor	Martin Ferris Receiver for McIntyre	Ballymany
37	Margaret Whiteley		Millfield / Moore Avenue
38	Dermot Whiteley		Millfield / Moore Avenue
39	Patrick O'Sullivan	DECLG	
40	John Holden	Sarsfields GAA Club	lands adjacent to GAA
41	John Holden	Sarsfields GAA Club	lands opposite GAA
42	David Mulcahy	Patricia McGrath	Crotantstown
43	David Mulcahy	Tom Treacy	Green Road
44	Fitzgibbon McGinley	Shane Campbell	Kellsborough House
45	Horan Rainsford	Keadeen Hotel	
46	Raphael Ryan	Newbridge Local History Group	
47	RPS	Kildangan Stud	Old Connell Stud Farm
48	RPS	Kildangan Stud	Ballymany
49	Tom Phillips Associates	The Dominican Fathers	Newbridge College Lands
50	Tom Maguire	Thomas Maguire	Naas Road, Newbridge
51	Tom Maguire	Joseph McCormack	Sancta Maria, Naas Road
52	Tom Maguire	John & Moira O'Brien	Ashley House, Naas Road
53	Conor Mahony	Youth Action Newbridge	
54	Dept. of Education & Skills		

Sub No	Name	Issues raised (Synopsis)	Manager's Response and Recommendation
1	David Neylon & Jerry Connors	<p>The submission relates to two plots:</p> <p>Plot 1 (a): This land of 8 ha is owned by David Neylon and is located between Blackberry Lane and the Morrinstownbiller Rd.</p> <p>Plot 1 (b): This land of 2.5 ha is owned by Jerry Connors and adjoin Plot 1 above.</p> <p>It is requested that these lands are zoned for residential purposes as such lands:</p> <ul style="list-style-type: none"> • Adjoin existing low density residential development • Are proximate to the train station • Are strategically located to ensure a modal shift towards walking and cycling 	<p>Manager's Response</p> <p>This request seeks the proposed zoning of a site from agricultural (under the Draft Plan) to residential. The requested residential sites cumulatively extend to 10.5 ha and are located to the northwest of Newbridge.</p> <p>It is considered that the lands are not suitable for residential development for the following reasons:</p> <ol style="list-style-type: none"> 1. The lands are remote from the existing built edge of the town 2. Pollardstown Fen (SAC) is located circa 280m west of the lands 3. Inadequate servicing for the lands in terms of transport and utilities 4. The existing lane is substandard in terms of width, alignment and structural strength, and is incapable of servicing type of development proposed. Furthermore, upgrading of this route is not feasible due to the constraints on the availability of land to either side of the lane 5. It would represent leapfrogging of more appropriate lands closer to the town centre 6. Sufficient lands are zoned in the Draft Plan in accordance with the core strategy as set out at county and regional level <p>Manager's Recommendation</p>

			No change
2	John P. Delaney on behalf of P.M.E. Donnelly Ltd.	<p>The submission seeks the rezoning of lands to the east of Crotanstown Grange from agriculture to housing.</p> <p>The reasons justifying the rezoning are as follows:</p> <ul style="list-style-type: none"> • There is a need for additional housing within the town boundary. This site is an extension to an existing residential development • Long term view on housing and prices needs to be taken into consideration • The zoning is required in accordance with the town's designation as a growth centre • There is adequate access and services to serve the lands 	<p>Manager's Response</p> <ul style="list-style-type: none"> • The lands are outside the development boundary of the LAP • Adequate lands have been zoned in accordance with the Core Strategy as prescribed under national, regional and county policy. The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on the existence of existing valid planning permissions and the application of the sequential test given their proximity to the town centre and associated services. • It is imperative that the town boundary does not extend further beyond the M7 as the overall thrust of the plan as advocated under the Strategic Environmental Assessment (SEA) is to consolidate the town over the period of the plan • It would represent leapfrogging of more appropriate lands closer to the town centre <p>Manager's Recommendation No change</p>

3	Noreen O'Sullivan on behalf of Dept. of Defence	<p>1. Welcomes the reference in the Plan to the activities currently pursued on the Curragh Plains. However more formal car parking arrangements are required in conjunction with information facilities in the Plains. The dumping of domestic rubbish has also become a real issue.</p> <p>2.The Plan should make reference to the fact that the Dept. of Defence employs 1,200 people at the Curragh Camp and that the centre trains circa 5,000 personnel on courses throughout the year. These people use the town's facilities.</p>	<p>Manager's Response:</p> <p>1.While the Council acknowledges the role of the Curragh Plains for recreational uses, the Plains are outside the development boundary of the LAP.</p> <p>2.Reference to the role of the Curragh Camp – and specifically employment and training figures – will be referenced in the Plan.</p> <p>Manager's Recommendation:</p> <p>Insert the following under section 7.3.1 of the Draft LAP to read as follows:</p> <p><i>The town's historic links to defence were recognised following the opening of the new headquarters for the Department of Defence (DoD) building on Station Road in 2010. The facility currently employs 250 personnel. The Dept. of Defence base at the Curragh Camp also has a close relationship with Newbridge as a whole. <u>The base employs 1,200 people while circa 5,000 personnel pass through the Camp on an annual basis through its training and educational role.</u></i></p>
4	Audrey Branigan on behalf of Dept. of Defence	The Council should remove any mention of kite boarding on page 37 as this is not permitted on the Curragh and could damage archaeological monuments.	<p>Manager's Response:</p> <p>Noted</p>

			<p>Manager's Recommendation: Delete reference to kite boarding under section 7.3.4</p>
5	Elizabeth Connelly	<p>The Submission raised the following issues: The Curragh belongs to the people of Ireland and to all the people of Kildare. Newbridge should only be allowed to develop when it has put in place sufficient facilities in terms of passive recreation and contact sports facilities for the community.</p>	<p>Manager's Response: The Draft LAP recognises the role of the Curragh for the local community in Newbridge, as residents of the county and citizens of Ireland. Reference to the existing role of the Curragh as a green lung is therefore accurate and appropriate.</p> <p>The Draft Plan also sets out proposals for community and recreational facilities within the development boundary. It is critical that recreational and sports facilities develop spatially in tandem with population profile and growth. Such facilities will not be at the expense of the Curragh.</p> <p>Manager's Recommendation: No change</p>
6	Kieran Rush Consult Ltd. on behalf of Ascot Ltd.	<p>The submission identifies concerns associated with the following:</p> <p>1. Movement objective in Figure 16b Movement Strategy. This Strategy includes an objective for streetscape improvement works with pedestrian priority on Military Road.</p>	<p>Manager's Response 1.All works which are carried out consequent of the Urban design Strategy will accord with the recently published Design Manual for Urban Roads and Streets (DMURS) as set out in the following Movement Objective</p>

		<p>The submission states that the primary purpose of this road is as an inner relief road to carry high volumes of traffic, including HGV's. Environmental works should not compromise the carrying capacity of the road. Reference to pedestrian priority should be removed.</p> <p>2. There is an incorrect colouring of the Urban Design Areas as set out in Fig. 21. In general such design guidance may be over prescriptive.</p> <p>3. Planning permission has been granted (Reg. Ref. 08/51) for a cinema and retail units in a two storey structure which exists on his clients land. To ensure no conflict, an amendment is sought under section 7.6.7 'Built Form' as follows:</p>	<p>GMO8: To ensure that all works in Newbridge accord with the principles as set out in the Design Manual for Urban Roads and Streets (2013).</p> <p>DMURS requires that a balanced approach to street design be taken to ensure the needs of all road users are met, and the importance of the movement function of Military Road to the town is recognised by the Local Authority. It is not in the interest of the Local Authority that this function be compromised, and it will be catered for in the design of any improvement works.</p> <p>Manager's Recommendation No change</p> <p>Manager's Response 2. Figure 21 will be amended to correctly reflect the colour code of each design brief. Section 7.6.5 states that the design frameworks are indicative only.</p> <p>Manager's Recommendation Amend Figure 21</p> <p>Manager's Response 3. The amendment from 'shall' to 'may' is accepted.</p>
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		<p><i>Development along Military Road shall<u>may</u> include up to 3-4 storey developments to create a new built edge</i></p>	<p>Manager's Recommendation</p> <p>Amend the text to reflect the change as follows: <i>Development along Military Road shall<u>may</u> include up to 3-4 storey developments to create a new built edge</i></p>
7	Frances Dunne on behalf of DCENR	<p>The River Liffey is an important Salmonoid river and an important fishery. Only clean, uncontaminated surface waters should leave the LAP zone and drain to the river network.</p> <p>Sufficient treatment capacity must be available both within the receiving sewerage system locally and downstream at the waste water treatment plant over the duration of the plan in order that the ecological integrity of the ultimate receiving water is protected.</p> <p>Inland Fisheries Ireland welcomes fisheries compliant objectives listed in Sections 7.8.5 (Flood Risk Management) and 7.11.4 and 7.11.6.</p> <p>Natural heritage objectives including maintenance of buffer zones of at least 10m from the water's edge</p>	<p>Manager's Response</p> <p>The Development Management process deals with developments in the County. It is a standard condition that only clean uncontaminated surface waters shall be discharged to such watercourses.</p> <p>Approval to seek tenders for the upgrade of the Osberstown WWTP was approved by the Minister in June 2013. Notwithstanding this, the Plan recognises that capacity issues remain in the local foul network in Newbridge. Refer to policies WW 1, WW 7 and objective and WWO 1 (Section 7.8.3).</p> <p>Noted.</p> <p>Policy NH 15 recommends that a minimum buffer of 15m shall be retained along the riverbank to mitigate</p>

		along both banks of the River Liffey and its tributaries in the LAP are desirable.	<p>against pollution risks, reduce flooding potential and maintain habitats. This exceeds the stated requirement of the DCENR.</p> <p>Manager's Recommendation No change</p>
8	Yvonne Dalton on behalf of the Dublin Airport Authority	The submission states that the DAA has no comment.	<p>Manager's Response Noted.</p>
9	Cox's Property Ltd. on behalf of lands at Baroda Stud Farm, Greatconnell.	<p>The submissions raised the following issues:</p> <ol style="list-style-type: none"> 1) The development of Newbridge has expanded and will continue to expand towards the stud farm. The working of the stud is more difficult and sometimes impossible. 2) The submission forms an alternative to expanding residential development north of the railway line 3) Request the re-zoning of the lands for residential development 	<p>Manager's Response</p> <ul style="list-style-type: none"> • The lands are outside the development boundary of the LAP • Adequate lands have been zoned in accordance with the Core Strategy as prescribed under national, regional and county policy • It is imperative that the town boundary does not extend further as the overall thrust of the plan as advocated under the Strategic Environmental Assessment (SEA) is to consolidate the town over the period of the plan • The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on existing valid planning permission(s) and

			<p>the application of the sequential test given their proximity to the town centre and associated services.</p> <ul style="list-style-type: none"> • It would represent leapfrogging of more appropriate lands closer to the town centre • In all instances the Plan seeks to maximise return on national infrastructure and to encourage a modal shift by locating lands on appropriately zoned areas close to the rail station <p>Manager's Recommendation No change</p>
10	Cox's Property Ltd. on behalf of Rosetown Stud Farm, Athgarvan.	<p>This submission seeks the rezoning of these lands to include;</p> <p>10 (a) - a 1.41 ha (3.5 acre) site for a Motorway Service Station with a separate access/exit only to the southbound lane of the M7. The lands are 15km from the Kill/Johnstown and Kildare Town interchanges respectively.</p>	<p>Manager's Response 10 (a)</p> <ul style="list-style-type: none"> • The lands are outside the development boundary of the LAP • It is imperative that the town boundary does not extend further south of the M7 as the overall thrust of the plan as advocated under the Strategic Environmental Assessment (SEA) is to consolidate the town over the period of the plan • Refer to official response from the National Roads Authority in Appendix 4. The Authority considers that the proposal is at variance with official policy in relation to

		<p>10 (b) - The remainder of the lands (42.6 acres) should be zoned Residential incorporating a shop unit/apartment development to the front of the land facing the Athgarvan Road.</p>	<p>control of frontage development on/affecting national roads, as outlined in the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012)</p> <p>10 (b)</p> <ul style="list-style-type: none"> • The lands are outside the development boundary of the LAP • It is imperative that the town boundary does not extend further south of the M7 as the overall thrust of the plan as advocated under the Strategic Environmental Assessment (SEA) is to consolidate the town over the period of the plan • Adequate lands have been zoned in accordance with the Core Strategy as prescribed under national, regional and county policy • The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on the application of the sequential test given their proximity to the town centre and associated services. • It would represent leapfrogging of more appropriate lands closer to the town centre
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			<ul style="list-style-type: none"> The zoning of the lands would practically merge the development boundaries of Newbridge and Athgarvan. The coalescing of settlements does not constitute good planning practice and would be contrary to Objective SO 6 of the Kildare County Development Plan 2011-2017 wherein it is an objective <i>'To identify and retain green belt separation areas between the development boundaries of the counties towns and villages in the interest of avoiding coalescence of settlements and to retain their distinctive character and identity'</i> <p>Manager's Recommendation No change</p>
11	Cox's Property Ltd. on behalf of Ameron Ltd. for lands at Greatconnell	This submission seeks the rezoning of 22.5 acres from Industrial/Warehousing to residential.	<p>Manager's Response</p> <ul style="list-style-type: none"> The said lands were zoned in the 2003 LAP and continue to be zoned for Industrial and Warehousing in order to ensure sufficient delivery of employment based lands as set out under Section 7.3.3 of the Plan Adequate lands have been zoned for residential purposes in accordance with the Core Strategy as prescribed under national, regional and county policy

			<ul style="list-style-type: none"> • The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on the application of the sequential test given their proximity to the town centre and associated services and having regard to the Strategic Environmental Assessment (SEA) which seeks to consolidate the town over the period of the plan. No additional zonings are required • Residential development at this location would be isolated relative to any other scheme in the area and the first to the eastern side of the public road. • If the lands are not suited for Industrial and Warehousing purposes, the lands should revert back to agriculture • It would represent leapfrogging of more appropriate lands closer to the town centre <p>Manager's Recommendation No change</p>
12	Cox's Property Ltd.	<p>The submission states that the <i>'Retail Park zoning now proposed on these lands is quite restrictive when compared to the versatility of the Town centre zoning which the land enjoyed for the last 30 years'</i>.</p> <p>Town centre zoning for Tesco/Woodies should be</p>	<p>Manager's Response The landowner has misinterpreted the zoning map. The lands are zoned as A Town centre in the Draft LAP and not R Retail Commercial.</p> <p>The Manager does not consider the Town Centre</p>

		<p>retained in the Plan. It is envisaged that future development of the site would incorporate a streetscape to face onto Edward Street and the green area which was once part of this land. Car parking would be to the rear.</p>	<p>zoning to be appropriate given that the lands do not form part of the historic core or the core retail area as identified under Map 1. The zoning of the area as R 'Retail /Commercial' would not undermine the established uses on site and allows for suitable expansion into the future.</p> <p>Under the current economic climate it is considered prudent to consolidate the town centre and avoid zoning lands for 'town centre' which stretch in excess of 2kms from the River Liffey to the Keadeen Hotel. The town centre as initially proposed by the executive at pre-draft stage was based on historical reference, and the need to accommodate additional floorspace at appropriately identified locations and reflected the Core Retail Area as set out in the Draft Kildare County Retail Strategy 2010.</p> <p>Three key areas are identified for town centre expansion as follows;</p> <ul style="list-style-type: none"> • North of Military Road • Eastern side of Cutlery Road • Northeast of Lidl <p>A further four Urban Design Briefs are set out in the Plan to ensure the success of the actual town centre.</p> <p>Figure 18 'Proposed Framework Plan' presents a</p>
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		<p>detailed strategy akin to any masterplan illustrating how the entire retail block south of Edward Street/Main Street could develop in time. A conservative estimate would indicate that the area could yield in excess of 40,000sqm of retail floorspace.</p> <p>Cumulatively these will ensure the consolidation, regeneration, vitality and viability of the town and facilitate a planned expansion of the town centre in line over the period of the plan. Failure to contain the town centre zoning and allow sporadic development which 'leap-frogs' and spill out on the approach roads into the town does not constitute good planning. The success of Newbridge Town centre to date is due to the concentration of development within the historical core.</p> <p>Manager's Recommendation</p> <ul style="list-style-type: none"> a. Re-zone the subject lands, and the lands to the northeast as per the attached figure under Appendix 1 to reflect the existing/established uses. b. Amend the zoning objective for R Retail/Commercial from: <p><i>To provide for and improve</i></p>
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			<p>retailing/commercial facilities.</p> <p><i>The purpose of this zoning is to reflect the existing retailing use on site. Future development in this zone shall be in accordance with the retail strategy and other retail policies and objectives in this Plan.</i></p> <p><u>To</u></p> <p>To provide for and improve retailing/commercial facilities.</p> <p><i>The purpose of this zoning is to reflect the existing retailing use on site. Future development in this zone shall be in accordance with the Draft County Retail Strategy 2010 (or as subsequently amended) and other retail/town centre policies and objectives in this Plan.</i></p>
13	Cox's Property Ltd with respect to the Newbridge Greyhound Stadium	The submission seeks the rezoning of the Stadium for residential development. The reason cited is as the town has expanded towards the stadium, it is necessary to relocate the facility elsewhere. The lands are also proximate to the train station.	<p>Manager's Response</p> <p>The lands are zoned agriculture in the current (2003) LAP and Draft Plan. The landowner has not justified how the expansion of the town has affected the business. It is contended that dwellings/population proximate to such a facility would enhance the overall viability of the scheme. An agricultural buffer between the facility and the nearest residentially zoned lands remain in place.</p>

			<p>No alternative site has been justified or identified. Furthermore;</p> <ul style="list-style-type: none"> • Adequate lands have been zoned for residential purposes in accordance with the Core Strategy as prescribed under national, regional and county policy • The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on valid planning permissions and the application of the sequential test given their proximity to the town centre and associated services and having regard to the Strategic Environmental Assessment (SEA) which seeks to consolidate the town over the period of the plan. No additional zonings are required. • Residential zoning at this location would constitute leapfrogging over more appropriately located lands for residential development <p>Manager's Recommendation No change.</p>
14	Cox's Property Ltd with respect to lands at the Athgarvan Road	The submission seeks the rezoning of 0.89ha (2.19 acres) from Industrial and Warehousing to Retail/Town Centre to include a low level discount store designation. It will also help develop a proper streetscape along the	<p>Manager's Response The introduction of a town centre zoning at this location is unacceptable for the following reasons:</p> <ol style="list-style-type: none"> 1. Adequate lands are zoned for town centre

		Athgarvan Road.	<p>uses within the existing town centre footprint (for example lands to the rear of Lidl, Bord na Mona etc) while a number of retail warehouses remain vacant</p> <ol style="list-style-type: none"> 2. The lands do not form part of the historic core or the core retail area as identified under Map 1. 3. The zoning of the area as A Town Centre 'would undermine the established town centre and divert much needed footfall away from the centre 4. Under the current economic climate it is considered prudent to consolidate the town centre and avoid the sporadic and unplanned zoning lands for 'town centre' 5. The town centre as initially proposed by the executive at pre-draft stage was based on historical reference, and the need to accommodate additional floorspace at appropriately identified locations and reflected the Core Retail Area as set out in the Draft Kildare County Retail Strategy 2010 6. Three key areas are identified for town centre expansion as follows; <ul style="list-style-type: none"> • North of Military Road • Eastern side of Cutlery Road • Northeast of Lidl
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			<p>7. A further four Urban Design Briefs are set out in the Plan to ensure the success of the actual town centre.</p> <p>8. Figure 18 'Proposed Framework Plan' presents a detailed strategy akin to any masterplan illustrating how the entire retail block south of Edward Street/Main Street could develop in time. A conservative estimate would indicate that the area could yield in excess of 40,000sqm of retail floorspace.</p> <p>9. Cumulatively these Briefs will ensure the consolidation, regeneration, vitality and viability of the town and facilitate a planned expansion of the town centre in line over the period of the plan.</p> <p>10. Failure to contain the town centre zoning and allow sporadic development which 'leap-frogs' and spill out on the approach roads into the town does not constitute good planning.</p> <p>11. The success of Newbridge Town centre to date is due to the concentration of development within the historical core.</p> <p>12. The location is not suitable and could constitute a traffic hazard consequent of the heavily trafficked Athgarvan Road</p> <p>Manager's Recommendation</p>
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			No change
15	Cox's Property Ltd with respect to lands adjacent to the Newbridge Greyhound Stadium	The submission seeks the rezoning of 1.6ha (4 acres) adjacent to the Stadium for residential development. The reason cited is as town has expanded towards the stadium, it is necessary to relocate the facility elsewhere. The lands are also proximate to the train station while there is ribbon development in proximity.	<p>Manager's Response As per response to 13 above.</p> <p>Manager's Recommendation As per response to 13 above.</p>
16	Oman Consultancy Ltd. on behalf of Newbridge Greyhound Racing Co. Ltd.	<p>The submission requests that that the zoning is amended from I Agriculture to an Event Centre as the stadium currently has multiple facilities such as restaurants, toilets, car parking and services.</p> <p>The Event Centre zoning would only extend to the buildings and car park and not the greyhound track itself.</p>	<p>Manager's Response The existing track has been in existence for a number of decades and has developed incrementally.</p> <p>Having regard to;</p> <ul style="list-style-type: none"> • the peripheral location of the facility • the current zoning as I Agricultural • the policies and objectives as set out under the Draft Plan which seek to reinforce the role of the town centre as a destination for a variety of uses, enhancing the vitality and viability of the area <p>the principle of designating a facility some 2km from the town centre as an event centre would be contrary to stated objectives and aim of the Plan which is <i>'to build on the strengths of Newbridge and</i></p>

			<p><i>to provide a focused approach to planning for future development in a coherent sustainable and spatial fashion....’.</i></p> <p>A use such as an ‘Events Centre’ has not been used elsewhere in County Kildare.</p> <p>Manager’s Recommendation No change</p>
17	Oman Consultancy Ltd. on behalf of Aston Ltd. for lands at Greatconnell	The submission seeks the rezoning of 0.3ha (0.75 acres) at Greatconnell from Residential to Neighbourhood Centre to serve the existing residential developments and local employees.	<p>Manager’s Response</p> <p>The principle of a small neighbourhood centre at this location is acceptable in principle. A convenience store is open for consideration under the land use zoning matrix for C New Residential.</p> <p>A roads objective (SRO 6) to construct a new road connecting the R445 (Naas Road) to the R416 (Athgarvan Road) lies immediately to the south of this site. The final design and layout, including strategic entry/exit points at the roundabout, has to be finalised. This could render a site specific zoning premature.</p> <p>It is also considered prudent to make provision for a special development levy under zonings H1, C12, C13, C14 and C15 to contribute to the strategic objective of delivering a southern relief road in accordance with Objective SRO 6 (to be</p>

		<p>renumbered as SRO 5) . <i>To seek the construction of the following transport links, as identified on Maps 2 and 7 and to preserve these routes free from development:</i></p> <p>a) <i>The Southern Relief Road from the R445 at Littleconnell (a) to the R416 Athgarvan Road at Kilbelin (b), including a new crossing over the River Liffey.</i></p> <p>Manager’s Recommendation Include a specific objective under C New Residential as follows:</p> <p><i>‘C13 – The provision of a small high quality designed neighbourhood centre to serve the local population will be acceptable as part of the overall development of these lands to serve the local population’</i></p> <p>Insert the following statement under zoning objective C and H: <i>‘In accordance with the provisions of Section 49 of the Planning and Development Act 2000-2013, a Special Development Contribution Scheme may be required for zonings H1, C12, C13, C14 and C15 to contribute to the strategic objective of delivering a southern relief road in accordance with Objective SRO 5’</i></p>
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18	Oman Consultancy Ltd. on behalf of Aston Ltd. for lands at Greatconnell	The submission seeks the retention of the neighbourhood centre zoning as per the 2003 LAP and zone an additional 0.3ha for neighbourhood centre.	<p>Manager's Response As per submission no. 17 above.</p> <p>Manager's Recommendation As per submission no. 17 above.</p>
19	Michael Deely (Member of Newbridge Town Council)	This submission seeks the installation of disabled angling stands along the River Liffey Linear Park. This would benefit people with disabilities.	<p>Manager's Response The recreational activities associated with the River Liffey along the Linear Park should be accessible and usable for all.</p> <p>Manager's Recommendation Insert the following Policy under Section 7.12 Recreation and Amenity;</p> <p><i>R 8: To seek the delivery of accessible angling stands along the River Liffey Linear Park. Such facilities shall be located at non-intrusive locations and shall be agreed with Inland Fisheries Ireland.</i></p>
20	Oman Consultancy Ltd. on behalf of Aston Ltd. for lands at Greatconnell	<p>The submission seeks the rezoning of lands identified as F Open Space and Amenity under the Draft Plan to New Residential as previously zoned under the 2003 LAP.</p> <p>It is contended that the lands are not subject to flooding</p>	<p>Manager's Response The said lands were downzoned following the completion of the Strategic Flood Risk Assessment (which accompanied the Draft Plan during the public display period) as per Ministerial Guidelines issued under Section 28 of the Planning and Development</p>

		<p>consequent of ;</p> <ul style="list-style-type: none"> • dredging of the River Liffey bed in the past • raising of the lands on a number of occasions since the early 1920's <p>The lands are fully serviced and the landowner has aided Kildare County Council on a number of occasions in the past regarding servicing of the area.</p>	<p>Acts 2000-2013.</p> <p>(Refer to report attached in Appendix 3 from Kilgallon and Partners in relation to this submission).</p> <p>A number of sites were identified as being within the 1;100 year flood – all of which were downzoned, including the subject lands.</p> <p>The lands were therefore zoned open space and amenity in (a water compatible use) order to protect this floodplain and to protect the river corridor form development.</p> <p>Adequate lands have been zoned for residential purposes in accordance with the Core Strategy as prescribed under national, regional and county policy. No additional zonings are required.</p> <p>There is no presumption in law that any lands zoned in a LAP will remain so zoned in any subsequent plan.</p> <p>Manager's Recommendation No change</p>
21	Tara Spain on behalf of the NRA	<p>The submission advises the Council of the following:</p> <ul style="list-style-type: none"> • Objectives SRO 6 and 11 should not compromise the future delivery of the Leinster 	<p>Manager's Response</p> <p>The future delivery of the Leinster Orbital Route will not be compromised by any of the transport</p>

		<p>Orbital Route and reference should be made to this effect</p> <ul style="list-style-type: none"> • Planning applications for significant developments should be accompanied by Traffic and Transport Assessment (TTA) and a Road Safety Audits (RSA). It is recommended that the LAP include a requirement for the provision of TTA and RSA as appropriate • The NRA have prepared Traffic and Transport Assessment Guidelines • The Planning Authority is referred to Paragraph 3.8 of the Spatial Planning and National Roads Guidelines for Planning Authorities regarding signage on and in proximity to national roads • The Planning Authority is advised to refer to S.I. No. 140 of 2006 Environmental Noise Regulations in the LAP 	<p>objectives set out in the Plan. Furthermore the route options identified in the feasibility report are all a considered distance from the LAP boundary.</p> <p>Issues relating to TTA, RSA, signage, noise and development affecting the national road network will be assessed on a case by case basis as part of the development management process. Development Standards are set out in Chapter 19 of the CDP 2011-2017. All applications will be assessed against national guidelines and regulations.</p> <p>Manager's Recommendation No change.</p>
22	Clarke & Company Jack Tierney, Faxhill Homes Ryston Ave., Athgarvan Road	<p>The submission seeks the rezoning of lands zoned for E2 Community and Educational under the Draft Plan to B Existing Residential.</p> <p>It is further contended that a flood risk assessment is not required as the lands are outside the identifies 100yr flood risk zone.</p>	<p>Manager's Response The lands are located adjacent to existing community facilities at Ryston and were previously zoned as F Open Space and Amenity in the 2003 LAP. The Council has identified the requirement for a nursing home proximate to such infrastructure and supporting facilities in the town centre. The lands are strategically located to fulfil this function with passive areas for recreation adjacent to the River Liffey.</p> <p>The lands cannot be zoned B 'Existing</p>

			<p>residential/Infill' as there are no dwellings on site.</p> <p>The lands were previously zoned F Open Space and Amenity under the 2003 LAP. These lands are therefore only being brought forward for development as a community facility in accordance with the mandatory objectives as set out under the Planning and Development Acts 2000-2013.</p> <p>Adequate lands have been zoned for residential purposes in accordance with the Core Strategy as prescribed under national, regional and county policy. No additional residential zonings are required.</p> <p>Regarding flooding, although not within the 1000year flood risk zone, the SFRA has recommended site specific flood risk assessment given the proximity of the subject lands to the River Liffey. This is in accordance with the Precautionary Principle recommended by the Flood Risk Management Guidelines and has the purpose of ensuring development of the lands is fully cognisant of the flood risk presented by the Liffey. The site specific flood risk assessment is required only to be appropriate to the scale and nature of the development being proposed.</p> <p>Manager's Recommendation No change</p>
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23	James Kelly with respect to lands at Rickardstown	<p>The submission seeks the rezoning of 6.9ha of lands from agricultural to residential for the following reasons:</p> <ul style="list-style-type: none"> • The lands are within the LAP boundary and 1km from the railway • Adjacent to public roads and lands (C7 and C8) currently zoned New Residential • The owners of lands C7 and C8 are contractually obliged to provide access to all public utilities from the boundary of C7 	<p>Manager's Response</p> <p>Adequate lands have been zoned for residential purposes in accordance with the Core Strategy as prescribed under national, regional and county policy.</p> <p>The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on valid planning applications and the application of the sequential test given their proximity to the town centre and associated services and having regard to the Strategic Environmental Assessment (SEA) which seeks to consolidate the town over the period of the plan. No additional zonings are required.</p> <p>However in order to deliver the contractual arrangements, a small triangular piece of lands (0.2ha) as zoned under the 2003 LAP shall be reinstated as C New Residential</p> <p>Manager's Recommendation</p> <p>Rezone 0.2ha from agricultural to New Residential between lands zoned C7 and C8 as per the 2003 LAP.</p>

24	Michael Mullally on behalf of Newbridge Community Development	<p>This submission outlines the following with respect to the Draft LAP:</p> <p><u>Overview</u></p> <ul style="list-style-type: none"> • Welcomes the insistence of the logic in reinforcing the centre of the town as the commercial heart of the area, and resisting wherever possible the tendency to drag retail and other commercial activities into peripheral areas of the town • Supports development of derelict and brown field town centre sites as the logical zones for future development • Newbridge has an unprecedented opportunity to fundamentally redesign and reconstruct much of its town centre at a level not seen since the State acquired this space in 1922. This is due to the following <ol style="list-style-type: none"> 1. NAMAs ownership of the ex Schlotter site 2. Kildare County Councils ownership of the Machinery Yard 3. Bord na Mona site • The States property holding effectively presents the ability to completely and fundamentally redesign, reinforce and reposition Newbridge to be one of the finest models of urban excellence anywhere in the State • The Plan needs to highlight their state 	<p>Manager's Response</p> <p>The Planning Authority notes the opportunities which present themselves. It is for this reason that a specific sections are devoted to town centre development and urban design strategies for the town.</p> <p>Regarding the ex-Schlotter site, the Q Enterprise and Employment zoning is appropriate to ensure that a high quality built form can be delivered along Military road.</p>
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		<p>ownership, or their strategic ability to underpin the growth and regeneration of the town centre.</p> <ul style="list-style-type: none"> • Map showing key sites is submitted <p><u>Jobs and Economic Prospects.</u></p> <ul style="list-style-type: none"> • NCD are unaware of the green shoots that will cause the increased growth in population, jobs, or new housing units • While the draft plan rightly points to a jobs boost from the "smart economy" sector there is very little of that jobs base of any consequence in the town – the drivers to achieve that sector are not present to any significant extent. • Newbridge holds a distinct advantage in the retail and commercial sectors - that must be further enhanced and facilitated to grow and expand. Future jobs will be in the above two sectors including tourism. • Key economic drivers such as the Whitewater and Newbridge Silverware are not maximised by the current physical constraints of the area. It's simply not customer friendly to traverse unhindered and in comfort from one complex to another. Most developed commercial and retail 	<p>Manager's Response</p> <p>The LAP reinforces the economic strategy as set out under the Kildare County Development Plan 2011-2017. At a more local level, the LAP seeks to create the conditions – physical, social, natural and knowledge – to create the best possible environment in which to do business in Newbridge. This is also achieved through the Q Enterprise and Employment zoning which seeks to enhance the profile of the town for higher end employers. Sufficient lands are also zoned for industrial and warehousing uses over the plan period.</p> <p>A number of key policies and objectives are enshrined in the LAP with a view to reinforcing the town centre of Newbridge as the commercial heart of the area. While issues of access (and the quality of routes) are recognised, both the private and public sectors need to work together to realise the potential of the town. It is also critical that the Council restrict the town centre zoning to the historic</p>
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		<p>sectors in leading edge centres offer a seamless and ideally weatherproof pedestrian transit system from each main centre of interest</p> <ul style="list-style-type: none"> • While the draft plan shows how this could be achieved it's does not go far enough in that regard <p><u>Council Machinery Yard and ex Schlotter site</u></p> <ul style="list-style-type: none"> • The Council and NAMA should liaise to review their respective and complementary holdings and develop a comprehensive master plan strategic framework to maximise the development opportunity in the area • The BID concept involving Chamber of Commerce, Tidy Towns etc should be central to the urban strategy • The proposal by Kildare County Council to construct a salt barn is at odds with the urban design strategy while the continued heavy industrial type use prohibits the development of the area • The relocation to a peripheral location would be an immediate improvement in visual amenity and a significant reduction in heavy vehicle traffic movements in the immediate vicinity of one the biggest attractions of tourism interest within the county, Newbridge Silverware 	<p>town centre to achieve the necessary critical mass and footfall.</p> <p>Manager's Response</p> <p>The Council will seek to dispose of the machinery yard when economic conditions improve.</p> <p>Figure 18 'Proposed Framework Plan' presents a detailed strategy akin to any masterplan illustrating how the entire block south of Edward Street/Main Street could develop in time. This is considered sufficient.</p> <p>The salt barn is a temporary but necessary measure. Such a structure is demountable and will be removed when the Council disposes of the machinery yard in the future. A decision to relocate to a more peripheral location will be analysed in the future.</p>
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		<p><u>Multipurpose Youth Facility.</u></p> <ul style="list-style-type: none"> • While the draft plan makes reference to the requirement for such a facility, no site has been identified or whose task it is to deliver • NCD have been given a particular mandate regarding the provision of a Multipurpose Youth Facility • Despite been gifted a demountable 6,000 sq. ft. building in excellent condition and extremely suitable for this purpose, for some 2 years we have had no success in been allocated a suitable town centre location for this facility. The demountable building is stored in the ex Schlotter premises (controlled by NAMA) and it's in imminent danger of being disposed of as part of the Receivers mandate. • KCC and the VEC are among the state agencies with statutory responsibilities for the support of youth based activities, however both organisations have to date been unable to support our request for a suitable site. • 37% of the population of the Newbridge population under the age of 24 .The town has no central youth facility, but yet Newbridge hosts over 10% of the population of the entire county • This 2013-2019 plan should not be adopted without clarity on a centrally located state owned site being made available for a youth 	<p>Managers Response</p> <p>It is not the function or purpose of the LAP process to identify a specific site for such a use. Such a use can be provided on a range of land uses within the LAP boundary.</p> <p>Similar to policy R 7, the Council will support the provision of a Multipurpose Youth Facility through objective RAO 1.</p> <p>Manager's Recommendation</p> <p>Amend objective RAO 1 as follows:</p> <p>RAO 1: To prepare a report during the life of this Plan identifying a site(s) in or in proximity to the town centre for a Multi Use Games Area (MUGA), an active children's playground and a <u>multipurpose youth hub/centre</u></p>
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		<p>facility, or dedicate one of several derelict sites in a suitable town centre location which could improve the commercial heart of the town</p> <p><u>Liffey Linear Park.</u></p> <ul style="list-style-type: none"> • No specific mention of the retention and protection 80 meter set back is contained in the Plan. • NCD welcomes the additional lands included in the draft plan to enhance sections of the riverside amenity. • Interference in any way with the actual scale ,scope or importance of the Liffey Linear Park and its existing set back will be widely resisted 	<p>Manager's Response Amend the plan to make reference to the 80m setback (see Manager's Recommendation below).</p> <p>Manager's Recommendation Insert the following statement under Section 7.11.6 Habitat Mapping and Green Infrastructure under I. River Liffey and associated riparian habitats; <i>'No development will be permitted on either bank within 80m of the River Liffey, unless as part of the redevelopment of an existing site/development. Development along the river should front onto the river so as to ensure the passive supervision of the proposed linear park'.</i></p> <p>Amend the Lands Use Zoning Map 7 as follows:</p> <ul style="list-style-type: none"> • Reduce the area of C15 to 9.3ha • Zone an 80m buffer as F Open Space and Amenity <p>Amend Table 11 to reflect the changes above.</p>
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		<p><u>Architectural and Heritage.</u></p> <ul style="list-style-type: none"> • NCD wish to see specific reference to the need to preserve the remaining sections of the original Barrack Walls and the Archway and all associated stonework on the Athgarvan Road. • Certain internal structures remain pertaining to the original cavalry barracks within the Bord na Mona and Conleths GAA grounds. A detailed survey of these elements should be undertaken, and professional archaeological advice should be obtained regarding their preservation. <p><u>Great Connell Abbey and Site</u></p> <ul style="list-style-type: none"> • NCD and Newbridge Local History intend to carry out a geophysical survey of the adjoining 	<p>Manager's Response/ Noted.</p> <p>Managers Recommendation Although it is not possible to amend the RPS during the LAP process, a new policy will be included under section 7.11.1 Architectural Heritage as follows:</p> <p>AH 6: <i>To protect and preserve the remaining sections of the original barrack walls and cavalry barracks as follows:</i></p> <ul style="list-style-type: none"> • <i>the Archway and all associated stonework on the Athgarvan Road</i> • <i>internal structures pertaining to the original cavalry barracks within the Bord na Mona and Conleths GAA grounds</i> <p>Note – amend the numbering of subsequent policies to reflect this change.</p> <p>Structures can be added/deleted to the RPS (a live register) under Section 55 of the Planning and Development Acts 2000-2013 or at the next review of the Kildare County Development Plan 2011-2017.</p> <p>Manager's Response Noted.</p> <p>Specific reference will be made under C14</p>
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		<p>lands, to excavate the foundations and develop to its maximum as a major regional and national tourism resource</p> <ul style="list-style-type: none"> Residential zoning of the adjacent lands should be amended (if required) to reflect the primacy of the features identified in the geophysical survey, and wherever the residential zoning impinge on these archaeological features that the development site be curtailed to insure that the archaeological site is preserved for future development and to facilitate public access <p>Sligh Dala</p> <ul style="list-style-type: none"> NCD wish that in time the extension of the Liffey Linear Park to Walshestown Cross will allow for the provision of a footbridge over the Liffey at the historic Connell Ford site, and via the Sligh Dala existing pathway, access can be extended to the Great Connell Abbey 	<p>highlighting the proximity of Great Connell Abbey and Site to the lands.</p> <p>Managers Recommendation Amend zoning objective C under Table 18 Land Use Zoning Objectives by inserting the following</p> <p><i>C14 – Given the proximity of the land to Great Connell Abbey and associated ruins, a geophysical survey will be required as part of any development on the said lands.</i></p> <p>Managers Response The provision of a footbridge at this point of the river is a welcome idea and would provide greater access to the River Liffey, enhance access to the linear park (see Policy OS 4 Section 7.12.1) and secure future walking and cycle routes around the town.</p> <p>Managers Recommendation Insert a new objective under General Movement Objectives (Section n7.7) as follows:</p> <p>GMO 10: <i>To investigate the feasibility and seek the construction of a pedestrian/cyclist bridge over the River Liffey at Walshestown Cross to reinstate the old Sligh Dala route to connect with the public road (L2028) at Great Connell</i></p> <p>Amend Land Use Zoning Map 7 by inserting a bridge crossing symbol at Walshestown and</p>
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			corresponding symbol on the Map Legend.
25	Kieran Rush Consult Ltd. on behalf of Clemens Pons Ltd. with respect to lands at Athgarvan Rd./Military Rd.	<p>The submission identifies concerns associated with the following:</p> <ol style="list-style-type: none"> 1. Movement objective in Figure 16b Movement Strategy. This Strategy includes an objective for streetscape improvement works with pedestrian priority on Military Road. <p>The submission states that the primary purpose of this road is as an inner relief road to carry high volumes of traffic, including HGV's. Environmental works should not compromise the carrying capacity of the road. Reference to pedestrian priority should be removed.</p> <ol style="list-style-type: none"> 2. There is an incorrect colouring of the Urban design Areas as set out in Fig. 21. In general such design guidance may be over prescriptive. 3. Planning permission has been granted (Reg. Ref. 08/51) for a cinema and retail units in a two storey structure which exists on his clients land. To ensure no conflict, an amendment is sought under section 7.6.7 'Built Form' as follows: <i>Development along Military Road may include up to 3-4 storey developments to create a new built edge</i> 	<p>Manager's Response & Recommendations Response to items 1-3 as per response to submission no. 6.</p> <p>In addition amend the colouring in Figure 21. The drawings are indicative only as set out in section 7.6.5.</p>

		<p>4. Greater clarity is required in relation to the 'new movement corridor' illustrated on Figure 24. This movement corridor does not currently exist and follows no topographical or boundary. It is not an obvious desire line. If constructed it will fragment the site (map attached) and render the site undevelopable. It should be removed or relocated to coincide with existing boundary lines.</p>	<p>Managers Response 4. Noted.</p> <p>Manager's Recommendation Amend Figure 24 to correctly reflect the colour code of each design brief.</p>
26	NTA	<p>The submission acknowledges the relationship within the Draft LAP vis a vis transportation, movement, population projections and the core strategy as set out under the Kildare County Development Plan 2011-2017.</p> <p>The NTA supports the provision of a Masterplan for the H1 zoned land.</p> <p>The NTA have recently collaborated with KCC to create a 5 year transport investment framework programme for the county. This programme, as part of the Sustainable Transport Measures Grants (STMG) prioritises key schemes, including those for Newbridge. The LAP needs to establish a policy framework for this investment.</p> <p>Therefore the following amendments are sought by the NTA;</p>	<p>Manager's Response The collaborative work (which is ongoing) under the STMG will require the continued support of the members to <u>deliver</u> a number of projects following the adoption of the LAP.</p> <p>Manager's Response 1 & 2. The title of section 7.7 of the draft LAP is 'Movement & Transport'. The title of section 7.7.1 is</p>

		<ol style="list-style-type: none"> 1. Public Transport Policies PT1 – PT6 (pgs. 82 & 83) are re-titled ‘Movement & Transport’ policies to reflect reference to pedestrians and cyclists as well as bus and rail 2. The list of policies should incorporate the following changes; <ul style="list-style-type: none"> • First policy should reference the STMG projects with the suggested wording as follows; <i>‘to ensure that the delivery of movement and transport schemes in Newbridge 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’</i> • A second policy should reference the NTA’s draft Transport Strategy which was referenced in PT4 in the draft LAP. Suggested wording as follows; <i>‘That all development proposals would promote walking and cycling modes in Newbridge 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</i> 	<p>Public Transport because the objectives that follow relate solely to public transport facilities.</p> <p>Manager’s Recommendation</p> <p>Re-format section 7.7 as follows:</p> <ul style="list-style-type: none"> • Move all ‘General Movement and Transport Objectives’ directly under section 7.7 • Re-label all policies under Public Transport as objectives and re-number PTO 1, PTO 2 etc • Delete PT 4 and replace with new objective GMO 1 <i>‘to ensure that the delivery of movement and transport schemes in Newbridge 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’</i> • Insert new objective GMO 2 <i>‘That all development proposals would promote walking and cycling modes in Newbridge 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’</i> • renumber the objectives accordingly
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		<p>3. The list of road and street improvements as set out under objectives SRO 1 to SRO 12 in the draft LAP are appropriate</p> <p>4. Objective SRO 7 seeks the improvement of roads and streets identified under Map 2. Although identified on the map, the NTA seeks priority for the upgrade of Station Road to Charlotte Street between the town centre, rail station and developing residential areas to the north. This is partially covered under objectives (e.g. SRO 1 (c), SRO 11 (b)). High quality links to the rail station are required</p>	<p>Manager's Response 3. Noted.</p> <p>Manager's Response 4. An all encompassing objective is required to ensure that the entire stretch of roadway between the town centre and the LAP Boundary to the north along Charlotte Street/Station Rd./Milltown Rd. is subject to an upgrade with particular emphasis on a multi modal corridor with high quality links to the Rail Station. Furthermore a new link is required between lands C4 (The Meadows at Cornelscourt) and C5 (through the existing roadway at the leisure centre) to ensure that movement to/from the Station is maximised either as part of existing permitted developments or as part of any subsequent revisions. A new objective is required in this regard. Note: The NTA appear to be referring to SRO 10 (c) and not SRO 1 (c)</p> <p>Manager's Recommendation Amend GMO 7 as follows:</p> <p>GMO 7: To develop a network of safe, high quality</p>
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		<p>5. There is no objective within the list of objectives that relates to points F, G and H on the map. This may be an omission from the proposed transport links under objective SRO 6</p>	<p><u>pedestrian and cycle routes throughout the town by:</u></p> <ul style="list-style-type: none"> a) carrying out a Cycle Network Study, having regard to the NTA Greater Dublin Area Cycle Network, to determine appropriate cycle routes, and b) seeking the provision of suitable cycle infrastructure on these routes, designed in accordance with the NTA National Cycle Manual. c) <u>Upgrading Station Road between the Town Centre at the Charlotte Street/Edward Street/Main Street junction and the LAP boundary as a priority. Such improvement works must deliver a high quality urban environment within a multi-modal corridor.</u> <p>Manager's Response: 5. The omission of reference to points F, G and H are noted and will be clarified</p> <p>Manager's Recommendations Amend SRO 6 and Map Ref. 2 by replacing roads objective under H with blue dots (street/road</p>
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			<p>improvements) as there is an existing road at this location. Delete reference to H at this location. Re-word subsequent objectives and numbering accordingly.</p> <p>Amend Objective SRO 6 by adding the following subsection (d) and a statement in relation to DMURS as follows:</p> <p><i>(d) A link from the L7036 Morristownbiller Road (F) to the R416 Milltown Road (G).</i></p> <p><i>The design of these transport links shall be in accordance with the Design Manual for Urban Roads and Streets (DMURS).</i></p> <p>Amend Objective SRO 9 by deleting reference to town centre and including new subsection (c) as follows:</p> <p><i>To seek the construction of the following new Town Centre Streets, as identified on Map 2 and to preserve the routes of these streets free from development:</i></p> <ul style="list-style-type: none"> <i>a) From Main Street (i) to Military Road (j) (through Bord na Mona)</i> <i>b) From Edward Street (k) to Military Road (l) (adjacent to Lidl).</i> <i>(c) (i) From the L7036 Morristonwbiller Road</i>
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		<p>6. Objective RO 5 should be strengthened by referencing the NTA's Draft Transport Strategy for the GDA 2011-2030 rather than the 'Statement of Strategy' as referenced</p>	<p><i>(H) to the R416 Station Road at the entrance junction to the Department of Defence (I), through the lands zoned C4 & C5, utilising the existing section of street already constructed.</i></p> <p><i>(ii) From the L7036 Morrinstownbiller Road at the Meadows at Cornelscourt (J) to the new street proposed under SRO 9(C)(I) above (K) Road at the entrance junction to the Department of Defence (P, through the lands zoned C4, utilising the existing sections of street already constructed,</i></p> <p><i>These link streets streets (I & ii) will ensure that movement to/from the Station is maximised either as part of existing permitted developments or as part of any revised/future development(s)</i></p> <p>Amend Map 2 accordingly and numbering of movement/street objectives.</p> <p>Note – a final check on the numbering/lettering of the roads objectives will be completed prior to the publication of the Amendments Report.</p> <p>Manager's Response/Recommendation 6. Noted. The objective will be amended as follows</p>
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		<p>The NTA further welcomes the design briefs and in particular;</p> <ul style="list-style-type: none"> • The inclusion of aims for connectivity & movement based on permeability by introducing shared surfaces to existing carriageways • Addition of new streets in the town centre • Prioritisation of multi-modal use of Military Road under Design Briefs 2 & 3 	<p>RO 5 <i>'To prepare and implement (subject to funding) a detailed Town Improvement Scheme to visually enhance the streetscapes and key urban spaces in the Town Centre. The Scheme shall accord with the National Transport Authority's <u>'Draft Transport Strategy for the GDA 2011-2030</u> (or any subsequent Strategy) and the Dept. of Transport's <u>'Smarter Travel - A Sustainable Transport Future 2009-2020'</u> and place an emphasis on;.....'</i></p> <p>Manager's Response: Noted. However all such Design Briefs are indicative only and will guide future development in the area.</p>
27	EPA	<p>The submission raises the following issues:</p> <ol style="list-style-type: none"> 1) Where amendments to this Plan are proposed, such amendments should be screened for likely significant effects on the environment 2) An SEA Statement shall be prepared following the adoption of the Plan 3) The Plan requires a stronger commitment to the protection and management of environmental sensitivities and vulnerabilities. These include further consideration of the need for phasing and sequential testing of planned development, 	<p>Manager's Response</p> <ol style="list-style-type: none"> 1) Amendments to the Draft LAP will be screened in accordance with SEA guidelines and regulations. 2) It is the intention of the Council to prepare such a statement 3) Phasing of the lands are not considered necessary as the quantity and location of zoned residential sites complies with the provisions of the core strategy set out in the County Development Plan and are

		<p>the inclusion of a timeframe for monitoring measures and more up to date habitat mapping.</p> <p>A number of amendments to the Plan are suggested as follows;</p> <p>Part B Policies and Objectives 7.1 Compliance with Core Strategy to achieve sustainable growth Policy PLD: 1 Consideration should be given to amending <i>Policy PLD1</i> as follows: “... and apply appropriate and sustainable management measures to ensure...”</p> <p>7.3.4 Tourism Development Policy TM: 5 There would be merits in amending <i>Policy TM: 5</i> as follows: “To promote and support the sustainable development of...”</p> <p>Policy TM: 9 Given the potential for negative environmental effects associated with the creation of a heritage trail incorporating access to Pollardstown Fen, consideration should be given, where relevant and appropriate, to a commitment to the preparation of a comprehensive management plan for the fen, to include designated</p>	<p>appropriate for development over the period of the plan.</p> <p>Managers Recommendation for items 1-3 No change</p> <p>Manager’s Response Accepted</p> <p>Manager’s Recommendation Amend Policy PLD 1 to incorporate ‘and sustainable’.</p> <p>Manager’s Recommendation Amend Policy TM 5 to incorporate ‘to promote’.</p> <p>Manager’s Response Pollardstown Fen is in the care of NPWS and it is their responsibility to prepare a Management Plan for the SAC. KCC will liaise with the NPWS in this regard.</p>
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		<p>responsibilities, in order to mitigate any adverse effects which may arise.</p> <p>7.6.4 Urban Design Policies Policy UD: 4 Consideration should be given to amending <i>Policy UD: 4</i> as follows: “<i>To retain and enhance, where appropriate, mature landscaping including hedgerows and trees...</i>”</p> <p>7.11.5 Nature Conservation outside of Designated Areas Policy NH: 13 There would be merits in amending <i>Policy NH: 13</i> as follows: “<i>To promote and support opportunities for enhancement of local biodiversity features...</i>”</p>	<p>Manager’s Recommendation Amend Policy TM 9 from ‘<i>To support the creation of a Heritage Trail, incorporating access and signage to Pollardstown Fen and also taking in built heritage of the town</i>’.</p> <p>to;</p> <p><i>TM 9: To support the extension of the Newbridge Town Heritage Trail to include built and natural heritage sites including Pollardstown Fen and the Curragh</i></p> <p>Insert <u>new Policy</u> as follows:</p> <p><i>TM 10: To support the NPWS in the development and implementation of a management Plan for Pollardstown Fen.</i></p> <p>Manager’s Response Accepted</p> <p>Manager’s Recommendation Amend Policy UD 4 to incorporate ‘<i>and enhance</i>’.</p> <p>Manager’s Response Noted</p> <p>Manager’s Recommendation Amend policy NH 13 to include ‘<i>and support</i>’.</p>
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		<p>Part C Land Use Zoning <i>Map Ref: 7 'Land Use Zoning Objectives</i> is noted. It is further noted however, that Roads Objectives (i)-(v), while indicative only, would appear to have the potential for conflict with <i>New Residential</i> zonings C1, C2, C12, C13 and C15 in the Plan. Consideration should be given to de-zoning/re-zoning the above, and/or including a provision for a suitable buffer zone to mitigate against possible future conflict between proposed infrastructural and <i>New Residential</i> development. There would also be merits in providing further clarification of the assessments of indicative roads corridors in terms of the scope of the SEA.</p> <p>In terms of any planned infrastructural development such as Roads Objectives (i)-(v), it should be ensured that the requirements of the EIA, Habitats, Water Framework and Floods Directives are taken into account where appropriate.</p> <p>Where <i>New Residential</i> and <i>Industrial & Warehousing</i> zoning for future development are adjacent, as outlined in <i>Map Ref: 7 'Land Use Zoning Objectives'</i>, consideration should be given to the inclusion of buffer</p>	<p>Manager's Response Roads objectives are compatible with the residential zonings for the areas in question. While indicative at this point in time, it should be noted that all new roads will be designed and delivered in accordance with the Design Manual for Urban Roads and Streets (DMURS). A buffer zone is not required as the final setback, design and interface with residential neighbourhoods will be subject to detailed design having regard to DMURS and the Urban Design Manual (2009).</p> <p>Such Objectives were subject to a SEA which accompanied the Draft Plan. Any future application for the construction of the said roads will be subject to an Appropriate Assessment and will be assessed in accordance with the proper planning and sustainable development of the area.</p> <p>Manager's Recommendation No change</p> <p>Manager's Response Agreed.</p> <p>Manager's Recommendation Amend the setback requirement as follows:</p>
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		<p>zones where relevant and appropriate, to address the potential for negative environmental considerations such as noise etc</p> <p>The following comments relate to the Strategic Environmental Assessment Process and the Environmental Report.</p> <p>Chapter 1 Non Technical Summary Consideration should be given to including, where relevant and appropriate, a summary of how key recommendations received as part of the consultative process for the Newbridge LAP have been integrated into the Plan/SEA. This summary could also be included in the Plan where relevant and appropriate. The summary of baseline environment and key significant environmental issues is noted. There would be merits in highlighting in the NTS the potential for cumulative effects associated with both land zoning and infrastructural development. Along with <i>“the relevant aspects of the current state of the environment”</i>, consideration should be given to including in the NTS <i>“the likely evolution thereof without implementation of the plan or programme...”</i></p>	<p><i>Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (minimum 30 metres incorporating a landscaped berm) shall be provided’.</i></p> <p>Manager’s Response As part of the SEA Screening of Amendments Process, a Screening and Addendum Report will be undertaken and it will outline the key recommendations from the consultative process and how they have been integrated into the SEA/ Plan.</p> <p>As the Addendum Report will not contain a Non-Technical Summary there is no merit in including a summary of the potential for cumulative effects which is documented in Chapter 10 of the Environmental Report. All non-technical <u>(in future LAP’s)</u> summaries will require more detail on cumulative effects and the evolution of the environment without implementation of the Plan.</p> <p>Manager’s Recommendation An SEA Screening of Amendments Report will be prepared in respect of the proposed Amendments to the Draft Plan and will be placed on public display along with the proposed amendments.</p>
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		<p>Chapter 5 Baseline Environment Figure 5.3 Habitat Mapping The inclusion of Habitat Mapping for the Newbridge LAP (Figure 5.3) is acknowledged. In line with <i>Objective N10</i> of the <i>Kildare County Development Plan 2011-2017</i> “To carry out habitat mapping on a phased basis within the plan area...” consideration should be given to undertaking more up to date habitat mapping, where necessary, to further inform the Green Infrastructure objectives of the Plan.</p> <p>Chapter 7 Strategic Environmental Objectives, Targets and Indicators Table 7.1 Strategic Environmental Objectives- Objective 1 As well as “<i>Providing effective protection of biodiversity.....</i>” there would be merit in including within Objective 1, where appropriate, a commitment to “<i>promote and support the enhancement of biodiversity in the wider landscape...</i>”</p>	<p>Manager’s Response Noted. The base mapping may be updated over the period of the plan, subject to funding.</p> <p>Manager’s Recommendation No change</p> <p>Manager’s Response Objective 1 will be updated in the section Addendum to the Environmental Report which will be included in the SEA Screening of Amendments Report.</p> <p>Manager’s Recommendation Amend Table 7.1 Strategic Environmental Objectives of the ER Objective 1 as follows: <i>Protect and where appropriate, promote and support the enhancement and effective protection of biodiversity in the wider landscape and in particular protected areas and protected species</i>”.</p>
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		<p>Chapter 10 Cumulative Effects There would be merits in including in the Plan and ER environmental sensitivity mapping for the Plan area, to ensure that possible environmental conflicts associated with any potential future development are highlighted.</p> <p>Chapter 11 Mitigation Measures The comment/response to the non- inclusion of a policy to phase and monitor new residential development as set out in <i>Table 11 Further Mitigation Measures</i> is noted. In respect of any possible conflict however, both between future new residential and infrastructural development, and the location of <i>Zonings C3, C4 and C15</i> in respect of <i>Strategic Flood Risk Assessment (Map Ref. 3)</i>, there would be merits in re-considering the need for phasing, sequential testing, and monitoring of residential zoning in the Plan area, (See comments in</p>	<p>Manager's Response The Environmental Report includes a number of maps outlining the baseline environment and identifies its sensitiveness. This mapping is not included in Chapter 10 for duplication reasons. However this mapping was referred to in preparation of the cumulative impacts section of the ER.</p> <p>Manager's Recommendation No change.</p> <p>Manager's Response The subject lands C3 and C15 are within an identified area under Map 3 as requiring a site specific flood risk assessment.</p> <p>Permission has been granted for residential units on lands C4, which is partially completed in proximity to the Rail Station. The location is consistent with the NTA policy on promoting sustainable forms of transport.</p> <p>Phasing of the lands are not considered necessary as the quantity and location of zoned residential sites complies with the provisions of the core strategy set out in the County Development Plan</p>
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		<p><i>Part C Land Use Zoning in Section 1-Development Plan of this submission). Consideration should also be given to the inclusion of a specific policy/objective to reflect the inclusion of any phasing and sequential testing for proposed residential zoning.</i></p> <p>Chapter 12 Monitoring Measures Table 12.1 Monitoring and Reporting Programme Consideration should be given to the following: The inclusion of monitoring frequencies. Monitoring of both positive and negative effects, where they occur.</p> <p>The Monitoring Programme should be flexible to take account of specific environmental issues as they arise. The programme should be able to deal with the possibility of cumulative effects. The SEA Monitoring Programme should also be linked to the Plan implementation monitoring, to ensure a coordinated approach to the identification of, and remediation of, potential unforeseen issues which may arise in implementation of the Plan to ensure appropriate mitigation measures are adequate to address those</p>	<p>and are appropriate for development over the period of the plan.</p> <p>Manager's Recommendation No change</p> <p>Manager's Response The responsibility and the frequency of monitoring lies with the relevant local authority. As part of the Addendum Report contained within the SEA Screening of Amendments Report. The Council will reassess Table 12.1 to identify where possible the monitoring of both positive and negative effects and the frequency that this monitoring should be undertaken.</p> <p>Manager's Recommendation Update Table 12.1 of the ER identify where possible the monitoring of both positive and negative effects and the frequency that this monitoring should be undertaken.</p>
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		issues.	
28	Déaglán de Paor on behalf of Newbridge Tidy Towns	<p>This detailed submission outlines a number of comments on, and a number of amendments to the Draft Plan as follows;</p> <p>As a community organisation, we welcome the <i>general trust</i> of the Draft Local Area Plan, however we have considered it necessary to record our observations and suggest some amendments to the Draft Plan which we hope that the Council will consider and include in the adopted plan.</p> <p><u>General Comments</u></p> <ol style="list-style-type: none"> 1. One of the key areas which requires action is to address the many “underperforming” existing sites within the town area, which with some thought, planning input and improvement in design and presentation would draw inward commercial investment thus benefiting the town in terms of employment, its commercial viability, and the long-term progression of one of the leading commercial hubs in County Kildare 	<p>Manager’s Response</p> <p>1. The Plan recognises that there are underperforming areas within Newbridge. The Plan incorporates a range of measures – policies, objectives, studies and urban design briefs – all aimed at regenerating the town centre. It is therefore critical that the town centre zoning is consolidated and restricted to the historical core to achieve the critical mass and ensure that all higher order comparison and convenience shopping, offices and mixed use developments are diverted to the centre of the town.</p> <p>The future success of the strategy will depend <i>inter alia</i> on such policy decisions which avoid out of town retail and commercial developments where there is</p>

		<p>2. The general appearance of the town in terms of the condition, maintenance and upkeep of roads, streets, footpaths, street furniture, excessive advertising, and in general terms the “public face” presented by the town of Newbridge on a daily basis to those who live, work, carry on business or visit the town.</p> <p>3. Nationally, “dressing the street”, is becoming as important in retail areas as having an attractive window display, “dressing the street” not only improves the attractiveness of the retail / amenity space but also attracts attention and thus footfall, which is the lifeblood of business.</p> <p>4. We hope that KCC Planners will pay particular attention to these issues when considering proposed new developments, or detailed improvement plans for areas within the town of Newbridge, a town that is not visually clean and attractive will not attract inward investment</p>	<p>little chance of shared trips i.e. spin off for local retailers on Main Street.</p> <p>2.The Proposed Framework Plan (Figure 18) presents an indicative vision to enhance public spaces, streetscape improvements etc for Newbridge.</p> <p>3.The merits of ‘dressing the street’ are noted, but does not fall within the remit of the LAP process. It is up to the town’s retailers to come together to improve the overall appearance of the main street as per recommendations of ‘Newbridge Town Centre Health Check’ (May 2012) prepared by AOS Planning for Newbridge Tidy Towns Association.</p> <p>4.The Planners will have due regard to all policies and objectives as set out in the LAP and CDP when assessing planning applications for the area.</p>
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		<p>5. All planning matters relating to future and existing developments within the town must address the issue of “Community Gain” - such as the lack of youth facilities (other than for those engaged in sport), the lack of older age facilities, the dearth of non-sports related social and community activities within the town – or indeed the provision of a centrally accessible site / building or facility to facilitate such non-sport community activities.</p> <p>6. The Local Area Plan, and each and every planning and development proposal be proofed against its potential for a significant community gain.</p> <p>7. The Local Authority has a unique opportunity to redesign and rebuild a town centre in a town the size of Newbridge – which is in effect what is being proposed in the Design Brief’s - design and planning decisions which will have far reaching consequences for the future orderly growth of our town.</p> <p>8. The overall strategy of concentrating on the town centre area as the commercial heart of the town, while resisting the temptation to extend</p>	<p>5 & 6. New developments will be assessed in accordance with national planning guidance documents, in particular the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)</i> (2009) and the associated ‘<i>Urban Design Manual</i>’. Chapter 4 Planning for sustainable neighbourhoods specifically refers to community facilities.</p> <p>7. Noted.</p> <p>Manager’s Response/Recommendation; 8. The town centre as zoned on the Land Use Zoning Objectives Map 7 needs further consolidation. Therefore the Manager recommends that a number of sites (from the Keadeen Hotel to Dunnes Stores) along the Kildare Road be rezoned as per Appendices 1 & 2.</p>
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		<p>retail development to outlying areas, is most commendable</p>	<p>The introduction of a town centre zoning at these locations is unacceptable for the following reasons:</p> <ol style="list-style-type: none"> 1. Adequate lands are zoned for town centre uses within the existing town centre footprint (for example lands to the rear of Lidl, Bord na Mona etc) while a number of retail warehouses remain vacant 2. The lands do not form part of the historic core or the core retail area as identified under Map 1. 3. The zoning of the areas as A Town Centre would undermine the established town centre and divert much needed footfall away from the centre 4. Under the current economic climate it is considered prudent to consolidate the town centre and avoid the sporadic and unplanned zoning lands for 'town centre' 5. The town centre as initially proposed by the executive at pre-draft stage was based on historical reference, and the need to accommodate additional floorspace at appropriately identified locations and reflected the Core Retail Area as set out in the Draft Kildare County Retail Strategy 2010 6. Three key areas are identified for town centre expansion as follows; <ul style="list-style-type: none"> • North of Military Road
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			<ul style="list-style-type: none"> • Eastern side of Cutlery Road • Northeast of Lidl <ol style="list-style-type: none"> 7. A further four Urban Design Briefs are set out in the Plan to ensure the success of the actual town centre. 8. Figure 18 'Proposed Framework Plan' presents a detailed strategy akin to any masterplan illustrating how the entire retail block south of Edward Street/Main Street could develop in time. A conservative estimate would indicate that the area could yield in excess of 40,000sqm of retail floorspace. 9. Cumulatively these Briefs will ensure the consolidation, regeneration, vitality and viability of the town and facilitate a planned expansion of the town centre in line over the period of the plan. 10. Failure to contain the town centre zoning and allow sporadic development which 'leap-frogs' and spill out on the approach roads into the town does not constitute good planning. 11. The success of Newbridge Town centre to date is due to the concentration of development within the historical core.
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		<p><u>Specific Amendments/Comments</u></p> <p><u>2.0 Newbridge Historic Development and Urban Context:</u></p> <p>Please amend the following information: Curragh Tintawn was founded by Irish Ropes (and commenced carpet production) in 1937 (not 1933).</p> <p><u>2.2 Liffey Valley Park, Newbridge (2011):</u></p> <p>We welcome the overall strategy to continue the development of the linear park through Newbridge (Liffey Linear Park), and the proposed improvements to linkage of existing open spaces and creation of pedestrian crossings across the Liffey</p> <p><u>3.8 Town Centre:</u></p> <p>Welcome the stated overall goal to enhance the town centre and recognises the need to support the traditional town centre compromising of Main Street (Post Office to Bridge), Eyre Street, Charlotte Street and Georges Street are experiencing difficulties.</p> <p><u>3.8.1 15-20 Year Town Centre Strategy</u></p> <p><i>Please consider the following amendment:</i> “The Council will endeavour to create a more attractive</p>	<p>Manager’s Response Noted.</p> <p>Manager’s Recommendation Amend text accordingly.</p> <p>Manager’s Response Noted.</p> <p>Manager’s Response Noted.</p> <p>Manager’s Response Noted.</p> <p>Manager’s Recommendation Amend text to include reference to cycle friendly environment.</p>
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		<p>environment through the development of attractive civic spaces, fine streets and a pedestrian / cycle friendly environment.”</p> <p><u>3.11 Education</u> Please amend Table 10 Schools in Newbridge & Environs, as there are two omissions:</p> <ol style="list-style-type: none"> 1. Patrician Primary School (located on the Naas Road) has been omitted from the list of schools, and is one of the oldest schools in the town. 2. Leinster Senior College (Post Primary) (located in the Courtyard Shopping Centre) has been omitted from the list of schools. <p><u>4.0 Key Challenges:</u> Section (ii) <i>Please consider the following amendment:</i> Facilitating a high quality of urban design in the town to improve urban streets, spaces and amenities within the town, and encouraging high quality architectural design in new development, making Newbridge an attractive place to live in, visit and do business.</p> <p>Section (xi) <i>Please consider the following amendment:</i></p>	<p>Manager’s Response The omission of the two schools in error is noted.</p> <p>Manager’s Recommendation Amend Table 10 accordingly by incorporating the two schools and pupil numbers.</p> <p>Manager’s Response Noted.</p> <p>Manager’s Recommendation Amend text accordingly.</p> <p>Manager’s Response Noted.</p>
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		<p>Minimising negative impacts on key natural assets such as Pollardstown Fen, Mouds Bog, The Curragh and the River Liffey.</p> <p><u>5.0 SEA Assessment of Alternative Plan Scenarios:</u></p> <p>Section (i) <i>Please consider the following amendment:</i> Consolidation of the existing town centre by encouraging the development of underutilised sites such as the Bord na Mona lands, sites along Military Road and the developing of a new street to the northeast of Lidl, the reinvigoration of the Main Street, Edward Street, Eyre Street, and the surrounding side streets in a sensitive and appropriate manner.</p> <p>Reason: Eyre Street and Edward Street are significant commercial streets, and also need reinvigoration.</p> <p>Section (iii) <i>Please consider the following amendment:</i> Creation of a strategic employment land bank to the east of the town, and its associated road / transport network, and the expansion of the existing employment areas such as the IDA Business Park and Newbridge</p>	<p>Manager's Recommendation Amend text accordingly.</p> <p>Manager's Response Noted.</p> <p>Manager's Recommendation Amend text accordingly.</p> <p>Manager's Response Noted.</p> <p>Manager's Recommendation Amend text accordingly.</p>
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		<p>Industrial Estate.</p> <p>Reason:- The Great Connell Road approach to the Great Connell Business Park on the eastern side of the town is incapable of handling further traffic, given current warehousing and residential developments in the area.</p> <p><u>6. Protection of the Natural and Built Heritage</u></p> <p><i>Please consider the following amendment:</i> Newbridge has a unique natural geographic setting in proximity to The Curragh, Pollardstown Fen, Mouds Bog, and the River Liffey. The town also has an attractive historic streetscape with a number of protected structures of local and regional importance. This Plan will seek to retain and protect such natural and man-made assets.</p> <p><u>7.2.2 Housing Location and Density:</u></p> <p>Policy HL 2: <i>Please consider the following amendment:</i> To facilitate the provision of purpose built dwellings for those with special needs, including the needs of the elderly, persons with physical disabilities and persons</p>	<p>Manager's Response Noted.</p> <p>Manager's Recommendation Amend text accordingly.</p> <p>Manager's Response Noted.</p> <p>Manager's Recommendation Amend text accordingly.</p> <p>Manager's Response</p>
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		<p>with learning disabilities and in conjunction with state / semi state bodies, voluntary bodies and the private sector.</p> <p>Policy HL 9: <i>Please consider the following amendment:</i> To facilitate and co-operate in the provision of community facilities in tandem with residential development including, in particular, local services, schools, crèches and other education and childcare facilities, including youth facilities.</p> <p><i>Please consider the following additions to Council Policy (HL 1 - HL 10):</i></p> <ol style="list-style-type: none"> 1. To encourage the provision of landscaped pedestrian and cycle links between and within residential estates and between residential areas, the town centre, industrial areas and the railway station. <p>Reason:- To improve linkage between different parts of the town.</p>	<p>Noted.</p> <p>Manager's Recommendation Amend text accordingly.</p> <p>Manager's Response The merits of the policy are noted.</p> <p>Manager's Recommendation Insert new objective GMO 12 as follows:</p> <p>GMO 12 <i>To encourage and seek the provision of landscaped pedestrian and cycle links between and within residential estates and between residential areas, the town centre, industrial areas and the railway station</i></p> <p>Managers Response</p>
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		<p>2. Safeguard residential areas and areas of high environmental / amenity quality from the adverse effects of industrial or commercial development.</p> <p>Reason:- To ensure proper planning and safeguard amenity areas.</p> <p><u>7.3 Enterprise, Industry and Economic Development:</u></p> <p><i>Please consider the following additions to Council Policy (ED 1 – ED 6):</i></p>	<p>Table 18 outlines the zoning objectives for each land use. Under H Industrial & Warehousing, the objective states <i>‘Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (approximately 10-15 metres) shall be provided’.</i></p> <p>Managers Recommendation Amend the setback requirement as follows: <i>Where any Industrial/Warehousing land adjoins other land uses, particularly residential uses, a buffer zone (minimum 30 metres incorporating a landscaped berm) shall be provided’.</i></p> <p>Manager’s Response 1 & 2.All applications for development will be assessed in accordance with the Development Management Standards as set out under the CDP.</p> <p>Manager’s Recommendation No change</p>
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		<ol style="list-style-type: none"> 1. Ensure that all new industrial and warehousing schemes are appropriately landscaped and screened. 2. It is the policy of the Council to facilitate the continuity and encourage the expansion of established enterprises, having regard to the protection of the amenity value of neighbouring properties, and green spaces. <p><u>7.3.4 Tourism Development</u> Along with the listed key attractions - The Curragh Plains & Racecourse, Newbridge Silverware / Museum of Style Icons, Whitewater Shopping Centre, The Curragh Golf Course, Newbridge Greyhound Stadium, Riverbank Arts Theatre, The River Liffey, please consider the addition of Pollardstown Fen, County Library Headquarters, History and Family Research Centre.</p> <p>Policy TM 3: <i>Please consider the following amendment:</i> Improve the public realm by creating a retail and café culture supporting indigenous boutique style retailing on the Main Street, Edward Street and Eyre Street.</p>	<p>Manager's Response Pollardstown Fen is already noted under this section. Reference to specific uses under this section is not warranted.</p> <p>Manager's Recommendation No change.</p> <p>Manager's Response Noted.</p> <p>Manager's Recommendation Amend text accordingly.</p> <p>Manager's Response Noted.</p>
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		<p>Policy TM 7: <i>Please consider the following amendment:</i> To support the provision of appropriate signage along existing heritage, arts and tourism walking routes in Newbridge.</p> <p>Policy TM 9: <i>Please consider the following amendment:</i> To support the creation of a Heritage and Arts Trail, incorporating access and signage to Pollardstown Fen also taking in built, natural & historical heritage of the town.</p> <p><u>7.5.4 Built Form & Visual Appropriateness:</u> We welcome the statement “Unfortunately the quality of design combined with ad-hoc advertising detracts from the overall streetscape. The visual clutter further masks the historic rhythm of the street.” and look forward to this issue being addressed <u>as a matter of some urgency</u> during the lifetime of the LAP.</p>	<p>Manager’s Recommendation Amend text accordingly.</p> <p>Manager’s Response Noted.</p> <p>Manager’s Recommendation Amend policy accordingly.</p> <p>Manager’s Response Noted. As issues relating to signage etc are best suited to town centre development, a new objective will be inserted under section 7.5.9. Amendments are set out below.</p> <p>Manager’s Recommendation Delete Objective SRO 4 and reformat remaining objectives accordingly.</p> <p>Insert new objective RO 7 as follows:</p> <p>RO 7: <i>In conjunction with objective RO 5, to carry out an audit/review of all signage and surplus poles/road signs and redundant telecommunication kiosks in Newbridge town centre in order to</i></p>
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		<p><u>7.5.5 Public Open Space:</u> <i>Please consider the following additions to Council Policy (TC 1 / TC 3):</i> To protect existing open spaces and recreational areas from encroachment by other uses. Areas of open space outlined in previous planning applications shall be regarded as amenity areas and development will not be allowed on these areas.</p> <p><u>7.5.6 Transport Links & Movement:</u> The LAP should formally recognise the specific efforts of some Green Schools in their campaigns to get</p>	<p><i>rationalise signage and obsolete structures and to promote a clearly defined signage network and avoid visual clutter. The review shall have regard to the Kildare County Council Signage Policy (2013 or as amended).</i></p> <p>Reformat remaining objectives.</p> <p>Manager's Response The Kildare CDP 2011-2017 is the guiding document regarding open space provision/use.</p> <p>Manager's Recommendation No change.</p> <p>Manager's Response Noted however it is not the role/function of the LAP to recognise such worthy community initiatives.</p> <p>Manager's Recommendation No change.</p> <p>Managers Response</p>
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		<p>children to walk / cycle to school – initiatives such as “Feet First Friday” and “Walk on Wednesday”</p> <p>We welcome the recognition in the Draft LAP that “The River Liffey presents an opportunity to create an enhanced amenity area with an attractive pedestrian walkway from St. Conleth’s Bridge to the Dominican College”, and request that this aspiration <u>be included as an objective</u> in the LAP.</p> <p>We welcome Objective RO 5: “To prepare and implement (subject to funding) a detailed Town</p>	<p>Agreed. A policy/objective is required setting out the Council’s position regarding the provision of a walkway.</p> <p>Managers Recommendation Insert the following objectives:</p> <p>GMO 11: (a) <i>To investigate the feasibility and seek the construction of a new walkway/boardwalk from St. Conleths Bridge to the Dominican College (in accordance with Policy OS 4 (Section 7.12.1 Open Space and the Liffey Valley Park)), subject to obtaining the necessary funding/finance.</i></p> <p>(b) <i>To seek the provision of a new high quality pedestrian and cycle link between the R445 Naas Road and the L7045 Sexes Road, including a new crossing of the River Liffey and possible link to the school(s), as part of development of the lands zoned C20.</i></p> <p>Manager’s Response Noted.</p>
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		<p>Improvement Scheme to visually enhance the streetscapes and key urban spaces in the Town Centre.” We look forward to significant improvement in the quality of the streetscape of Newbridge, early during the lifetime of this plan.</p> <p><u>7.6.5 Design Briefs:</u></p> <p>While we welcome the general trust of the Design Briefs, we are however somewhat concerned at the height of the proposed developments – Cutlery Road and the traditional town centre for example could be developed to a height of 4 storey’s, which we believe is out of character with the traditional height of buildings in the town.</p> <p><u>While not included in any one individual design brief</u> (as it traverses three of the Design Briefs), the town’s current main centre of commercial / retail is now the block / area comprising of buildings occupied by Penny’s, Whitewater, The Courtyard, Lidl, and Newbridge Silverware, these businesses are the economic engine that could (should) drive recovery in the short-term.</p> <p>We would therefore request the Council to consider</p>	<p>Manager’s Response The Proposed Framework Plans are indicative only.</p> <p>Manager’s Response The Plan recognises the inter-relationship between these areas. An overall/composite framework plan is presented under Figure 18 ‘Proposed Framework Plan’. From this, individual design brief areas were then identified in order to tailor specific recommendations for each respective area. No additional area is therefore required.</p> <p>Manager’s Recommendation No change.</p> <p>Manager’s Response Agreed.</p>
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		<p>developing a separate Design Brief specifically covering the area occupied by the businesses listed above, obviously linked to the existing Design Briefs</p> <p>We assume that when specific development proposals are developed within the areas covered by the Design Briefs, that such proposals would go through the normal planning process – could this be clarified in the script / body of the LAP.</p> <p>7.6.6 Design Brief 1: The brief states: “Higher order commercial uses are concentrated at the periphery – for example the new Penney’s store, the Post Office and a bank to the northern edge along Main Street while smaller individual retail stores and a builders providers are located along Cutlery Road.”</p>	<p>Manager’s Recommendation Additional text to be inserted under section 7.6.5 Design Briefs as follows;</p> <p>‘.....These design briefs have been prepared to assist the different parties involved in the planning process – landowners, developers, agents, design teams and the planning authority. <u>As each of the design briefs is based on an appraisal of the area and its urban context, development proposals within each area should therefore demonstrate compliance with the respective design brief.....</u>’</p> <p>Manager’s Response Noted.</p> <p>Manager’s Recommendation Delete reference to the bank.</p> <p>Manager’s Response The subject sites are all zoned for various forms of development. This is considered appropriate having</p>
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		<p>Please note there is <i>no Bank in this block</i></p> <p>7.6.7 Design Brief 2 From a commercial development viewpoint the KCC Machinery Yard, the former carpet factory & the nearby Schlotter brownfield sites are in a commercial sense underperforming sites, which if redeveloped for higher order commercial uses would be of considerable commercial benefit to Newbridge, and have the potential to underpin the future regeneration of the town centre. Could the Council consider zoning the former Schlotter site exclusively for retail use?</p> <p>However first among these sites is the Machinery Yard site (which in as far as we can determine, primarily used for storage of materials, road maintenance machinery, admittedly with some administrative functions), should be re-developed for higher use purposes.</p> <p>We would therefore propose the re-location of the KCC Machinery Yard to a site more suited to its current use as a storage / industrial type facility – and that this proposal is included as Council Policy in this LAP.</p> <p>7.6.8 Design Brief 3: We welcome the statement that the remnants of the old</p>	<p>regard t the overall strategy to develop the town centre and surrounding areas.</p> <p>The machinery yard is zoned Town Centre which allows for a variety of higher order uses.</p> <p>Reference to the relocation of the machinery yard was addressed under submission no. 24.</p> <p>Manager’s Recommendation No change.</p> <p>Manager’s Response This issue was addressed under submission no. 24.</p> <p>Manager’s Recommendation As per recommendation under submission no. 24 i.e. insert a new policy as follows;</p> <p>AH 6: <i>To protect and preserve the remaining sections of the original barrack walls and cavalry</i></p>
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		<p>Military Barracks Wall / Arches will be protected, as they are the most significant remnants of the barrack wall existing today, however this fact needs to be recorded in your Table 15 Record of Protected Structures in Newbridge</p> <p>We welcome the plan to redesign the carriageway to accommodate cyclists & pedestrians, and particularly the aspiration to create a "<i>green boulevard</i>" as opposed to the current "link road" appearance of this carriageway, and the creation of green spaces. However excessive and unsympathetic signage is again a major difficulty along this stretch of road, and needs to be rationalised.</p>	<p><i>barracks as follows:</i></p> <ul style="list-style-type: none"> • <i>the Archway and all associated stonework on the Athgarvan Road</i> • <i>internal structures pertaining to the original cavalry barracks within the Bord na Mona and Conleths GAA grounds</i> <p>Issues relating to signage are addressed above.</p> <p>Manager's Response Noted and agreed.</p> <p>Manager's Response Agreed.</p>
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		<p>7.6.9 Design Brief 4: This area represents one of the most important centres in the town.</p> <p>However the regeneration of the Town Hall, and upgrading (or “dressing”) of George’s Street – obtaining “buy-in” from the traders / and residents - will be essential for the success of this Design Brief</p> <p><u>7.7 Movement and Transport:</u></p> <p>Policy PT 3: <i>Please amend PT 3 to read “To improve public transport facilities throughout the town including bus shelters and timetable information, and work in conjunction with public and private bus operators to co-ordinate shelters and minimise signage.”</i></p> <p>Is there any responsibility on service providers (or indeed the Council) to remove poles / signage where the service no longer serves the town (route abandoned)?</p>	<p>Manager’s Response Delete Objective SRO 4 and reformat remaining objectives accordingly.</p> <p>Insert new objective RO 7 as follows:</p> <p>RO 7: <i>In conjunction with objective RO 5, to carry out an audit/review of all signage and surplus poles/road signs and redundant telecommunication kiosks in Newbridge town centre in order to rationalise signage and obsolete structures and to promote a clearly defined signage network and avoid visual clutter. The review shall have regard to the Kildare County Council Signage Policy (2013 or as amended).</i></p> <p>Manager’s Response Refer to deletion to objective SRO 4 above.</p> <p>Manager’s Recommendation No change.</p>
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		<p><u>7.7.2 Street and Roads Infrastructure:</u></p> <p>Objective SRO 4: <i>Please consider the following amendment:</i> “To rationalise signage within the town to promote a clearly defined signage network and avoid visual clutter, in accordance with the Kildare County Council Signage Policy adopted 2013 (or as amended).”</p> <p><u>7.7.3 Parking:</u></p> <p>Objective PKO 3: <i>Please consider the following amendment:</i> “To ensure that all public and private car parking facilities are constructed with a permanent durable surface, and landscaped to a high standard.”</p> <p><u>7.8 Water, Drainage and Environmental Services:</u></p> <p>Policy PC 4: <i>Please consider the following amendment:</i> “To adequately maintain and screen, recycling facilities and to provide additional facilities if required in easily accessible locations.”</p> <p>PC 5 / CL 8: <i>Please consider the following amendment:</i> “To require that new shopping centres and commercial</p>	<p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend Objective PKO 3 as per submission.</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text accordingly.”</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text accordingly</p> <p>Manager’s Response Agreed.</p>
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		<p>neighbourhood facilities associated with new residential developments provide and maintain secure bring centres.”</p> <p><u>7.8.9 Dereliction:</u></p> <p>Council policy DT 1: “To survey derelict or vacant sites and to encourage and facilitate the re-use and regeneration of derelict land / buildings in Newbridge as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.”</p> <p><i>Please consider the following amendment:</i> “...for inclusion in the Register of Derelict Sites, which will be published on the Council Website”</p> <p><u>7.9 Energy and Communications:</u> Policy TEC 1:</p>	<p>Manager’s Recommendation Amend text accordingly</p> <p>Manager’s Response The Register of Derelict Sites is available in the Environment Section in hard copy only. There is no requirement to publish this digitally on line. However the Council will explore this possibility in the future.</p> <p>Manager’s Recommendation No change.</p> <p>Manager’s Response The Council recognises the need to improve the entire streetscape as part of the redevelopment of the town centre. Objective RO 5 specifically requires the undergrounding of utility cables as part of any Town Improvement Scheme. It is not feasible to require all new cables (for example replacement cables) to be located underground unless it is part of an overall strategy.</p> <p>Manager’s Recommendation No change.</p>
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		<p><i>Please consider the following amendment:</i> “To promote the expansion of broadband, along with Wi-Fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users. No new installation of wiring over-ground shall be permitted.”</p> <p>Reason:- To protect the visual amenity, and comply with Objective RO 5: d) “Undergrounding of utility cables”.</p> <p>Policy TEC 2: <i>Please consider the following amendment</i> “To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped and maintained, so as to minimise any adverse visual impacts.</p> <p>Reason:- There are a number of telecommunication kiosks in the town (branded Smart Telecom) which are in a very poor state of repair – in some cases in a dangerous condition, despite the fact that the units <i>have not worked for some years</i>, they remain on the footpath. While we understand that</p>	<p>Manager’s Response Agreed. Objective RO 7 (see above) includes reference to redundant telecommunication kiosks.</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text accordingly</p>
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		<p>the Council have no jurisdiction regarding the positioning of these features on the footpath, they must have jurisdiction on the general appearance of the units, and if not functioning the Council should have the authority to remove them from the street.</p> <p>Policy TEC 3: <i>Please amend TEC 3 to read “To liaise with the ESB and other utility providers to investigate and encourage where possible the ducting and underground routing of overhead power / telecom lines in Newbridge in tandem with other work programmes, such as road resurfacing and footpath construction works.”</i></p> <p><u>7.10.1 Education, Community & Cultural Facilities:</u> <i>Please amend the statement “Newbridge is served by 10 national and 4 post primary schools educating just over 6,000 students.” To reflect the issues raised earlier in this submission under “3.11 Education - Table 10 Schools in Newbridge & Environs</i></p> <p><i>Please consider the following amendments:</i></p>	<p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text/figures accordingly</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text accordingly</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation 1.Amend PKO 5 as follows <i>‘To ensure that adequate and secure bicycle parking facilities are provided as part of new educational,</i></p>
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		<p>Policy CF8: To support the Newbridge Chamber of Commerce, Newbridge Tidy Towns Committee, Newbridge Community Development and the people of Newbridge in the provision of community facilities in the town.</p> <p><i>Please consider the following additions to Council Policy (CF 1 - CF 10):</i></p> <ol style="list-style-type: none"> 1. Ensure adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments. 2. To support all schools in their development and implementation of a Green School Programme. <p><u>7.11.1 Architectural Heritage:</u></p> <p>Policy AH 5: To protect views to/from the River Liffey from St. Conleth's Bridge</p>	<p><i>recreational and commercial developments'.</i></p> <p>2. Insert new policy CF 12 as follows: <i>'To support all schools in their development and implementation of a Green School Programme'.</i></p> <p>Manager's Response The River Liffey flows through the urban centre of Newbridge. It is not feasible to quantify what type of developments may/may not be appropriate at various locations. Given that an 80m setback is prescribed along undeveloped sections of the river bank (as per Land Use Zoning Map 7), additional measures such as that proposed is not required.</p> <p>Manager's Recommendation No change.</p> <p>Manager's Response A review of the RPS was conducted for the preparation of the Kildare County Development Plan 2011-2017. The Draft LAP has included all such structures from the County RPS which are within the LAP boundary. Structures can be added/deleted to the RPS (a live register) under Section 55 of the Planning and Development Acts 2000-2013 or at the</p>
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		<p><i>Please consider the following amendment:</i> “To protect views of the River Liffey from St. Conleth’s Bridge and all other locations”.</p> <p>The submission queries Table 15 Record of Protected Structures in Newbridge and in particular why certain buildings which were included in the 2003 LAP have been de-listed from the current record.</p> <p><i>Please consider the following additions to Council Policy (AH 1 – AH 7):</i></p> <p>1. “To have carried out an appropriate</p>	<p>next review of the Kildare County Development Plan 2011-2017.</p> <p>Manager’s Recommendation No change</p> <p>Manager’s Response In response to a similar issue being raised under submission no. 24 a specific objective was inserted under C14 (Table 18) as follows; <i>C14 – Given the proximity of the land to Great Connell Abbey and associated ruins, a geophysical survey will be required as part of any development on the said lands.</i></p> <p>Manager’s Recommendation No change</p> <p>Manager’s Response Any archaeological assessments will be addressed through the development management process.</p> <p>Manager’s Recommendation No change</p>
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		<p>archaeological and geophysical survey by a licenced professional in respect of existing ruins of Great Connell Abbey and surrounding fields”.</p> <p>Reason:- Justification contained in script above.</p> <p>2. To require an appropriate archaeological survey to be carried out by a licenced archaeologist in respect of any remaining barrack features both internally within the original barracks site, and externally to record and document those artefacts which remain at this time.</p> <p>Reason:- Design Brief 1: Cutlery Road and Bord na Mona, suggests that redevelopment of these sites is probable, these sites allied with the GAA grounds would comprise of the bulk of the area which comprised of the former barracks, and it is likely that there are structures remaining which are of historical interest.</p> <p><u>7.11.3 Natural Heritage and Biodiversity:</u></p> <p><u>NH 15:</u></p>	<p>Manager’s Response This issue was addressed in submission no.7.</p> <p>Manager’s Response/Recommendation Insert the following statement under Section 7.11.6 Habitat Mapping and Green Infrastructure under I. River Liffey and associated riparian habitats;</p> <p><i>No development will be permitted on either bank within 80m of the River Liffey, unless as part of the redevelopment of an existing site/development. Development along the river should front onto the river so as to ensure the passive supervision of the proposed linear park.</i></p>
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		<p>We note with some concern that no specific mention is made of the retention and protection 80 meter set back from the banks of the Liffey, and that the plan instead states that “that the buffer zone between all water-bodies and any development is set at 15 Metres”.</p> <p><i>Please consider the following amendment to Council Policy:</i></p> <ol style="list-style-type: none"> 1. No development shall be permitted within 80 metres of the banks of the River Liffey in order to facilitate the extension of the Liffey Linear / Valley Park. <p><u>7.11.6 Habitat Mapping – Subsection 1- River Liffey & associated riparian Habitats:</u></p> <p>We very much welcome the designation of the wet woodland (WN6) as an “important habitat”, in the</p>	<p>Amend the Lands Use Zoning Map 7 as follows:</p> <ul style="list-style-type: none"> • Zone an 80m buffer as F Open Space and Amenity <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text accordingly</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation Amend text accordingly</p> <p>Manager’s Response Habitat mapping was carried out for Newbridge Town - the results of which are presented in the green infrastructure map (Map Ref. 6) Section 7.11.6 of the Draft LAP.</p>
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		<p>interests of clarity we suggest that the phrase “principal bridge” be replaced by St. Conleth’s Bridge.</p> <p><i>Please consider the following amendment:</i> The margins of the River Liffey also support pockets of semi-natural grassland and wetland such as those identified at the “Strand” area of the Liffey Linear Park located upstream of the R445 road bridge (St. Conleth’s Bridge).</p> <p>Biodiversity. We understand that a bio-diversity study of Newbridge and its environs has been carried out by Kildare County Council.</p> <p><i>Please consider the following additions to Council Policy</i> That the Biodiversity study of Newbridge & environs are mapped and published</p> <p><u>Table 18 Land Use Objectives:</u> We note with some concern that Zone H Industry and Warehousing now requires that “Where any Industrial / Warehousing land adjoins other land uses, particularly</p>	<p>Manager’s Recommendation No change.</p> <p>Manager’s Response Agreed.</p> <p>Manager’s Recommendation As per previous recommendation the 30m buffer has been reinstated.</p>
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		residential uses, a buffer zone (approximately 10-15 metres) shall be provided Please maintain the 30 Metre buffer zone, and protect residential & amenity areas from encroachment	
29	Cllr. Willie Hamilton	This submission endorses a report (attached with the submission) 'Newbridge Town Centre Health Check' (May 2012) prepared by AOS Planning for Newbridge Tidy Towns Association.	<p>Manager's Response</p> <p>The report advocates a number of urban street improvements, the creation of civic spaces, promoting the brand of Newbridge etc.</p> <p>Many of the suggested works to enhance the Main Street/Edward Street are reinforced under the Urban design Strategies as set out under section 7.6 of the Draft Plan. Funding mechanisms are also discussed, aspects of which are possible under the 5 year Transport Investment Framework Programme prepared jointly by Kildare County Council and the National Transport Agency.</p> <p>The Council will be seeking the support of the members as schemes are developed and brought forward under Part 8 of the Planning and Development Regulations 2001 (as amended) following the adoption of the LAP.</p> <p>The Manager would also commend the work by Newbridge Tidy Towns in their proactive approach to the enhancement of Newbridge.</p>

			<p>Managers Recommendation No change</p>
30	Derek Whyte on behalf of Pathways Ireland	<p>This submission raises the following issues; The existing building located in Newbridge just north of the River Liffey but within 1 kilometre of a range of social, educational, recreational and commercial facilities is an ideal location for such a building to house the uses proposed.</p> <p>Suggested amendments to the draft LAP are as follows:</p> <p>PROPOSAL No. 1</p> <p>Amend CF 3 (pg 101) from “To facilitate the development of health centres, local clinics, nursing homes in or in proximity to the established town centre in Newbridge” to</p> <p>“To facilitate the development of health centres, local clinics, nursing homes and RESIDENTIAL HOME CARE UNITS in or in proximity to the established town centre in Newbridge”</p> <p>PROPOSAL No. 2</p> <p>Table 19(pg133)</p>	<p>Manager’s Response The contents of the submission are noted.</p> <p>Manager’s Recommendation Amend Policy CF 3 to read as follows: <i>‘To facilitate the development of health centres, local clinics, nursing homes <u>and residential home care units</u> in or in proximity to the established town centre in Newbridge’.</i></p> <p>Manager’s Response The Land Use Zoning Matrix is not an exhaustive list of uses. Furthermore the primary objective of the Land use Zoning Objective B Existing</p>

		<p>Amend Land Use Zoning part C matrix to include a land use as a residential care home (as distinct from Nursing Home) under Land Use B – Existing Residential Infill to be permitted in principal. This proposal seeks to expressly state “Residential Care Home” in the zoning matrix which we feel is distinct and separate from nursing Home status.</p> <p>PROPOSAL No. 3(PG 28) To amend HL 2 from “to facilitate the provision of purpose built dwellings for those with special needs, including the needs of the elderly, persons with physical disabilities and persons with learning disabilities and in conjunction with voluntary bodies and the private sector”</p> <p>“to facilitate the provision of purpose built dwellings AND THE MODIFICATION OF EXISTING DWELLINGS AND/OR APPROPRIATE BUILDINGS for those with special needs, including the needs of the elderly, persons with physical disabilities, persons with learning disabilities AND YOUNG PERSONS IN STATE CARE</p>	<p>Residential/Infill is <i>‘To protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services’.</i></p> <p>Therefore such a use will be assessed on a case by case basis subject to preserving the overall residential amenity of the area.</p> <p>Manager’s Recommendation No change.</p> <p>Manager’s Response Section 7.2.2 relates to ‘Housing Location and Density’. As such Policy HL 2 specifically refers to new purpose built dwellings for various end users. Reference to the modification of a dwelling for the said use is not appropriate.</p> <p>Reference for the purpose of young persons in state care is acceptable and should be incorporated into the policy.</p> <p>Manager’s Recommendation Amend Policy HL 2 to read as follows: <i>‘To facilitate the provision of purpose built dwellings for those with special needs, including the needs of</i></p>
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		ON A SHORT TO MEDIUM TERM TEMPORARY BASIS and in conjunction with voluntary bodies and the private sector”	<i>the elderly, young persons in state care, persons with physical disabilities and persons with learning disabilities in conjunction with voluntary bodies and the private sector’</i>
31	John Spain Associates on behalf of Whitewater Shopping Centre	<p>This submission seeks the following:</p> <ol style="list-style-type: none"> 1. Requests that a specific policy be included in the Newbridge LAP aimed at promoting and encouraging the consolidation of, and further development of, Newbridge town centre for higher order comparison retail purposes, in accordance with its role as a Level 2 centre in the Retail Hierarchy, in order to counteract the attraction of Kildare Village Outlet Centre 	<p>Manager’s Response</p> <p>1.It is not the role of the LAP to list policies which denounce or undermine the role of another centre in the County on the basis of competition between private companies. Furthermore Kildare Village is a specialised retail format as recognised in the Retail Planning Guidelines 2012 and therefore offers a niche shopping experience at regional, national and even international level.</p> <p>The retail function for County Kildare is set out in the Kildare County Development Plan 2011-2017 and the LAP must therefore be consistent with Chapter 9 of the said Plan as informed by the Draft County Retail Strategy 2010.</p> <p>The LAP actively promotes the Town Centre under sections 7.5 to 7.6 with a plethora of stated policies, objectives and design strategies/briefs to improve the vitality and viability of the centre and enhance the public realm.</p>

		<p>2. Concerns are also expressed regarding Figure 16b Movement Strategy – Whilst streetscape upgrades are welcomed in principle, any such works should be undertaken in a manner which does not reduce the capacity of the road or the ability of the road to provide access to Whitewater Shopping Centre and Newbridge town centre</p>	<p>Managers Recommendation No change</p> <p>Manager's Response 2. All works which are carried out consequent of the Urban design Strategy will accord with the recently published Design Manual for Urban Roads and Streets (DMURS) as set out in the following Movement Objective</p> <p>GMO8: To ensure that all works in Newbridge accord with the principles as set out in the Design Manual for Urban Roads and Streets (2013).</p> <p>In addition, the need for appropriate traffic management strategies for the town is recognised, and access to the town centre, including Whitewater Shopping Centre, will be considered in detail under the following Movement Objectives:</p> <p>GMO1: To review and update the Newbridge Traffic Management Plan on an ongoing basis to ensure that the specific measures contained within it reflect the development of the town.</p> <p>GMO2: To continue to seek the implementation of the recommendations of the Traffic Management Plan, or as may be amended.</p> <p>Manager's Recommendation</p>
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			No change
32	John Spain Associates on behalf of Pat Moore builders for lands at Walshestown	<p>The submission seeks the reinstatement of the residential zoning for the following reasons:</p> <ul style="list-style-type: none"> • The majority of the subject site (6.9 hectares) is zoned 'D: Low density residential' in the current Newbridge LAP 2003. The Draft Newbridge LAP 2013 proposes to amend this zoning to 'I – Agricultural'. • The proposed 'F- Open Space and Amenity' zoning around the eastern and southern edges of the site is considered appropriate having regard to the presence of the River Liffey and the M7 motorway • Only one other site, which is subject to flood risk, other than the subject site has been downzoned. • There is no reasoned justification set out in the Draft LAP for the selection of the subject lands at Walshestown for downzoning • The principle of residential development on the subject lands has been established by way of the current residential zoning in the Newbridge LAP and the planning history on the site. • Other lands which have retained their residential zoning are less suitable for residential development than the subject lands. 	<p>Manager's Response</p> <p>Lands zoned for New Residential development under the Draft LAP are based on a number of qualifying criteria such as;</p> <ul style="list-style-type: none"> • Compliance with the core strategy (quantum of units) as prescribed under the KCDP and Regional Planning Guidelines • Whether a site/lands have an established permission or partially under construction • Location vis a vis town centre, services and proximity to the rail station • Sequential development from the town centre • Flood risk assessment <p>Following a review of the zoning in this area, it was noted that there is a mapping error as lands within the 90m reservation from the M7 are zoned as F Open Space and Amenity. Only the 80m setback should be maintained along the river as F.</p> <p>Managers Recommendation</p> <p>Amend Land Use Zoning Objectives map by zoning lands within the 90m reservation of the M7 as I Agriculture.</p>

		<p>The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) seeks to apply net densities of 35 units net on outer suburban / greenfield lands. The Draft Newbridge LAP underestimates the quantum of land zoned for residential purposes required over the plan period by:</p> <ul style="list-style-type: none"> (i) Applying net density measurements to a gross site area gives an incorrect calculation of the amount of residential units that could be developed on the site area. This does not account for public open space and internal distributor roads. The quantum of zoned land required is therefore higher than that provided for in the Draft LAP; (ii) Applying a density of 35 units per hectare net to all lands zoned for new residential development fails to take into account the fact that the majority of zoned land is in peripheral locations, adjoining existing low density suburban housing, and is likely to be developed for densities lower than 20 units per hectare (net) taking into account the nature and density of existing development in particular (iii) Having regard to the above, it is considered that the quantum of proposed new residential land zoned in the Draft LAP represents a shortfall of circa 985 no. housing units, equivalent to at least 28 hectares of land. 	<p>Managers Response</p> <p>The densities as set out in the Draft Newbridge LAP are in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009). Appendix A of the said guidelines specifically states '<u>All densities quoted in these guidelines are net densities</u>'. Therefore the unit projections fully accord with the guidelines and are based on net density figures.</p> <p>Managers Recommendation:</p> <p>No change</p>
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		(iv) It is respectfully submitted that, notwithstanding the submissions made above, where there is a requirement to remove residential zoning objectives to ensure compliance with the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022, but the lands which are being considered in this regard are otherwise suitable in principle for development, then consideration should be given to replacing the existing residential zoning objective with another objective, such as enterprise or retail	
33	John Spain Associates on behalf of Newbridge Silverware	<p>The submission requests the Planning Authority to reconsider the proposed zoning of this site (2.1 acres) and to zone the site from Q Enterprise & Employment to ‘town centre’ uses to reflect the nature and importance of the existing retail and tourism uses on the site, which are of a town centre nature.</p> <p>The site consists of the Newbridge Silverware Visitor Centre, which contains a Retail Showroom, the Silver Restaurant and the Museum of Style Icons. The production facility, storage and offices are located to the rear of the Visitor Centre</p> <p>Newbridge Silverware have a long term objective to relocate their production and office facilities to suitably zoned lands in an out of centre location and to develop a high quality modern visitor centre, to accommodate the retail showroom, restaurant and museum uses on</p>	<p>Manager’s Response</p> <p>The zoning of the site under the 2003 LAP is Industrial and Warehousing. It is proposed to rezone these lands as ‘Q Enterprise and Employment’.</p> <p>Under ‘Non-conforming uses’ (Section 8.3), the Draft LAP states that;</p> <p><i>Throughout the town there are uses that do not conform to the zoning objectives for that area. These are uses which:</i></p> <ol style="list-style-type: none"> 1. <i>Were in existence on 1st October 1964,</i> 2. <i>Have valid permissions or,</i> 3. <i>Have no permission and which may or may</i>

		<p>the subject site. In order to support this objective a 'town centre' or 'retail / commercial' zoning is required to deliver a high quality mixed use redevelopment of this edge of centre site. The introduction of such a zoning objective would acknowledge the established retail, commercial and cultural uses on this site.</p> <p>The proposed Q land use zoning objective is overly restrictive and does not allow the existing uses on site.</p> <p>If the Planning Authority are not favourably disposed to extending the 'Town Centre' zoning onto this site it is respectfully submitted that at the very least a 'Retail /Commercial' zoning should be introduced on these lands, having regard to the established uses.</p>	<p><i>not be the subject of enforcement proceedings.</i></p> <p><i>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.</i></p> <p>It is considered that there is adequate scope for reasonable extensions to Newbridge Silverware within the existing zoning. Furthermore it is imperative that a concise and compact town centre zoning applies across the board.</p> <p>Manager's Recommendation</p> <p>The Council recognises the importance of the brand 'Newbridge Silverware' which is synonymous with the town. Therefore in order to promote the facility the following policy is proposed under section 7.3.3</p> <p><i>ED 7 To support and encourage the development of Newbridge Silverware as a tourism facility of national and international significance, including the improvement and expansion of existing facilities where appropriate in accordance with the proper planning and sustainable development of the area.</i></p>
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34	Tom Phillips Associates on behalf of Oakgale Developments for lands at Little Connell	<p>The submission raises 3 concerns;</p> <ol style="list-style-type: none"> 1. A significant part of the landholding has been downzoned from Objective H (Industrial and Warehousing, subject to Masterplan) in 2003 to Objective I (Agricultural) in the Proposed LAP. The boundary has also been altered in the northeast section of the town. <p>This is a dilution of the quantum of employment zoned land available in Newbridge, which runs contrary to the strong employment generating policies underpinning the Proposed LAP.</p> <ol style="list-style-type: none"> 2. These lands should be zoned Objective H1 and form a strategic part of the overall landholding, having previously formed an important part of a coherent Masterplan for the site 	<p>Manager's Response</p> <p>1 & 2 The Plan sets out the overall strategy for the economic, physical and social development of Newbridge. Section 7.3.3 specifically states that a total of 204 hectares are zoned for industrial and warehousing uses. Of this 9.2 hectares are undeveloped in the IDA Business Park on the Green Road while 110 hectares are available in the strategic land bank to the south and east of Pfizer. This vast quantum of lands is considered sufficient to cater for employment generation over the period of the Plan and beyond.</p> <p>The boundary/zoned area has been altered for the following reasons:</p> <ul style="list-style-type: none"> • It is necessary to have a clear demarcation between zoned areas to ensure geographic separation between developed areas. Newbridge and Toughers Industrial Park are close to merging and it is important from a planning perspective to prevent such conglomerations. • There was an overprovision of industrial and warehousing lands under the 2003 LAP • Sufficient quantum of lands remain available for development • The previous proposal to construct a new GAA stadium in the northeast is not realistic in the current climate
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		<p>3. There is a disjoint between the permissible uses under the primary Objective H zoning category as noted on the Land Use Zoning Matrix (Table 19) and the uses that might be facilitated on the Objective H1 lands. Objective H1 does not feature at all on the land use matrix nor does the text describing EDO1 provide any detail regarding the uses that may</p>	<ul style="list-style-type: none"> • It was deemed appropriate to identify a more concise area to ensure concentrated forms of development within a refined masterplan area setting out specific targets in areas such as phasing, design, layout, transport/movement, landscaping etc. <p>However given that part of the roads objective is currently outside the development boundary, it is considered prudent to extend the LAP to incorporate such infrastructure. The lands shall remain zoned as I Agriculture.</p> <p>Manager's Recommendation Amend the LAP development boundary on the Land Use Zoning Map 7 to incorporate the full extent of the roads objective running through the H1 lands. In extending the boundary east, the boundary to the south shall be reduced accordingly. The intermittent lands shall be zoned as I Agricultural.</p> <p>3. The H1 lands are subsidiary to the overall zoning objective for the lands. H1 denotes that the lands are subject to a masterplan in accordance with objective EDO 1. A specific indication of land uses under the zoning matrix is not required. The land uses are specified under objective H.</p>
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		be permitted on the lands. This issue requires greater clarity in order to provide certainty to future investors and potential occupiers as to what uses will be acceptable within the zone	<p>Manager's Recommendation No change</p>
35	The Planning Partnership on behalf of Lidl Ireland GmbH Great Connell	<p>The submission seeks the following:</p> <ul style="list-style-type: none"> • The LAP should recognise the importance of the RDC as a significant employer within Newbridge and County Kildare • Consider policies and objectives to favourably consider the growth, expansion and enhancement of the existing RDC at Great Connell • Economic Development Objective EDO1 should not prejudice the continued operation and potential expansion of currently operational business i.e clarification wording should be introduced into the plan objective text to allow and consider existing operational business and respectfully as follows: <i>'Existing businesses operating in or adjacent to the proposed H1 zoning should not be prejudiced from expansion plans and will be facilitated accordingly'</i> 	<p>Manager's Response The Masterplan lands exclude the Lidl distribution centre and relates to new development. The roads objective does however traverse along the existing entrance at Greatconnell.</p> <p>Manager's Recommendation No change</p>

36	Whelan O'Connor on behalf of Martin Ferris Receiver for McIntyre for lands at Ballymany	<p>This submission relates to 15.4 ha (38 acres) of land currently zoned C2 under the Draft LAP. The basis of this Submission is two-fold:</p> <ol style="list-style-type: none"> 1. Extend the residential zoning to the entire landholding (i.e. an additional 1.1ha) 2. Clarify that a residential density of 30-50 units to the hectare applies to the subject site. 	<p>Manager's Response</p> <ol style="list-style-type: none"> 1. The entire landholding <u>is</u> zoned under the Draft LAP 2. The density of any <u>new</u> scheme should have regard to <ul style="list-style-type: none"> • The permitted scheme on site • the sensitivity of the site vis a vis proximity to the Curragh and the topography of the site • the requirement for a new street/road through the site <p>It is therefore recommended that the density of lands at C2 shall not exceed 15 units per ha.</p> <p>Manager's Recommendation Amend zoning objective C under Table 18 land Use Zoning Objectives by inserting the following</p> <p><i>C2 – A maximum density of 15 units per hectare will apply</i></p>
37	Margaret Whiteley	<p>This submission request that the Moore Avenue/Millfield public right of way be highlighted with regard to the local area plan. Presently there is a process in place to extinguish this right of way and this contradicts the draft LAP in terms of movement to public transport and the town centre.</p>	<p>Manager's Response</p> <p>This is a specific issue relating to the Moore Avenue/Millfield area and an independent arbitrator is dealing with this issue. It is not proposed to highlight this specific issue under the LAP. Overall the Plan will continue to support movement in and</p>

			<p>around the town, especially trips which encourage public transport and a modal shift.</p> <p>Manager's Recommendation No change</p>
38	Dermot Whiteley	As per submission no. 38	As per submission no. 37.
39	Patrick O'Sullivan on behalf of the DECLG	<p>The submission raises the following issues:</p> <ul style="list-style-type: none"> • The Department regard the LAP is a broadly appropriate planning framework for sustainable growth and development of the town • It is not clear how the amount of undeveloped residentially zoned land to meet the core strategy of the CDP has been calculated • A suggested template is attached to provide greater clarity • Irish Water will be the decision making authority and service provider regarding water and waste water matters. The planning authority may wish to review the water and waste water section of the draft LAP in the light of this transfer of responsibility 	<p>Manager's Response The LAP has outlined a clear rationale for the population projections based on in-depth analysis of all lands recommended for new residential zonings. The statement that the strategy is acceptable to the dept. is welcome.</p> <p>The remaining comments are noted.</p> <p>Manager's Recommendation A statement will be included in the introductory pages to the LAP stating the following:</p> <p><i>'From January 2014 Irish Water, as the public water utility provider, will be responsible for operating and providing public water and waste water services in Ireland. Irish Water will operate as an independent State owned subsidiary within the Bord Gáis Éireann Group. Note: This may impact on the stated policies and objectives in the LAP.'</i></p>

40	John Holden on behalf of Sarsfields GAA Club	This submission states that the club would have an interest in c. 7 acres of the C2 lands if NAMA were unable to sell the land	<p>Manager's Response Noted</p> <p>Manager's Recommendation No change</p>
41	John Holden on behalf of Sarsfields GAA Club	As per submission no. 40	As per submission no. 40
42	David Mulcahy on behalf of Patricia McGrath for lands at Crotanstown.	<p>This submission relates to 9.2ha of lands which are zoned Industrial and Warehousing under the Draft LAP.</p> <ul style="list-style-type: none"> • There is a discrepancy as the lands are zoned as H2 but there is no reference to H2 in the written text • The owner would welcome the provision of a masterplan for the area in order to guide development and have provided a masterplan to indicate how this may be achieved • There is a requirement to clearly state that access to the lands should be via the existing spine road through the IDA Industrial Estate 	<p>Managers Response Reference is made to lands zoned H2 under Policy ED 5 (Page 35) wherein it states: '<i>To promote the IDA Business Park (H2 lands) and the strategic landbank on the east of the town (H1 lands) as appropriate sites to develop employment uses appropriate to its land use zoning</i>'</p> <p>It is agreed that additional text is required in order to clarify the exact purpose of the H2 lands.</p> <p>Managers Recommendation In order to clarify the H2 lands under the zoning objective H Industrial & Warehousing, it is proposed to insert the following in Table 18 Land Use Zoning Objectives;</p> <p><i>H2 Lands – These lands are identified for the</i></p>

			<p><i>expansion of the IDA Business Park off the green Road. Access should be provided via the existing spine road through the IDA lands. A masterplan shall be prepared for the 9.2ha as part of any application for development. Screen planting (minimum 15m) must be provided along the entire eastern boundary where the lands abut other land use areas.</i></p> <p>Amend Map 7 by inserting a blue line around the H2 lands indicating that the lands will be subject to a masterplan.</p> <p>Amend the Map 7 Legend by deleting 'H1'.</p> <p>Policy ED 5 should also be amended as follows: '<i>To promote the IDA Business Park (and adjoining H2 lands) and the strategic landbank on the east of the town (H1 lands) as appropriate sites to develop employment uses appropriate to its land use zoning'</i></p>
43	David Mulcahy on behalf of Tom Tracey for lands on the Green Road	<p>The submission proposes the rezoning of 3.8ha of land to the southwest of Newbridge It is submitted that;</p> <ul style="list-style-type: none"> • The lands are brownfield in nature incorporating existing structures including 2 dwellings, outbuildings, stables, tennis courts, swimming pool etc. It is contended that the lands should 	<p>Managers Response</p> <p>While it is noted that there are a number of outbuildings and old ruins (associated with gardeners cottages etc), there are two dwellings on site (the Gatelodge and Curragh Grange House). As the submission relates to 3.6ha, zoning the lands as</p>

		<p>be re-zoned as B Existing Residential/Infill</p> <ul style="list-style-type: none"> • The lands are brownfield in nature and currently outside the development boundary • The lands are located adjacent to schools, which are outside the development boundary. It is contended that this is an anomaly in the Plan • A material contravention would be required to develop these lands • The lands form part of the town's urban footprint • There are public footpaths connecting directly to the town • It would lead to the orderly development of the lands in the area rather than the haphazard form currently present • Foul services are available • The development of these lands would not interfere with the natural heritage of the Curragh as there is a clear buffer between the lands and the Curragh • A football pitch for the adjoining schools is proposed as community gain 	<p>B Existing Residential/Infill is not considered appropriate.</p> <p>The Kildare County Development Plan actively promotes the re-use of redundant farm buildings as tourism and residential uses. For example Policies RH16, RH28 (Section 4), Policy ECD 45 (Section 5.9.8 Agriculture Based Tourism Policy), Policy RRD 4 Section 10.5 Rural Development Policy).</p> <p>Notwithstanding the above the following is noted;</p> <ul style="list-style-type: none"> • The lands are outside the development boundary of the LAP • Adequate lands have been zoned in accordance with the Core Strategy as prescribed under national, regional and county policy. The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on the existence of existing valid planning permissions and the application of the sequential test given their proximity to the town centre and associated services. • It is imperative that the town boundary does not extend further beyond the M7 as the overall thrust of the plan as advocated
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			<p>under the Strategic Environmental Assessment (SEA) is to consolidate the town over the period of the plan</p> <ul style="list-style-type: none"> • It would represent leapfrogging of more appropriate lands closer to the town centre <p>Manager's Recommendation No change</p>
44	Fitzgibbon McGinley on behalf of Shane Campbell for lands at Kellsborough House	<p>This submission seeks the rezoning of lands (18.4ha) at Walshestown for the following uses:</p> <ol style="list-style-type: none"> 1. E2 Community/Education – Nursing Home 2. NC Neighbourhood Centre 3. C New Residential <p>A masterplan for the site has been submitted showing the location of each of the above areas within the overall landholding.</p> <p>The submission further contends that there;</p> <ul style="list-style-type: none"> • Is a shortfall of residentially zoned lands/units within the plan • Is a requirement for a nursing home in Newbridge • A number of mature trees should be retained on site • Crotanstown House will be retained and integrated as part of the nursing home 	<p>Managers Response The planning merits of the submission and masterplan are noted.</p> <p>Adequate lands have been zoned for residential purposes in accordance with the Core Strategy as prescribed under national, regional and county policy.</p> <p>The current location of the proposed New Residential zoned lands as identified in the draft plan are considered acceptable based on valid planning applications and the application of the sequential test given their proximity to the town centre and associated services and having regard to the Strategic Environmental Assessment (SEA) which seeks to consolidate the town over the period of the plan. No additional zonings are required.</p> <p>Managers Recommendation</p>

		<ul style="list-style-type: none"> • The gate lodge will be retained • Walkways/Connections are proposed to the existing residential and industrial developments at Curragh Grange, Liffey Hall and the Industrial and Warehousing Lands zoned H2 <p>The E1 Educational lands will be relocated to the eastern section of the site along the existing stream.</p>	No Change.
45	Horan Rainsford on behalf of the Keadeen Hotel	<p>This submission raises an issue with respect to the zoning of the lands as A Town Centre.</p> <p>Under land use zoning objective L the following statement is noted in the Plan: <i>The purpose of this zoning is to reflect the established hotel use on site (Keadeen Hotel) and to provide for new and improved leisure and amenity facilities and other ancillary uses on site</i></p> <p>This remains despite the decision of the Councillors to retain the 2003 Town Centre Zoning.</p> <p>The town centre zoning should be retained to ensure a number of complimentary uses on the site which are considered underutilised.</p>	<p>Managers response:</p> <p>The statement <i>'The purpose of this zoning is to reflect the established hotel use on site (Keadeen Hotel) and to provide for new and improved leisure and amenity facilities and other ancillary uses on site'</i> was not deleted following the motion to re-instate the 2003 Town Centre zoning by the members on May 28th 2013.</p> <p>The town centre as zoned on the Land Use Zoning Objectives Map 7 needs further consolidation. Therefore the Manager recommends that a number of sites (from the Keadeen Hotel to Dunnes Stores) along the Kildare Road be rezoned as per Appendices 1 & 2.</p> <p>The town centre zoning <u>at this location</u> is unacceptable for the following reasons:</p> <ol style="list-style-type: none"> 1. The Planning Authority refused pp on two

			<p>previous occasions for an Aldi store in the overflow car park of the Keadeen Hotel (11/903 upheld by ABP PI 09.239894) on basis that it;</p> <ul style="list-style-type: none"> a. is outside the retail core of the town b. would undermine the retail function of the town centre c. would be contrary to the RPG's, KCDP and 2003 LAP to channel retail development into the town centre where it would contribute to the vitality and viability of the town centre and strengthen the retail function of the town. <ol style="list-style-type: none"> 2. Adequate lands are zoned for town centre uses within the existing town centre footprint (for example lands to the rear of Lidl, Bord na Mona etc) while a number of retail warehouses remain vacant 3. The lands do not form part of the historic core or the core retail area as identified under Map 1. 4. The zoning of the areas as A Town Centre would undermine the established town centre and divert much needed footfall away from the centre 5. Under the current economic climate it is considered prudent to consolidate the town centre and avoid the sporadic and
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			<p>unplanned zoning lands for 'town centre'</p> <ol style="list-style-type: none"> 6. The town centre as initially proposed by the executive at pre-draft stage was based on historical reference, and the need to accommodate additional floorspace at appropriately identified locations and reflected the Core Retail Area as set out in the Draft Kildare County Retail Strategy 2010. 7. Three key areas are identified for town centre expansion as follows; <ul style="list-style-type: none"> • North of Military Road • Eastern side of Cutlery Road • Northeast of Lidl 8. A further four Urban Design Briefs are set out in the Plan to ensure the success of the actual town centre. 9. Figure 18 'Proposed Framework Plan' presents a detailed strategy akin to any masterplan illustrating how the entire retail block south of Edward Street/Main Street could develop in time. A conservative estimate would indicate that the area could yield in excess of 40,000sqm of retail floorspace. 10. Cumulatively these Briefs will ensure the consolidation, regeneration, vitality and viability of the town and facilitate a planned expansion of the town centre in line over the
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			<p>period of the plan.</p> <p>11. Failure to contain the town centre zoning and allow sporadic development which 'leap-frogs' and spill out on the approach roads into the town does not constitute good planning.</p> <p>12. The success of Newbridge Town centre to date is due to the concentration of development within the historical core.</p> <p>Managers Recommendation</p> <ul style="list-style-type: none"> • Rezone the hotel as L Leisure & Amenity to reflect the established use on site. • Rezone the adjoining apartments as B Existing Residential/Infill to reflect the established residential use on site • Rezone the Ballymany shopping centre as D Neighbourhood Centre to reflect its role for the local community • Rezone McLoughlins Garage as J Transport & Utilities which is consistent with other similar garages/areas in the town and county <p>Refer to Appendix 2 attached for more details. .</p>
46	Raphael Ryan on behalf of Newbridge Local	This submission raises the following issues; 1. The RPS (p103-104) does not mention the following:	<p>Managers Response</p> <p>1. Structures can be added/deleted to the RPS</p>

	History Group	<ul style="list-style-type: none"> • barracks wall at Ryston • watering gates along the river bank • the Recreation Building (Bord na Mona offices) • the magazine in the grounds of a house on the east side of the GAA grounds. <p>Although the Plan states that the list is purely for information purposes, by not being specifically mentioned on the Local Area Plan, their historical significance will be undermined.</p> <p>2. The plan to establish a salt barn in the Council machinery yard at the Whitewater as a detrimental move in such a commercially active area, and directly across the road from Newbridge Silverware and its Museum of Style Icons. It is an unsightly structure and gives out all the wrong messages. Indeed, the very Council yard deserves a better, safer location outside the town.</p> <p>3. With regard to land zoning close to Great Connell Abbey, we would like to see the Local Area Plan acknowledge the impact of the geophysical survey that has been carried out in the area and to curtail development so that the area's historical importance be preserved and be accessible to all.</p>	<p>(a live register) under Section 55 of the Planning and Development Acts 2000-2013 or at the next review of the Kildare County Development Plan 2011-2017.</p> <p>See response to submission no. 24 above and provision of a new policy (AH 6) to address such concerns.</p> <p>2. The construction of the Salt Barn is subject to a Part 8. Issues relating to the unsuitability or otherwise should be addressed via a submission. The longer term strategy is to relocate the yard to a more suitable location thus releasing this site for appropriate town centre development in accordance with the Urban Design Brief 3</p> <p>3. Response as per submission no. 24</p> <p>Managers Recommendation No change</p>
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47	RPS on behalf of Kildangan Stud regarding lands at Old Connell Stud Farm	<p>This submission raises the following issues:</p> <ul style="list-style-type: none"> • The Draft Plan has re-zoned a large section of the 183ha (452 acres) as F Open Space and Amenity without justification. This is unnecessary, unwarranted and would be detrimental to the continued and future operation of the stud farm • The objective 'F' does not permit stable yards, workshops and other agricultural buildings 	<p>Managers Response</p> <p>This zoning was consequent of the recommendations set out in the Liffey Valley Park study for Newbridge (2011)</p> <p>Objective F states the following; <i>'Existing agricultural uses in open spaces area will continue to be permitted and reasonable development proposals in relation to this issue will be considered on their merits'</i>.</p> <p>This is considered sufficient to ensure the continued operation and protection of existing farms within areas zoned F</p> <p>Managers Recommendation</p> <p>In order to address the specific concerns raised in the submission, the F Open Space and Amenity zoning will be principally restricted to the 80m corridor which is consistent with other areas of the town. However there are areas within the landholding which are identified within the 100 year flood zone and should therefore be retained as F Open Space and Amenity</p> <p>Amend Land Use Zoning Map 7 to reflect these changes</p>
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48	RPS on behalf of Kildangan Stud regarding lands at Ballymany	<p>This submission seeks the rezoning of lands at Ballymany Stud from I Agricultural to Q Enterprise and Employment. The main reasons are as follows:</p> <ul style="list-style-type: none"> • The lands on the south-eastern side of the road, which are located within the development boundary of the Draft Newbridge LAP 2013, are now redundant and superfluous for use as stud farm lands, and are capable of accommodating more appropriate land uses • The lands are currently zoned for the development of Equine Business in the 2003 Local Area Plan. However, the goal of this zoning objective - to facilitate the relocation of Horse Racing Ireland (HRI) and associated uses - has already been fulfilled • The lands provide an important opportunity to provide much needed high value employment sited within the town's development boundary and at the main entry point into the town • The potential for economic success of a business campus located at the edge of a large town with easy access onto the national motorway network has already been acknowledged in the Draft Maynooth LAP • The Draft LAP proposes to rezone only 7.2 hectares of land near Newbridge's town centre (previously zoned as Industrial and Warehousing) to the newly introduced zoning category 'Q - Enterprise and Employment'. No other 'Enterprise and Employment' zoned lands are proposed for the entire Draft LAP area 	<p>Managers Response</p> <p>The lands are located proximate to the Curragh and are visually sensitive on a key approach road to Newbridge.</p> <p>Sufficient lands have been zoned at appropriate locations for employment generating uses, such as Industrial and Warehousing, Town Centre and Enterprise and Employment. Additional lands are not required in such circumstances.</p> <p>Managers Recommendation</p> <p>No change</p>
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		<ul style="list-style-type: none"> • The Draft LAP has failed to considered whether Foreign Direct Investment companies (or expanding indigenous companies) seeking a base outside Dublin City would rather prefer a high quality landscaped campus-style office development with immediate access to the national motorway network instead of the smaller-scale town centre proposals being put forward by the Draft LAP • In comparison with Naas and Maynooth, Newbridge has a disproportionate quantum of lands zoned for higher order enterprise and employment lands • The development of a modern and vibrant high-tech/service industry business campus on the subject site will strengthen the town's positive visual identity by creating a well defined entrance to the town. 	
49	Tom Phillips Associates on behalf of the Dominican Fathers regarding lands at Newbridge College	<p>This submission seeks the rezoning of 4.9ha of lands from F Open Space and Amenity to C new Residential. The following arguments support the rezoning:</p> <ul style="list-style-type: none"> • The lands are considered surplus to the requirements of the College. In addition the removal of the roads objective through the land (as contained under the current 2003 LAP) removes the 'sterilisation' on the lands. • Spatially, the lands are located proximate to the established urban centre and sequentially is 	<p>Managers Response</p> <p>Following a review of the setback under submission no.24, it was noted that lands at C15 and C16 did not achieve the 80m setback. Therefore the imposition of the setback will reduce the area of C15 from 12.5ha to 9.3ha and C16 from 1.3ha to 1.1ha (Note the site layout permitted under C16 Reg. Ref. 09/1020 maintained the 80m setback. The zoning now reflects the permitted layout and there are no reduction in the no. of units permitted). The lands immediately to the north of C16 which are zoned B Existing Residential/Infill should also be amended to reflect the 80m setback.</p>

		<p>closer to the town than other lands in the LAP boundary.</p> <ul style="list-style-type: none"> • The site is strategically located proximate to a number of public transport such as the rail line, Newbridge Town and bus stops adjacent to the site. • The location/zoning complies with the Housing Location Evaluation Framework in the <i>National Spatial Strategy, 2002-2020</i> <p>The LAP should contain a policy “<i>To support and encourage the development of Newbridge College / the Dominican College as a major educational facility within Newbridge.</i>”</p>	<p>Consequent of the above, there is a reduction in the overall quantum of residentially zoned lands. It is therefore proposed to add the following lands as C20 New Residential at Newbridge College for the following reasons:</p> <ul style="list-style-type: none"> • Sequentially the site is within 400m of the town centre and proximate to schools, services etc • The site is serviced by a range of public transport options • The Draft Plan rezoned c. 3.5ha from Residential to Community and Education to reflect the permitted uses on site • The zoning complies with the key principles as set out in the Housing Location Evaluation Framework in the <i>National Spatial Strategy, 2002-2020</i> <p>While the LAP recognises the importance of a variety of businesses and institutions, a specific policy supporting one such institution is not considered appropriate.</p> <p>Due to concerns the capacity at the R445 at Buckley’s Cross Roads, a number of specific development objectives will be inserted under C20 with a view to:</p> <ul style="list-style-type: none"> • Minimising the impact on the existing road • Achieving a modal shift through the provision of new cycle/pedestrian route from the area to the rail station via a new bridge
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			<p>over the River Liffey in lieu of the previous roads objective under the 2003 LAP</p> <p>Managers Recommendation</p> <ul style="list-style-type: none"> • Amend the areas C15 and C16 by reducing the areas to 9.2ha and 1.1ha respectively. Reflect these changes on the Land Use Zoning Map 7 and Table 11. Insert a new residential zoning C20 with a site area of 4.9ha and an estimate of 171 units based on 35 units per ha. • Amend Table 11 to reflect the changes above. • Insert the following text as a special objective under C20 in Table 18 <i>'The delivery of housing on lands zoned C20 is contingent on the delivery of Objective GM 11(b)' and 'Vehicular access to the lands zoned C20 residential shall be provided from Buckley's Cross Roads. This junction shall be upgraded to cater for the provision of a 4th arm to access the subject lands'.</i> • Insert a new objective as follows: PTO 6 <i>'To work in consultation with Iarnrod Eireann and the NTA to investigate the feasibility and seek the construction of a new high quality pedestrian and cycle link between the L7045 Sexes Road and the R416 Station Road, through the rail station, to improve permeability in this area and</i>
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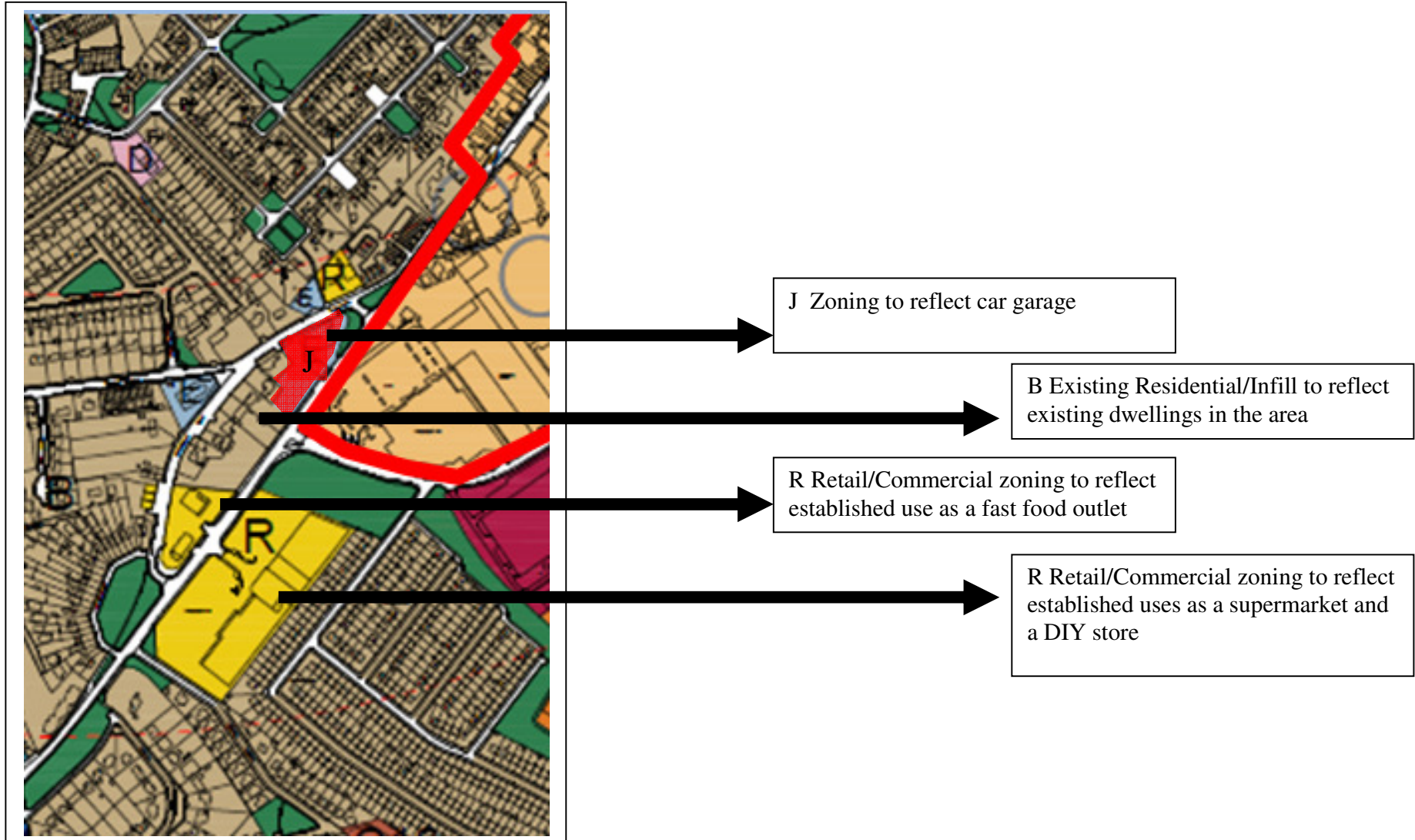
			<p><i>increase the walking and cycling catchment of the rail station. The feasibility of providing such a facility either to the north or south or the rail line, or both, shall be investigated’.</i></p> <ul style="list-style-type: none"> • Amend Land Use Zoning Map 7 by showing cycle routes at the above location. • Amend Land Use Zoning Map 7 by inserting a bridge crossing symbol at Newbridge College/River Liffey and cycle route parallel to the rail line. Insert corresponding symbols on the Map Legend. • Amend the area zoned B Existing Residential/Infill immediately to the north of C16 by zoning an additional area F Open Space and Amenity to reflect the 80m setback.
50	Tom Maguire with respect to lands on the Naas Road, Newbridge	<p>This submission seeks to retain the Town Centre A zoning (as per 2003 LAP) on these lands and objects to the rezoning of a site as B Existing Residential/ Infill.</p> <ul style="list-style-type: none"> • A detailed planning history has been attached showing the various applications which have been granted for retail/office use since 2001 	<p>Managers Response</p> <p>Having regard to the planning history on site, and considering the uses permitted, the site should be rezoned as R Retail/Commercial and not town centre use. It is noted that offices are open for consideration under the zoning matrix.</p> <p>Town centre zoning is considered inappropriate as it is imperative that a concise and clearly defined town</p>

			<p>centre is maintained in order to direct development into the urban core.</p> <p>Managers Recommendation Rezone the land as R Retail/Commercial to reflect the live planning permission(s) on site.</p> <p>Lands southwest of Mr. Maguires land should also be zoned R Retail /Commercial to reflect the existing uses as a shop and laundrette. The rear of the site shall be zoned as B Existing Residential/Infill.</p>
51	Tom Maguire on behalf of Joseph McCormack with respect to lands at Sancta Maria, Naas Road	This submission seeks to rezone the land/dwelling from E Community and Education to A Town Centre.	<p>Managers Response There is an existing dwelling on site. Town centre zoning is considered inappropriate as it is imperative that a concise and clearly defined town centre is maintained in order to direct development into the urban core.</p> <p>Managers Recommendation Re-zone the site from E Community/Educational to B Existing Residential/Infill to reflect the existing use(s).</p>
52	Tom Maguire on behalf of John & Moira O'Brien with respect to lands at	This submission seeks to rezone the land/dwelling from E Community and Education to A Town Centre.	<p>Managers Response There is an existing dwelling on site. Town centre zoning is considered inappropriate as it is imperative that a concise and clearly defined town centre is</p>

	Ashley House, Naas Road		<p>maintained in order to direct development into the urban core.</p> <p>Managers Recommendation Re-zone the site from E Community/Educational to B Existing Residential/Infill to reflect the existing use(s).</p>
53	Conor Mahony on behalf of Newbridge Youth Action	This submission seeks the inclusion of a skatepark in Newbridge	<p>Managers Response Policy R 7 under section 7.5 Recreation and Amenity specifically relates to this submission wherein it is a policy <i>‘To seek the delivery of a skateboard park on appropriately zoned lands over the life of the Plan, subject to obtaining the necessary funding’</i></p> <p>It is not considered appropriate to designate a specific site for such a facility. The Council will work with all community bodies to ensure the deliver of such a facility or a Multi Use Games Area (MUGA) in Newbridge over the period of the plan.</p> <p>Managers Recommendation Amend Policy R 7 as follows: R 7: To seek the delivery of a skateboard park/Multi Use Games Area (MUGA) on appropriately zoned lands over the life of the Plan, subject to obtaining the necessary</p>

			funding
54 (late submission)	Dept. of Education and Skills	<p>It is noted that the population of Newbridge is projected to increase from the 2011 census figure of 21,561 to 23,254 by 2017.</p> <p>This projected increase in population will create a need for additional school places as follows:</p> <p>Primary School Places – 203 places or 1 X 8 classroom school. Post-Primary School Pupils – 144 additional places.</p> <p>In the circumstances, it will be necessary to reserve a site of 1.14 hectares to cater for a school of at least 8 classrooms. It is not envisaged that an additional site for Post-Primary school purposes will be required at this time.</p> <p>The Department wishes to state that lands adjacent to existing schools should be where possible protected for possible future educational use to allow for expansion of these schools, if required, subject to site suitability and agreement of the various stakeholders.</p>	<p>Managers Response: The plan has identified lands E1 (4.5 ha) for a school in the Walshestown area for future education needs in line with national guidelines. This is in excess of the requirement from the Dept. of Education and Skills.</p> <p>Managers Recommendation No change</p>

APPENDIX 1 THIS RELATES TO SUBMISISON NO. 12



APPENDIX 2 THIS RELATES TO SUBMISISON NO. 45



J Zoning to reflect car garage

D Neighbourhood Centre to reflect small retail centre at Ballymany

B Existing Residential/Infill to reflect existing dwellings in the area

L Leisure and Amenity to reflect established use of the Keadeen Hotel as a hotel and leisure facility



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Re: Strategic Flood Risk Assessment (SFRA), Newbridge Local Area Plan 2013 – 2019

Subject Submission by Oman Consultancy Ltd. on behalf of Aston Ltd., Droichead Nua and in regard to lands at Great Connell, Newbridge

INITIAL ASSESSMENT

The initial assessment carried out as part of the SFRA identified various areas which might be at risk of flooding and which were being considered for types of development that are not generally compatible with flood risk areas (*i.e. developments which are classed as vulnerable in accordance with the criteria set out in the Planning System and Flood Risk Management Guidelines*).

DETAILED FLOOD RISK ASSESSMENT

Detailed flood risk assessment (FRA) was carried out for these areas in accordance with the Planning System and Flood Risk Management Guidelines (the Guidelines) and Flood Zones were thus established for the 100year and 1000year flood events. This detailed FRA was based on field measurements and on data obtained from the Environmental Protection Agency (EPA), Kildare County Council, Met Éireann, the Office of Public Works (OPW), Ordnance Survey Ireland (OSI) and ESB. Peak flood flows were estimated for 100year and 1000year flood events in accordance with the methodologies described in the Flood Studies Report and in the document "*Flood Estimation following the Flood Studies Report*" by Cunnane & Lynn. In accordance with the Guidelines, the effects of climate change were incorporated into the assessment by applying a factor of 1.2 to these estimated flows. Hydrological modelling of flooding patterns was carried out using the RiverCAD software modelling package.

JUSTIFICATION TEST

The SFRA recommended that the Justification Test be carried out in accordance with the Guidelines in respect of lands which were being considered for types of development not generally compatible with flood risk areas, but which were identified by the detailed FRA to be significantly affected by the 100year and 1000year flood zones.

The detailed FRA identified the lands which are the subject of the submission by Oman Consultancy Ltd. as being significantly affected by the 100year and 1000year flood zones. In accordance with the Guidelines, a Justification Test was carried out on the subject lands. This test found that suitable alternative lands for residential use are located elsewhere in the town in areas at lower risk of flooding and within the core of the urban settlement. Having regard to the extent of the site located within the flood risk zone, the level of overprovision of residentially zoned land in the 2003 Plan, together with the inaccessibility of the site, the Justification Test found it appropriate to re-zone the site for other water compatible uses.

Having failed to pass other elements of the Justification test, the SFRA recommended that the subject lands be reclassified for water compatible development only in accordance with the Flood Risk Management Guidelines. The SFRA also recommended that development of the lands for water-compatible uses must include such mitigation measures as are required to ensure that:

- (i) there is no net reduction in the volume of floodplain storage contained within the lands being developed;
- (ii) existing flow paths will not be compromised;
- (iii) surface water run-off from development to be limited to the existing greenfield run-off from the site in accordance with the GSDSDS.

LANDOWNER'S CONTENTION REGARDING FLOODING HISTORY

The landowner contends that the subject lands did not flood in the 42years it has been in their ownership and also that it did not flood in the many years it was owned by the previous owner. However, this contention of itself does not contradict the findings of the detailed FRA. Furthermore it does not confirm that parts of the lands are not located within a flood risk zone as described by the Flood Risk Management Guidelines.

APPENDIX 3 (B) COPY OF JUSTIFICATION REPORT

Justification Test for Development Plans as per SFRA Guidelines

Newbridge Local Area Plan 2013-2019

Site No 2- Great Connell



1 The Regional Planning Guidelines for the Greater Dublin Area 2010-2022 set out the planned direction for growth within the Greater Dublin Area up to

The role of Newbridge as a Large Growth Town II is to act as an important self sustaining regional economic driver for the GDA, capitalising on its international connectivity and high quality

<p>2022 by giving regional effect to national planning policy under the National Spatial Strategy (NSS). The RPG's have designated Newbridge as a Large Growth Town II situated in the Metropolitan Area.</p>	<p>connections to Dublin City Centre, whilst also supporting and servicing a wider local economy.</p> <p>Arising from the RPGs and the County Development Plan 2011-2017, a growth target of 23, 254 persons has been set. Based on these figures, an additional 1,497 residential units is prescribed for Newbridge during the lifetime of the plan.</p>
<p>2 The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and in particular:</p>	<p>The site was zoned for residential use in the previous Newbridge Local Area Plan 2003 and is currently in agricultural use.</p> <p>The subject site is located directly east of the River Liffey and the historic photo above would indicate that the River flowed around the site, which could have formed an ox-box lake. The site is bounded by existing residential development to the north and east and by undeveloped land to the immediate east which is zoned for amenity and open space uses in the previous 2003 Local Area Plan.</p> <p>There are suitable alternative lands for residential use elsewhere in the town which are in areas at lower risk of flooding within the core of the urban</p>

	<p>settlement. Having regard to the extent of the site located within the flood risk zone, the level of overprovision of residentially zoned land in the 2003 Plan, together with the inaccessibility of the site, it is considered appropriate to re-zone the site for other water compatible uses.</p>
<p>(i) Is essential to facilitate regeneration and / or expansion of the centre of the urban settlement;</p>	<p>The proposed residential zoning is not considered necessary to facilitate regeneration and / or expansion of the town centre of the urban settlement and it is located approximately 200m from the town centre and is physically separated from the town centre by the River Liffey.</p>
<p>(ii) Comprises significant previously developed and / or under utilized lands;</p>	<p>The site does not comprise previously developed lands. The lands are currently in agricultural use.</p>
<p>(iii) Is within or adjoining the core of an established or designated urban settlement;</p>	<p>The site is not located within the core of the established or designated urban settlement.</p>
<p>(iv) Will be essential in achieving compact and sustainable urban growth; and</p>	<p>The site is bounded by existing residential development to the north and east but is currently inaccessible by existing roads infrastructure. There are also notable changes in ground levels in the area. Access is possible through the adjoining residentially zoned lands.</p> <p>In short, the site is not considered necessary to</p>

		<p>facilitate the future expansion of the residential areas of the town.</p>
	<p>(v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>	<p>There are suitable alternative lands for residential use elsewhere in the town which are in areas at lower risk of flooding within the core of the urban settlement. Having regard to the extent of the site located within the flood risk zone, the level of overprovision of residentially zoned land in the 2003 Plan, together with the inaccessibility of the site, it is considered appropriate to re-zone the site for other water compatible uses.</p>
<p>SFRA</p>		
<p>3</p>	<p>SFRA must demonstrate that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere.</p>	<p>Having failed to pass other elements of the Justification test, the SFRA recommends that the subject lands be reclassified for water compatible development only in accordance with the Flood Risk Management Guidelines.</p> <p>Development of the lands for water-compatible uses must include such mitigation measures as are required to ensure that:</p> <p>(i) there is no net reduction in the volume of floodplain storage contained within the lands being developed;</p> <p>(ii) existing flow paths will not be compromised;</p> <p>(iii) surface water run-off from development to be limited to the existing greenfield run-off from the site in accordance with the GSDS.</p>

APPENDIX 4 FORMAL RESPONSE FROM THE NRA IN RELATION TO SUBMISISON NO. 10 (A)
MOTORWAY SERVICE AREA



David O'Grady
A/Senior Engineer,
Kildare National Roads Office,
Maudlins,
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Dáta | Date
16 August 2013

Ár dTag. | Our Ref.

Bhur dTag. | Your Ref.

Re: Newbridge Local Area Plan -Rosebury Submission

Dear Mr. O'Grady

The Authority has reviewed the above submission which appears to propose a potential motorway service area on a regional road located between the M7/M9 and Junction 12. It is noted that the proposer indicates a requirement for access to the motorway despite the fact that no motorway interchange exists at this location.

The Authority considers that the proposal is at variance with official policy in relation to control of frontage development on/affecting national roads, as outlined in the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012), as the proposal by itself, or by the precedent which it would set, would adversely affect the operation and safety of the national road network for the following reason(s):

- The Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) state, in relation to lands adjoining national roads to which speed limits greater than 60kmh apply, as in the case of this proposal with a proposed access to the M7 motorway, that the policy of the planning authority will be to avoid the creation of any additional access point from new development. This provision, it is stated, applies to all categories of development, section 2.5 refers.
- The Authority notes that the proposal is for a hybrid "Online/Offline Motorway Service Area"

The Authority would highlight that Sections 2.7 and 2.8 of the DoECLG's statutory planning guidance "Spatial Planning and National Roads Guidelines for Planning Authorities" outlines clear policies on development at national road junctions and, explicitly, service areas, at and on, the national roads network.

With respect to "On-line Motorway Service Areas", as the Council is aware, that the NRA is directly involved in securing on-line motorway service areas in accordance with the provisions of the Roads Act 1993, as amended.

As part of these arrangements, the NRA seeks to acquire the necessary lands, obtain relevant statutory approvals and develop service areas in accordance with NRA advice note, NRA TA 70/13.

Proposals for online service areas on motorways may only be brought forward by local authorities/NRA and, as a consequence, private developers may not independently provide on-line motorway service area facilities alongside such roads.

The Authority has no plans for such an approach at this location.

- The proposal would require a motorway order for a new interchange on the M7.

The Authority has no plans for such a proposal for additional connectivity at this location.

Circumstances for provision of additional connectivity to the national roads network is detailed in Section 2.7 "Development at National Road Interchanges or Junctions" in the DECLG's "Spatial Planning and National Roads Guidelines for Planning Authorities".

There has been no case outlined to meet this requirement.

In the opinion of the Authority, it would be remiss of the Council to propose a new unplanned motorway junction to facilitate a speculative proposal which would compromise the safety, capacity and efficiency of the M7 and associated interchanges, lead to the premature and unacceptable reduction in the level of service available and would, therefore, undermine the significant public investment made in improvement of the carrying capacity of this important route.

In addition, the Authority expects that Kildare County Council will have due regard to said official policy and guidelines and other statutory requirements such as Motorway Orders and S.I. 472, EU (Road infrastructure Safety Management) Regulations of 2011 in assessing this proposal.

Yours sincerely



Tara Spain
Senior Policy Adviser (Planning)

