



Kildare County Council



Prosperous

Local Area Plan 2007

An Chorr Choill Plean Cheantar Áitiúil 2007



Kildare County Council



Áras Chill Dara,
Devoy Park, Naas, Co Kildare
Telephone (045) 980200
Fax (045) 980240
Email: secretar@kildarecoco.ie
www.kildare.ie/county council

Adoption Date: 12th December 2007

1.0 Introduction

1.1 General

This Plan is the statutory Local Area Plan made pursuant to the provisions of the Planning and Development Act 2000 for Prosperous.

Sections 18-20 of the Planning & Development Act 2000 (as amended) outline the statutory process for the preparation and adoption of Local Area Plans. Under Section 19 (2) of the Planning & Development Act 2000 (as amended) the Local Area Plan must be consistent with the objectives of the County Development Plan.

This Plan will be known as the Prosperous Local Area Plan 2007. In the text it may be referred to as 'the Plan' or 'this Plan', save where the context requires otherwise. 'The Council' or the 'Planning Authority' shall mean Kildare County Council.

The Plan consists of this written statement and the attached maps.

1.2 Purpose of the Plan

The aim of the Prosperous Local Area Plan 2007 is to:

Facilitate the planned, integrated and sustainable development of Prosperous by balancing the needs of the community and preserving or enhancing the natural and built environment.

This Plan sets out the policies and objectives of Kildare County Council for Prosperous.

1.3 Plan Period

The Plan period shall be six years from the date of its adoption or until it is reviewed or another Plan adopted.

1.4 The Plan Process to date

The Plan has been prepared following a three stage process.

1. A survey and analysis of the physical, social and economic fabric of the village and its hinterland was carried out.
2. A consultation process facilitated the local community, individuals and organisations making submissions to the County Council.
3. An extensive period of consultation with local area Councillors was undertaken.

1.5 Public Consultation

The public consultation process was advertised through public notices and facilitated representation by interested parties. A number of public consultation clinics were held in the town. Consultation was a key element of the plan-making process, over a number of years, which was used to identify the key issues to be addressed in the Local Area Plan and to develop a vision for the town. The most recent consultation clinic was held in Prosperous on Monday 19th June 2006 to facilitate all interested parties. Many of the comments raised at this event have been incorporated into this document.

1.6 Review of the Kildare County Development Plan 2005 - 2011

Relevant policies and objectives of the Kildare County Development Plan 2005 – 2011 have been carried forward in this Plan in accordance with the proper planning and sustainable development of the area. In particular this Plan is guided by the settlement strategy, housing targets and development control standards of the County Development Plan.

2.0 Context

1.7 Prosperous-Realising the Vision 2002 - 2020

The community of Prosperous produced a long term twenty year strategy for the town in conjunction with Kildare County Council and iCON Architecture and Urban Design in 2002. This document, entitled 'Prosperous - Realising the Vision' identified a vision for Prosperous which guided the preparation of this Local Area Plan. The long term strategy for Prosperous as identified in the aforementioned document is illustrated in fig. 1.



Figure 1 Long term strategy in 'Realising the Vision'

Many of the guiding principles of the "Realising the Vision" document have been taken forward in this Plan such as the promotion of the redevelopment of centrally located sites, the provision of community facilities and key environmental enhancements.

1.8 Plan Area

Kildare County Council established a development area boundary for Prosperous in the Kildare County Development Plan 1985.

The development boundary for the town has been amended following consideration of the following factors:

- The stated aim of this Plan.
- Consistency with strategic policies at national, regional and local level.
- Anticipated population target.
- The existing urban structure of the town.
- The proper planning and sustainable development of the area.
- Proximity of the bogland area.
- Likely future development needs, given the increased pressure for development in Prosperous in recent years and also due to the fact that many of the lands within the development boundary designated in the 1985 plan have not yet come forward for development.

1.9 Town Function

Prosperous has been designated as a Small Growth Centre in the "Regional Planning Guidelines for the Greater Dublin Area 2004 -2016". In this regard Prosperous shall serve as a local service centre.

2.1 Historical Context

The town of Prosperous originated as a centre of the cotton industry in the 1780's. The industry declined after a relatively short time. Prosperous developed along the 'Old Main Street' off today's main traffic route. This street has accommodated change over time while retaining its historic character.

Subsequent development in Prosperous saw the emergence of the 'New Main Street' along today's major traffic route, the R403, a connecting route between Dublin and the midlands.

Sustained buoyant economic conditions in recent years have led to increased development in Prosperous, much of which has been focused in the vicinity of the 'New Main Street', to some degree to the detriment of the 'Old Main Street'. This has meant that the historic integrity and built form of the 'Old Main Street' has however largely been left intact.

2.2 Strategic Context

Prosperous is located to the north of County Kildare, on the Regional Road (R403) Carbury/ Lucan route at the convergence of a number of minor roads. Situated between Allenwood and Clane, it is located approximately 4.5km from Clane, 15km from Celbridge and 13km from Naas.

In a strategic context, Prosperous is located approximately 40km to the west of Dublin City within the Greater Dublin Area and between two national transportation corridors, the N4 and M7, radiating from Dublin City.

Figure 2 location of Prosperous in wider context



2.3. Policy Context

The future physical, economic and social development of Prosperous must be considered in the context of a hierarchy of plans at national, regional and local level.

2.3.1 National Policy

Sustainable Development: A Strategy for Ireland 1997

This strategy provides a framework for the achievement of sustainable development at a local level. This plan embraces the principles of sustainability in addressing future growth and development.

For the purposes of this Local Area Plan, the following objectives have been identified to promote the principles of sustainable development:

- Promote and facilitate development which will enhance the physical, economic and social profile of Prosperous.
- Minimise the consumption of non renewable resources such as land.
- Preserve the quality of the landscape, open space and material assets.
- Protect the integrity of the built and natural environments from damage caused by insensitive development proposals.
- Ensure a clear demarcation between urban and rural land use in order to encourage more sustainable settlement patterns.
- Reduce the necessity for car based travel by providing local services to meet local needs.
- Maximise access to and encourage use of public transport.
- Work in partnership with the local community on environmentally sustainable issues.

National Spatial Strategy 2002-2020

The National Spatial Strategy provides a twenty year planning framework designed to achieve more balanced patterns of development. The Strategy, through its focus on economic, social and environmental issues and on the inter-linkages between them, is a key policy instrument in the pursuit of sustainable development.

The Strategy for the Dublin and Mid East Region is to consolidate the metropolitan area of Dublin and concentrate development into major centres or 'development centres' in the hinterland.

These centres will be separated from each other by areas identified as 'Strategic Rural Assets' within the Dublin and Mid East Region. Prosperous is located within the 'Strategic Rural Assets' area. The Strategy stipulates that, within such areas, new development in a village must take account of and respect the established character of the village. The development of urban generated housing should be minimised outside of urban areas.

Residential Density Guidelines for Planning Authorities 1999

The Residential Density Guidelines for Planning Authorities 1999 promote increased residential densities having regard to the principles of proper planning and sustainable development. Increased residential densities have the following benefits:

- More economic use of existing infrastructure and serviced land.
- A reduced need for the development of 'greenfield' sites, urban sprawl and ribbon development.
- A reduced need for investment in new infrastructure.
- Better access to existing services and facilities.
- More sustainable commuting patterns.

The Guidelines emphasise the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential development is achieved.

2.3.2 Regional Policy

Regional Planning Guidelines for the Greater Dublin Area 2004 - 2016

The objective of the Guidelines is to establish a broad planning framework for the Greater Dublin Area which will provide a strategic context for Local Area Plans.

The Regional Planning Guidelines outline a settlement hierarchy consisting of 5 classifications of urban centres. Prosperous is designated as a Small Growth Town (the third tier) whose economic function is as an attractor for investment. The Guidelines recognise that Development Plan policies must be tailored for each area so as to address the different development issues that may arise.

Section 7.9 of the Regional Planning Guidelines recommends that an additional land allowance of possibly between 1/2 and 1/3 should be provided for, in addition to the anticipated level of growth in the area. This is recommended in recognition of the fact that certain lands may not become available during the lifetime of the Plan because of servicing or other difficulties.

Retail Planning Strategy for the Greater Dublin Area 2002

The objective of the Retail Planning Strategy for the Greater Dublin Area is to ensure that there is sufficient provision of retail floor space in line with population and expenditure growth and that it is located in an efficient, equitable and sustainable manner.

The Strategy provides indicative advice on the scope for new development and the distribution of additional floor space within the context of a retail hierarchy in the Greater Dublin Area. The Strategy is consistent with the provisions of the Strategic Planning Guidelines for the Greater Dublin Area.

Within the retail hierarchy, Prosperous has been identified as a Local Centre, providing convenience stores, the occasional lower order comparison outlet and limited local services.

The Strategy is designed to inform the statutory planning process and to ensure that Development Plans make adequate provision for retail development.

2.3.3 Local Policy

Kildare County Development Plan 2005-2011

The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined below:

- To provide for the balanced and sustainable distribution of economic and social growth across the county.
- To provide infrastructure and transportation in accordance with the principles of sustainable development.
- To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.
- To sustain traditional rural communities, by supporting agriculture, bloodstock and other rural based industry and promoting balanced development of rural settlements to cater primarily for the indigenous population of Kildare.
- To protect, conserve and enhance the built and natural heritage of Kildare for future generations.

(Section 1.3 of the Kildare County Development Plan 2005 – 2011).

The Kildare County Development Plan recognises that the proximity of Prosperous to the Dublin Metropolitan Area has resulted in increasing development pressure. This is due to factors including residential preferences, the housing supply/demand imbalance and increased car mobility.

The Kildare County Development Plan establishes a hierarchical settlement pattern within the County. Prosperous has been identified as a small town in Table 1.10 of the Plan.

The Kildare County Development Plan 1999 established a population target for Prosperous of 2,200 persons by 2006. However, the Kildare County Development Plan 2005-2011 replaced this population target with a residential unit target of 255 units to be constructed up to 2011. This residential unit target has been considered with other relevant factors including Regional Planning Guidelines in establishing the amount of land to come forward for zoning in this Local Area Plan. The residential target is an indicative figure which, according to the Regional Planning Guidelines, can be exceeded by approximately one third to one half.

Kildare County Housing Strategy 2005-2011

Kildare County Council has adopted the Kildare County Housing Strategy as part of the County Development Plan 2005-2011.



Examples of new residential development in Prosperous

The main requirements of the Strategy are to:

- Ensure that housing is available for persons who have different levels of income.
- Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households.
- Ensure that 20% of any land zoned solely for residential use or for a mixture of residential and other uses be made available for the provision of social and affordable housing.
- Achieve a balance between social and affordable housing. The portion of the housing lands to be assigned for social housing and affordable housing has been identified as 8% and 12% respectively.

3.0 Strategic Assessment

Kildare County Draft Retail Planning Strategy (January 2005)

A Draft Retail Planning Strategy for County Kildare has been prepared for County Kildare wherein Prosperous has been designated as a Level 4, Tier 1 settlement. The provisions of this Draft Strategy have been incorporated into the Kildare County Development Plan 2005-2011.

Kildare 2012: An Economic, Social and Cultural Strategy

Kildare 2012 is an economic, social and cultural strategy for the development of Kildare. The Strategy, prepared by the County Development Board, brings together a wide range of agencies, organisations and interests to plan for the sustainable development of County Kildare in an integrated manner.

The Strategy provides a vision for the County to 2012 where 'Kildare will be the first choice as a place to live, learn, work, visit and do business'. The Strategy sets out goals and key objectives towards the realisation of that vision. The Strategy seeks to achieve a better quality of life, better quality services and a better quality environment, where equality, inclusion and co-operation are central principles in the development of the County. The Strategy focuses on building a sense of place and identity. This Local Area Plan seeks to develop the town of Prosperous in a sustainable way in order to retain its sense of place and identity.

2.4 Key Policy Issues for Prosperous

The key implications of policies at national, regional and local level which must determine the future development of Prosperous are outlined as follows:

- Accommodate the growth of the town of Prosperous to meet local need and encourage limited in-migration.
- Protect and enhance the special townscape and heritage character of the town.
- Contribute to the evolution of a socially integrated community.
- Ensure physical and social integration of new development into the town.
- Increase a mix of uses to facilitate a more sustainable town capable of meeting its own needs.
- Ensure the most efficient use of land (with a clear edge between urban and rural).
- Ensure sufficient land is zoned to cater for the future growth and development needs of the town.
- Planning permission will not be granted until such time as sufficient sewerage capacity is in place. This is expected to occur during the lifetime of the plan.

This chapter is divided into two sections as follows:

3.1 An analysis of the existing circumstances and the key issues facing the town of Prosperous.

3.2 A vision statement and an assessment of possible strategic options for the future development of the town.

3.1 Key Issues

The following key issues have been identified in the town of Prosperous.

3.1.1 Population

Analysis of Census of Population data for 2006 (the most recent available) and planning data highlight a number of issues.

Census data has been analysed for the town of Prosperous, as defined by the Ordnance Survey of Ireland and at Electoral Division level. The Electoral Division of Downings represents the local catchment served by the town, as illustrated in Fig 3. Population changes at ED level and consequently the catchment of the town is considered in the context of the function of the town as a service centre for the wider community.

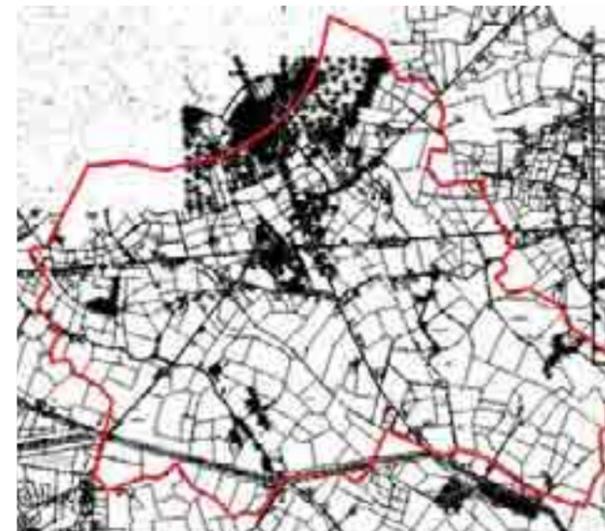


Figure 3 Electoral Division of Downings

Analysis of Census of Population (Small Area Population Statistics) figures for the town of Prosperous and the Electoral Division of Downings between 1986 and 2006 show that there has been a substantial population increase in the relatively short period between 1996 and 2006. While population growth was experienced in the Electoral Division as a whole, the bulk of the growth is concentrated within the town boundary.

Figure 4 Percentage Population Change in Prosperous Town 1986 - 2002

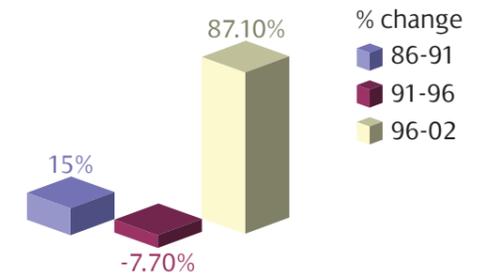
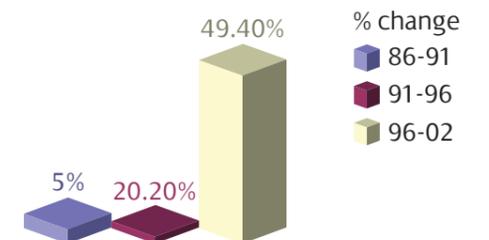


Figure 5 Percentage Population Change in Downing ED 1986 - 2002



While the town of Prosperous recorded a population decrease of 7.7% or 68 persons between 1991 and 1996, the catchment area did not experience population decline.

A significant population increase of 27.3% or 406 persons was experienced in the town between 2002 and 2006. The population growth in the catchment area as a whole was less than the town with an increase of 23.1% or 483 persons during this intercensal period.

The town of Prosperous had a population of 1,939 persons in 2006. The corresponding figure for the Electoral Division was 2,573.

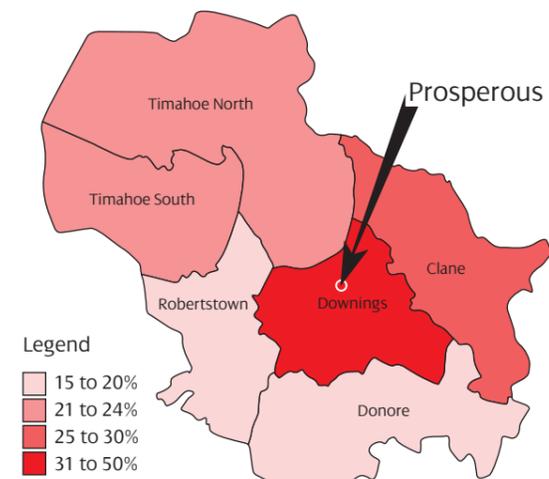
The percentage population increase in Prosperous town and Downings Electoral Division is significantly higher than the percentage for the county as a whole, as illustrated in table 1.

Area	1996	2002	2006	% Change	
				96 - 02	02 - 06
Kildare County	134,992	163,944	186,335	21.40%	13.7%
Downings ED	1,399	2,093	2,573	49.40%	23.1%
Prosperous	814	1,528	1,939	87.10%	27.3%

Fig. 6 illustrates the percentage population change in Downings Electoral Division in comparison with the surrounding Electoral Divisions. The most significant percentage population increases were recorded in the Electoral Division of Downings and Clane with increases of 23.1% and 17.9% respectively. This highlights the rapid expansion of Prosperous and Clane and the need to protect the physical separation between them and maintain their individual identities.

Analysis of the age structure shows that the characteristics of the Downings Electoral Division area are broadly in line with the larger enumeration areas of County Kildare and the State.

Figure 6 Percentage Population Increases at Electoral Division Levels 1996-2002

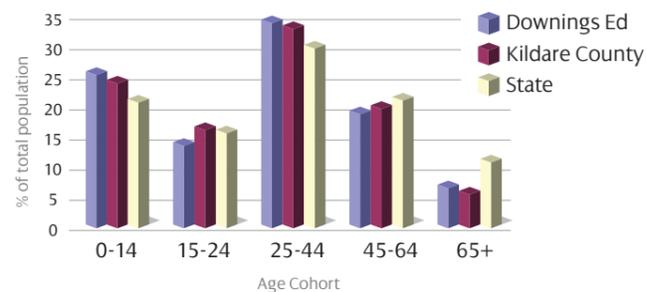


The percentage of those aged under 15 years of age and over 65 years of age reveals a dependency ratio of 38.42% which is marginally higher than the County average of 29.93% and the national average of 31.42%.

Between 2002 and 2006, the most significant population increases occurred within the 0-14 and 25-44 age groups.

While the number of children under 15 years showed an increase between 1991 and 2002, the proportion of the population under 15 years of age increased from 25.69% in 2002 to 31.52% in 2006. This is reflective of smaller family sizes consistent with the national trend.

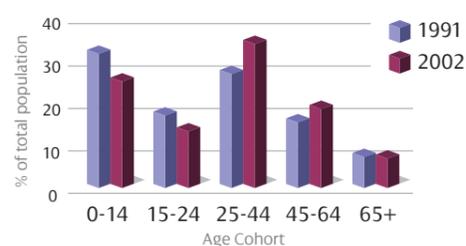
Figure 7 Age Structure Variations in 2002



The average household size within Downings ED decreased from 3.822 in 2002 to 3.03 in 2006. The average household size in County Kildare was 3.03 in 2006 and this figure is expected to decline in the coming years.

The only age cohort to show an increase as a proportion of the total population was the 0-14 age cohort which represents the increasing number of young families coming into the area. This is reflected by the recent influx of new residents following the construction of new housing developments in the town in recent years.

Figure 8 Age Structure Variations in Downings ED 1991 - 2002



3.1.2 Housing

The built form is characterised by one-off dwelling units along the approach roads to the village and low density housing developments. Housing developments are located primarily to the south and north of the R403 on the western side of the town.

The 2006 Census shows that the total number of residential households in the Electoral Division of Downings increased from 649 in 2002 to 845 in 2006.

House types mainly comprise single storey detached bungalows and two storey houses along the approach roads, and two storey detached and semi-detached houses in more recent housing developments.

Section 2.5 of the National Spatial Strategy states that the average household size across the State is expected to converge rapidly towards the current EU average of 2.61 by 2011, with a significant increase in the number of single person households. As the average household size declines and the number of single person households increases, the demand for smaller dwelling units will increase and future housing growth should reflect this.

An assessment of planning applications over the last five years shows that approximately 45% of housing granted planning permission comprised applications for single dwelling units. The majority of these single units are located along the approach roads to the town. This pattern of development generates a need to travel in order to access essential services and facilities and places a burden on sanitary and water services.

Social and Affordable Housing

Kildare County Council is committed to meeting the demand for social and affordable housing in accordance with its Housing Strategy as included in the Kildare County Development Plan 2005-2011.

At present, there are 166 applicants in request of social housing and 127 applicants in request of affordable housing in Prosperous. The demand for social and affordable housing is from a mix of household categories including couples and single people with and without children. This highlights the demand for a mix of house types of varying sizes.

Kildare County Council has provided approximately 100 social houses in Prosperous over the last few years.

3.1.3 Employment and Unemployment

The number of people employed in the Downings Electoral Division increased by 82% between 1996 and 2002 while the population figure increased by 49%.

The composition of the workforce changed with the number of females employed as a percentage of the workforce increasing from 24.9% in 1986 to 30.7% in 1996. This trend highlights the increasing need for childcare facilities.

Recent data from the Live Register highlights the fall in unemployment in recent years in the local office of the Department of Social, Community and Family Affairs in Newbridge, in whose jurisdiction Prosperous falls. The number of people on the Live Register for the Newbridge area is 2,858 as of February 2007.

An assessment of travel patterns between 2002 and 2006 suggests that increased employment is largely reflective of the employment opportunities offered by the growth of the Dublin Metropolitan Area and the surrounding towns in North Kildare.

In 2002, the majority of people in the area were employed in commercial (18%), manufacturing (15%) and professional services (16%) sectors of the economy. In 2006, 28% were employed in commercial sectors, 16% in professional services, 16% in manufacturing and 13% in construction. Only 2% were employed in agriculture.

3.1.4 Education

Prosperous is served by a primary school and a vocational school. There are 454 pupils, enrolled in the primary school, Scoil an Linbh Iosa, for the academic year 2006/2007. There has been a steady increase in the enrolment figures over the last five years. Planning permission has been granted to replace existing temporary classrooms with 6 new classrooms.

The vocational school in Prosperous, St Farnan's VEC, has an enrolment figure of 320 pupils for the academic year 2006/2007.

The number of pupils attending the vocational school

increased between the academic years 1995/96 and 1997/98 and experienced a decrease in numbers in subsequent years.

St Farnan's has a current capacity for 350 pupils. There are plans to extend the school to increase the capacity to 500 pupils and to provide additional specialist accommodation, including an artroom, an additional science room and a large sports hall. Enlarged facilities are available from September 2007.

St. Farnan's provides an adult education course in Secretarial and Business Studies.

Both schools have adequate outdoor recreational facilities.

3.1.5 Childcare Facilities

There are currently two childcare facilities in Prosperous namely, "Tots Playhouse" and "Little Scholars". The latter provides an after-school facility. A third facility has been constructed in Killybegs Manor, which has a capacity for 45 children. These childcare facilities are located to the south of the town outside of the town centre.

Changes in the workforce composition, changing lifestyles and the rapid rate of growth in the economy has led to increased demands for childcare provision in recent years. Childcare provision has a role to play in social integration between new and existing communities. Quality childcare provision can facilitate parents/guardians accessing employment and employment related opportunities.

The DoEHLG published Ministerial Guidelines for Planning Authorities on Childcare Facilities in June 2001. The Guidelines require that a Local Area Plan will make provision in its objectives and policies for the provision and monitoring of childcare facilities within the Plan area. Childcare facilities are defined as: full day-care and sessional facilities and services for pre-school children and school-going children out of school hours.

3.1.6 Amenity and Recreation

There is a good level of provision of amenity and recreational facilities in Prosperous.

Caragh GAA club has two pitches at St Farnan's Park. The club has a clubhouse and indoor sports hall which is used for indoor training. The hall is also utilised by other clubs in the town. There are plans to upgrade the existing building by providing new changing facilities and a meeting room.

Prosperous United were granted planning permission in 2005 for the construction of a club house and an all weather pitch at Curryhills. The Pitch and Putt Club have extended their existing 9 hole course to an 18 hole course. The Tennis Club has three tennis courts and there are proposals to upgrade the existing facilities.



Existing pitch and putt course

The Grand Canal, Ballinafagh Lake, Donadea Forest Park and the Millennium Maze are valuable local resources in terms of both passive and active recreation.

There is a current lack of passive recreational space in Prosperous town.

It is important that all members of society, including children, the elderly and the disabled have access to public open space and sports facilities in order to enhance the quality of life and well-being of the community.

3.1.7 Community and Social Facilities

The Parish Centre was officially opened in 1997 and acts as a venue for a wide variety of social clubs and voluntary associations in Prosperous. Other halls include the Parish Hall and the ICA Hall. Existing demand for use of the halls is very high. Furthermore, the size of the existing halls limits the range and extent of use. A need has been identified for a larger hall which will cater for large numbers of people and a wider variety of uses.

The Tidy Towns Committee is active in the town. A local women's group, Mná na Coille, is involved in organising educational courses and social events in the area. The Irish Country Women's Association run courses and events in the ICA hall.

There is a Roman Catholic Church, the Church of Our Lady and St. Joseph, serving the local community.

A doctor and a pharmacist are located in Prosperous. The town is currently served by the Clane Health Centre. It is considered that the provision of services is at an acceptable level with respect to the existing population within the catchment area of Prosperous.

Prosperous is served by Naas Fire Station. It has a post office and a credit union and there is a mobile library service available to the town. A need has been identified for a permanent library in the town.

3.1.8 Retail and Commercial

Prosperous provides a range of services for a localised catchment population.

In 2001, there was 1,250 sq m net retail floorspace in Prosperous, comprising 879 sq m of convenience floorspace and 323 sq m of comparison floorspace with 48 sq m vacant.

Retail and commercial services are segregated in Prosperous with services located along the 'Old Main Street' and the 'New Main Street'.

Greater linkages and improved accessibility between these two streets is required in order to support the local economy in both locations and to create more sustainable travel patterns.

3.1.9 Transportation

There are no designated cycle lanes at present and the overall pedestrian environment is poor with a lack of footpaths or inadequate pedestrian links in the town. Kildare County Council provided footpaths on the road leading from Hatters Cross to the secondary school and along the 'Old Main Street' in recent years. There is a need to create greater linkages between residential developments and the town centre and to physically integrate these new developments to the existing physical fabric of the town. There is a need to create safe pedestrian links between the

two schools and the town centre, residential developments and recreational and sports facilities.

The needs of the pedestrians and cyclists should be a priority in the design of all future developments.

Kildare County Council will seek to provide a network of footpaths and cycleways that are safe, convenient and attractive.

Public Transport

Public and private bus services are provided in Prosperous. Bus Eireann provides a regular bus, serving Prosperous travelling between Dublin and Edenderry and Tullamore in County Offaly. Private bus operators provide a school run. Prosperous is served by a private hackney service.

The 'Arrow Train' serves the train station at Sallins, approximately 10 km from Prosperous. There is no bus service linking Prosperous with the train station in Sallins.

The creation of more sustainable transport patterns is dependent on a public transport service that meets the needs of the commuters.

Roads

Key issues facing the town of Prosperous are pedestrian and traffic safety and traffic congestion at peak times.

There are four principal routes converging at the main junction by the church in Prosperous.

The 'New Main Street' is developed along the R403. There is a conflict between its role as part of a local service centre and a regional traffic route. The alignment of the Allenwood-Prosperous-Clane R403 route is particularly straight for several miles, resulting in high speeds and pedestrian and traffic safety concerns.

The 'Old Main Street' is a broad street which narrows as it approaches the y-junction leading northwards towards the boglands. This road has a poor surface.

The approach road from the canal to the main junction in Prosperous is rural in character and has a straight alignment. Heavy volumes of traffic are being experienced along the R403 and on the principle routes accessing the R403 via the main junction in Prosperous at peak times.

The volume of traffic and the road alignment of the R403 results in this stretch of roadway acting as a barrier between the north and south of the town and consequently posing a hazard to pedestrians.

There is a requirement to relieve traffic congestion in the town and to create a safe and attractive pedestrian environment for the local community. Recently a set of traffic lights was installed at the junction of old Main Street with the R403 to enhance vehicular and pedestrian safety.

Parking

Parking is mainly provided in large car parks ancillary to retail facilities and services. It is necessary to designate on-street parking bays in order to support the local economy.

3.1.10 Utilities Infrastructure

Water Supply

Prosperous is supplied by the Mid-Regional Water Supply Scheme, which takes its supply from the Ballymore Eustace water works operated by Dublin City Council.



Car park adjacent to retail provision on New Main Street

The water main has recently been upgraded in Prosperous and further improvements are planned. There is sufficient capacity in the current water supply to accommodate existing and future development within the plan period.

Sewerage

Prosperous is served by the Upper Liffey Valley Regional Sewerage Scheme, which also serves Naas, Newbridge, Clane, Sallins, Kill and Johnstown. The treatment plant that processes this sewerage is at Osberstown and has recently been expanded and further improvements are proposed. The operation of the sewerage system is regulated in a pumping station which was provided in the town in 2001. This station is not working at capacity and therefore no upgrade is planned in the near future. The pumping station

at Sallins is working at close to capacity and will shortly be upgraded increasing sewerage capacity in the town.

Surface Water Drainage

Surface water drainage in Prosperous is inadequate at present. Surface water flooding occurs in the town at periods of high rainfall. The surface water outlet is the River Slate. Ongoing maintenance work is being carried out. The Council proposes to undertake a study on surface water drainage in the town.

Separate foul and surface water sewerage systems will be required for all future developments.

Waste Management

Refuse collection in Prosperous is carried out by a private operator on behalf of Kildare County Council. Household waste is compacted at Silliot Hill and transferred to Arthurstown landfill site in Kill.

There is a recycling centre in Silliot Hill, Kilcullen and there are plans to operate another recycling centre in the Bawnogues in Kilcock. A set of recycling bring banks has been provided in Prosperous. The two schools in Prosperous are actively involved in the 'Green Flag' recycling programme. Kildare County Council is committed to encouraging, supporting and promoting waste minimisation and recycling.

Electricity

Electricity is supplied by the ESB transmission system.

Gas

The town of Prosperous is served by natural gas from the Naas Station.

Telecommunications

The Council recognises that the development of telecommunications infrastructure is a key component of future industrial and employment creation.

A telecommunication exchange was provided in the town in recent years.

3.1.11 Conservation

Prosperous possesses a rich diversity of natural, architectural and archaeological heritage.

Natural Heritage

Prosperous benefits from its location within close proximity to Donadea Forest Park, Ballynafagh Lake and Ballynafagh Bog to the north of Prosperous and the Grand Canal to the south. Donadea Forest Park and the Grand Canal are Proposed Natural Heritage Areas while Ballynafagh Bog and Ballynafagh Lake are Candidate Special Areas of Conservation. Ballynafagh Bog is a raised bog located to the north west of Prosperous town which acts as a determining factor in the designation of a development boundary for the town at this location. Hodgestown Bog Natural Heritage Area is also located approximately 2.5km from the town.

The surrounding landscape is low lying and is characterised by regularly shaped fields enclosed by a combination of ditches and hedgerows. The Council seeks to integrate existing hedgerows into future developments.

Architectural Heritage

Prosperous has a rich and unique built heritage. There are many buildings, structures and features of historical and architectural interest which are symbols of the social, economic and cultural development of the town and which contribute to its intrinsic character. Such buildings, structures and features are included in the Record of Protected Structures in accordance with the Planning and Development Act 2000.

The 'Old Main Street' represents the historic heart of Prosperous. The earliest buildings were erected in the last quarter of the 18th Century. The historic buildings line both sides of the relatively broad street.

The Council recognises the need to preserve the town's special townscape and heritage character. This will be achieved through the designation of the 'Old Main Street' as an Architectural Conservation Area in this Local Area Plan in accordance with the Planning and Development Act 2000.



Historic terrace on Old Main Street Historic Factory building

Architectural Conservation Area

The proposed Architectural Conservation Area (ACA) is complimentary to the Record of Protected Structures, allowing for the preservation of a place, area, group of structures or townscape, which is of special interest or which contributes to the appreciation of protected structures. The boundary of the proposed Architectural Conservation Area is outlined in fig. 9.

The Council will consider the provisions of the ACA when considering planning applications and offering guidance on development within it.



Church at junction of Old and New Main Street

Within a designated Architectural Conservation Area, the carrying out of works to the exterior of a structure will only be exempt from planning permission if the works would not materially affect the character of the area. This provision applies to all buildings located within the ACA. The boundary of the proposed Architectural Conservation Area has been designated based on the following factors:

- The grouping of Protected Structures.
- The setting of the Protected Structures.
- The townscape of historic importance.
- The special townscape and heritage character of the area.
- The provisions of the document entitled 'Realising the Vision'.

The character throughout the proposed Architectural Conservation Area is not uniform. It includes sites, which, if developed, should harmonise with the special townscape and character of the area.

A high standard of architectural design is encouraged for new buildings in the proposed Architectural Conservation Area.

Archaeological Heritage

Prosperous has a significant archaeological heritage which provides a valuable cultural, educational and tourism resource.

The archaeological monuments and sites in Prosperous are listed in the Record of Monuments and Places (RMP) of County Kildare and are protected under the National Monuments (Amendment) Act 1994. The RMP is not an exhaustive list of all archaeology in existence. The most recent edition of the RPM should be consulted.

It shall be an objective of the Council to preserve the archaeological heritage and to safeguard the integrity of archaeological sites. The Council recognises the need to protect, manage and enhance the natural, architectural and archaeological heritage of Prosperous. The conservation of this heritage forms an important element of the long term sustainable development of the town.

3.1.12 Environment

The environmental quality of Prosperous needs to be properly protected, managed and enhanced.

The Council recognises the importance of maintaining the town free from litter and protecting it from indiscriminate dumping and bill posting.

While the Environmental Protection Agency is responsible for the control and monitoring of pollution, the Council will seek to control pollution of air and water through its development control process.

3.1.13 Tourism

Prosperous has a range of tourism assets including the Grand Canal, Ballinafagh Lake and Bog, Donadea Forest Park and the Millennium Maze. It is also an historic town with a wealth of richness in terms of the built and natural heritage.

Prosperous Coarse Angling Club runs an annual Fishing Festival in June. This festival attracts international interest and is one of the oldest of its kind in the country.

The Council supports the development of the town's tourism potential.



Instances of tree-lined avenues and roads

3.2 SWOT Analysis

From the review of existing available data and literature, an assessment of the area and consultation with the public, representatives and the key shareholders, the following SWOT analysis has been undertaken.

Strengths:

- Access to Dublin;
- Strong sense of community;
- Historic Core.

Weaknesses:

- Parking;
- Traffic congestion;
- Traffic and pedestrian safety;
- Scale of new development;
- Poorly defined edge of town;
- Creation of two town centres - an 'old' and 'new' town centre.
- Centrally located sites have not come forward for development.

Opportunities:

- Consolidate expansion of the town;
- Link the parts of the town centre to each other;
- Improve traffic calming and pedestrian safety;
- Environmental enhancement;
- Conserve and enhance the built heritage;
- Provide physical and social infrastructure linked to development.

Threats:

- Unrestrained growth;
- Loss of village scale / character;
- Incoherent growth of the town;
- Reduced accessibility.

The above SWOT analysis has been used to inform the formulation of policies and objectives of this plan.

3.3 Strategy

3.3.1 Vision Statement

Having considered the key issues affecting the development of Prosperous, the development options for the town must be carefully considered and led by a vision statement which will guide the future sustainable development of the town. The following future vision for Prosperous is recommended:

A town of special townscape and heritage character balancing the need to accommodate sustainable development with the need to preserve and enhance its character, natural and built environment.

In order to achieve this future vision for the town a number of potential development strategies have been considered.

Development Strategy Option 1

Prevent any future development of Prosperous and its hinterland.

Development Strategy Option 2

Control any future development accommodating a limited level of growth to provide for local need in terms of housing, services, infrastructure, community and social facilities in order to preserve the character of Prosperous.

Development Strategy Option 3

Promote and encourage to its maximum potential, the expansion of the town in terms of population.

In order to assess the appropriateness of the three strategic options which will underpin all successive policies and proposals a matrix (Table 2) has been prepared which assesses the merits of each strategic option against what are considered the key elements of the proper planning and sustainable development of the Plan Area.

From the assessment in Table 2 (Assessment of Strategic Options) it is clear that Development Strategy Option 2 best meets the objectives of this Local Area Plan and those at a national, regional and local level as it is the most appropriate way forward to retain the character of Prosperous through an appropriate scale of development.

Option 2 promotes the expansion of the town most appropriately in terms of population, services and facilities. An increased population would support services and facilities and lead to greater balance and increased integration in the town, while reinforcing and enhancing the character of the town.

By preventing the future development and growth of Prosperous, as proposed in Development Strategy Option 1, the viability of existing facilities and the prospect of providing additional social and community facilities would be considerably reduced. Option 1 conflicts with the stated objectives of this Plan together with national, county and local policy.

Development Strategy Option 3 would result in a significantly increased population which would support facilities and services. However this would lead to a potentially negative impact on the sense of community and intrinsic character of the town.

3.3.2 Preferred Strategy

It is considered that Strategy Option 2 will (i) deliver the most sustainable development of the town, (ii) facilitate improvements to infrastructure, (iii) provide support for services and facilities, while maintaining the natural and built environment (iv) enhance the special townscape and heritage character of the town. The above are achievable through the following objectives:

To prepare a Local Area Plan that meets the strategic and local needs of the town and that has the full support of, and is capable of being implemented by, the local community, stakeholders, developers and Kildare County Council.

To protect and enhance the natural and built environment.

Table 2: Assessment of Strategic Options

- To ensure that all future development is of maximum physical, economic and social benefit to the community.
- To reinforce and enhance the town's special townscape and heritage character.
- To improve the quality of life for the existing and future population of the town.

4.0 Development Policies and Objectives

- To encourage local employment opportunities.
- To promote infrastructural improvements, such as roads, footpaths and cycle ways and to consider disabled access as an integral part of any infrastructure scheme.
- To promote development works and investment that will improve the pedestrian environment and promote greater integration and linkages to the town.
- To encourage public participation in the implementation of the Local Area Plan.

Table 2: Assessment of strategic options

Assessment Criteria	Option 1	Option 2	Option 3
Strategic Objectives			
Full support and implementable by community, stakeholders, developers & Kildare County Council	x	✓	x
Protect and enhance natural and built environment	✓	✓	x
Reinforce and enhance the town's special townscape and heritage character	x	✓	✓
Derive maximum physical, economic and social benefit	x	✓	✓
Improve quality of life.	x	✓	x
Encourage local employment opportunities	x	✓	✓
Promote infrastructural works	x	✓	✓
Improve pedestrian environment and promote integration and linkages	x	✓	x
Encourage public participation	x	✓	x
National Policy			
Enhance the physical, economic and social profile	x	✓	x
Minimise the consumption of natural resources	✓	✓	x
Preserve the quality of landscape, open space and material assets	✓	✓	x
Protect the integrity of the built and natural environments	✓	✓	x
Reduce the necessity for car based travel	x	✓	✓
Encourage use of public transport	x	✓	✓
Involvement of local community in discussion on environmental issues	✓	✓	x
Regional Policy			
Development to satisfy local need	x	✓	x
Increase emphasis on public transport	x	✓	✓
Prohibit unsustainable ribbon development	x	✓	x
Create a clearer demarcation between rural and urban areas	x	✓	x
Local Policy			
Promote balanced social, physical and economic development	x	✓	x
Promote environmental sustainability	x	✓	x
Ensure orderly and balanced use of resources	x	✓	x
Preserve and improve both natural and man made resources	x	✓	x
Meet social/affordable housing needs and promote social integration	x	✓	x

The following development policies and objectives for the town of Prosperous and its hinterland have been identified to meet the preferred development strategy for the town under option 2 (Chapter 3) which seeks to accommodate the sustainable development of the town.

4.1 Population

The size and profile of the population influences the demand for housing, infrastructure, recreational and educational facilities, services and employment.

The key policy of the Council is to accommodate the natural growth of the town in terms of local needs and to encourage limited in-migration in order to retain the intrinsic character of Prosperous and to ensure that it is self-sustained in terms of employment provision, satisfying housing demand and ensuring the delivery of a high level of quality of life for the community's residents.

The Kildare County Development Plan 2005-2011 identified an indicative target of 255 additional residential units for the town up to 2011. This Local Area Plan zones sufficient housing land to provide for an indicative housing target of 255 units with sufficient scope to cater for sites that may not come forward for development and have not come forward for development since the adoption of the previous town plan in 1985. The reasons for zoning land to meet this target are as follows:

1. Ensure accordance with the settlement strategy for the County and its status as a Small Growth Town.
2. Ensure accordance with the indicative target provided in Section 1.6, Table 1.11 of the County Development Plan 2005 –2011.
3. There is sufficient water and sewerage capacity available to reach this target.
4. Community facilities and services will be provided to sustain this target during the lifetime of the plan.
5. Lessen the need for the development of nearby open countryside and to preserve same from development insofar as is possible.

The lands zoned for development will ensure that a sustainable rate of growth can be achieved which will accommodate natural growth, provide support for services and facilities, assist the integration of new and existing communities while maintaining the natural and built environment and enhancing the special townscape and heritage character of the town.

Population Policies

It is a policy of the Council to:

1. Zone sufficient lands for housing developments consistent with the Kildare County Development Plan 2005-2011 and the Regional Planning Guidelines.
2. To designate a development boundary for the town which is broadly consistent with an indicative target of 255 additional residential units and sufficiently justifiable 'headroom' above this figure.

4.1.1 Population Objective

It is an objective of Kildare County Council to:

- P1. Zone sufficient land prioritising in-fill opportunities followed by new residential lands, to achieve the indicative target of 255 units with sufficient flexibility to allow for the probability that sites, some centrally located, are unlikely to come forward for development.

4.2 Housing Policies

It is a policy of Kildare County Council to:

1. Provide sufficient and suitably located land to meet the housing target and satisfy local housing needs.
2. Encourage a mix of housing type, tenure and size in order to meet changing household size and composition and to provide a social and demographic balance in the town.
3. Encourage in-fill housing developments, the reuse of vacant or underused space over shops and businesses for accommodation in the town centre in the interests of maximising the efficient use of land and the creation of a vibrant town centre.
4. Ensure the provision of social and affordable housing in accordance with the Housing Strategy 2005-2011.
5. Generally permit apartments in the town centre only.
6. To facilitate the provision of signage or improved signage at the entrance to all housing estates.

A house and maisonette are defined as a dwelling with their own external access while an apartment, flat or duplex are defined as a dwelling accessed from an internal lobby or hallway.

4.2.1 Housing Objectives

It is an objective of Kildare County Council to:

- H1. Prohibit ribbon development along the approach roads to the town.
- H2. Ensure that the design of housing takes into consideration individual site characteristics, environmental requirements, locally sourced and traditional materials to the area.
- H3. Ensure the provision of direct and safe pedestrian and bicycle connections within and between new and existing residential areas and local services and amenities, including bus stops.
- H4. Coordinate the provision of roads and other services to new housing developments.

4.3 Employment and Enterprise Policies

It is a policy of Kildare County Council to:

1. Facilitate and promote the setting up of small and medium sized enterprises and the expansion of existing businesses.
2. Co-operate with state and semi-state employment agencies and local organisations to promote employment opportunities in Prosperous.
3. Promote the local tourism industry in the area.

4.3.1 Employment and Enterprise Objectives

It is policy of Kildare County Council to:

- EM1. Facilitate the development of office based and light industrial development such as research and development, information technology and telemarketing in co-operation with relevant agencies and organisations.
- EM2. Prevent the development of inappropriate large scale warehousing, industrial and particularly, heavy industrial activities in the town for environmental, visually aesthetic and infrastructural reasons.
- EM3. Accommodate a compatible mix of employment uses within the town centre.
- EM4. Facilitate home-based economic activities subject to the protection of the amenities of residential areas.

- EM5. Ensure that existing residential areas and areas of sensitive environmental character are safeguarded from any adverse effects of new or expanded employment uses.

4.4 Education Policies

It is a policy of Kildare County Council to:

1. Facilitate the development of educational facilities and additional specialist accommodation to meet the existing and projected needs of the population of Prosperous in co-operation with the Department of Education and Science and local school management boards and to improve the development of sports, recreational and cultural facilities for schools.
2. Facilitate the physical expansion of both the existing primary and post primary schools.
3. Ensure that land is set aside for the expansion of St. Farnans VEC School.
4. Encourage where possible the provision of recreation amenities outside the existing defined development boundary for use by local schools and clubs.

4.4.1 Education Objectives

It is an objective of Kildare County Council to:

- E1. Ensure the provision of additional school facilities on appropriate sites within the town.
- E2. Ensure adequate pedestrian access and safe routes to the school consistent with the 'Safer Routes to School' Initiative (DTO, 2005) in the town.
- E3. Support the improvement of sports, recreation and cultural facilities for schools in the town.
- E4. It shall be the priority to ensure that 5 acres will be set aside specifically for the provision of a new school or extension to existing on Dublin Road for this purpose.

4.5 Childcare Policies

It is a policy of Kildare County Council to:

1. Facilitate the provision of childcare facilities in accordance with the 'Childcare Facilities – Guidelines for Planning Authorities 2001' and the Kildare County Development Plan 2005-2011, including the encouragement of the appropriate provision of and extension to childcare facilities.

4.5.1 Childcare Objectives

It is an objective of Kildare County Council to:

- CH1. Ensure the provision of appropriate childcare facilities on site in or in close proximity to new developments.
- CH2. Ensure that childcare facilities are suitably located with safe and convenient access for all. Where possible such facilities shall be located adjacent to or with other facilities for community use.

4.6 Amenity and Recreation Policies

It is a policy of Kildare County Council to:

1. Seek the provision of adequate amenities and recreational facilities to meet the existing and projected needs of the local community.
2. Co-operate with and assist community groups, local sports organisations and schools in relation to the development and management of amenity and recreational facilities.
3. Prevent the loss of existing recreational facilities, including sports grounds and public and private open space through redevelopment to other uses unless an alternative open space or recreational facility can be provided in an equally suitable location or it can be demonstrated that there is no longer sufficient demand to sustain the facility.
4. Enhance the visual attractiveness of the town by supporting environmental improvement works.
5. Encourage the provision of new walking routes in the vicinity of the town to link with existing.
6. Facilitate the provision of linked pedestrian routes around the town.
7. Open Space shall be provided in accordance with the standards of the Kildare County Development Plan 2005 – 2011.

4.6.1 Amenity and Recreation Objectives

It is an objective of Kildare County Council to:

- AR1. Provide suitably located land for community use.
- AR2. Enhance the existing amenity facilities of the tennis courts and pitch and putt course by creating well lit and safe pedestrian routes to connect these facilities to both Old Main Street and New Main Street.

- AR3. Facilitate the development of passive recreational space within the village green area identified for Development Cell 2 (Fig. 11) to meet identified needs.
- AR4. Facilitate the development of a suitably located site for the Soccer Club within lands designated for open space and amenity purposes.
- AR5. Encourage the provision of all weather sports facilities within lands designated for open space and amenity purposes.
- AR6. Encourage the provision of shared facilities between sports clubs and groups, where necessary.
- AR7. Encourage the provision of a walking route within a linear park of no more than 25 metres in width incorporating adequate lighting, paving and landscaping. The route of the linear park and walking route shall, where possible, follow desire lines around the town and include natural features such as the River Slate. Funding for this will be from levies accrued from the development of adjacent zoned lands.
- AR8. Ensure that proposals for new recreation facilities provide good accessibility to local residents, pedestrians, cyclists and those with special mobility needs and do not detract from the character of the surrounding area, particularly residential areas.
- AR9. Provide a playground in relatively close proximity to existing schools in the town.

4.7 Community and Social Development Policies

It is a policy of Kildare County Council to:

1. Encourage the provision of suitably located new and improved community and social facilities to meet the existing and projected needs of the community.
2. Facilitate the provision of health and social facilities, nursing homes and sheltered housing in accordance with the zoning matrix contained within this plan.
3. Encourage the provision of permanent banking facilities.
4. Encourage the provision of youth centre facilities.
5. Where appropriate and on zoned lands, applications for community gain (which may include the provision of a community centre) would be positively considered in conjunction with planning applications.

6. Encourage the provision of appropriate community based care facilities such as respite centres.

4.7.1 Community and Social Development Objectives

It is an objective of Kildare County Council to:

- CS1. Facilitate the provision of health services in Prosperous at suitable locations, in accordance with the zoning matrix (chapter 5). Such health services shall have safe links for pedestrian movement and adequate parking facilities in accordance with the parking standards of the Kildare County Development Plan 2005 – 2011.
- CS2. Promote site no. 1 (see Figs. 12 & 13) as the preferred location for a range of centrally placed civic and community uses.
- CS3. Facilitate the provision of a permanent library in the town centre.
- CS4. Facilitate the provision of a civic centre, library, garda station, health facilities and other suitable services.
- CS5. Encourage the provision of appropriate community based care facilities such as respite centres.

4.8 Town Centre Policies

It is a policy of Kildare County Council to:

1. Encourage amenity and environmental improvements on key sites, public spaces and thoroughfares in the town centre, so as to reinforce and enhance the special townscape of Prosperous.
2. Encourage the rehabilitation, restoration and re-use of vacant or under-utilised properties in the town centre.
3. Promote the town centre as a mixed retail, commercial and service location serving local needs and those of the surrounding hinterland.
4. Ensure that hot food take aways be considered in the context of their potential impact on the amenity of adjoining uses in terms of traffic generation, parking, smells, noise and litter.
5. The Council will respond positively to applications for retail and other town centre developments where they respect and enhance the existing built fabric and where it can be demonstrated that road and pedestrian safety shall not be compromised.

4.8.1 Town Centre Objectives

It is an objective of Kildare County Council to:

- TC1. Ensure sensitive and appropriate design within the Architectural Conservation Area in accordance with Section 4.11.
- TC2. Ensure that the historic street pattern on the 'Old Main Street' is retained in terms of both width and alignment.
- TC3. Encourage greater linkage between the 'Old Main Street' and the 'New Main Street' in order to enhance the vitality and viability of both.
- TC4. Encourage the provision of convenient and attractive cycleways and pedestrian linkages especially for the mobility impaired between the 'Old Main Street' and the 'New Main Street'.
- TC5. Facilitate the provision of functional public civic space linking the 'Old Main Street' and the 'New Main Street', supported by civic and community facilities. This civic space shall be appropriately paved and landscaped.
- TC6. Protect the architectural quality and historic integrity of the 'Old Main Street' in accordance with the Architectural Conservation Area designation under the terms of the Planning and Development Act 2000 (as amended) (see Fig. 9).
- TC7. Ensure the removal of unnecessary street furniture and clutter.
- TC8. Strictly control advertising and encourage the removal of signage which is visually obtrusive or out of scale with the character of the town.
- TC9. Facilitate the promotion of schemes for the enhancement of the environment, including the environmental proposals for the town centre contained in the 'Realising the Vision' document.
- TC10. Encourage mixed-use developments where they add to the diversity of uses within the town centre.
- TC11. Encourage active retail uses at ground floor in the town centre.
- TC12. Ensure existing car parks within the town centre are suitably landscaped.

4.9 Retail and Commercial Policies

It is a policy of Kildare County Council to:

1. Encourage the provision of retail and commercial services and facilities sufficient to meet existing and proposed local needs.
2. Ensure that retail development proposals conform to the requirements of the Retail Planning Guidelines 2005, the Retail Planning Strategy for the Greater Dublin Area and the Draft County Retail Planning Strategy for Kildare.
3. Ensure that the provision of new retail and commercial development is appropriate in terms of mix and scale.
4. Ensure that the location of retail and commercial development creates more sustainable travel patterns including walking and cycling rather than the unsustainable use of the private car.

4.9.1 Retail and Commercial Objectives

It is an objective of Kildare County Council to:

- RC1. Promote local retail service provision, particularly retail diversity within the town centre rather than outside the defined settlement boundary consistent with the specific zoning objectives.
- RC2. Prohibit the development of large-scale retail and retail warehouses in the town centre or on the outskirts of the town in accordance with the Retail Planning Guidelines 2005.
- RC3. Encourage the upgrading and expansion of existing retail outlets sufficient to meet the needs of Prosperous town and its environs consistent with the need to preserve the amenity of residents and businesses.
- RC4. Encourage the re-use of the upper floors of retail and commercial buildings for commercial or residential use consistent with the Living over the Business Initiative.
- RC5. Ensure that the design of shopfronts conforms to the development control standards contained in Section 15.36 of the Kildare County Development Plan 2005-2011.
- RC6. Ensure retail and commercial facilities are located where they can be reached by the more sustainable travel modes of walking, cycling and public transport.

4.10 Transportation Policies

It is a policy of Kildare County Council to:

1. Facilitate and encourage people to walk, cycle and use public transport through good design which emphasizes greater permeability and a more compact urban form.
2. Improve access for mobility impaired people.
3. Seek to re-ensure that footpaths and cycleways are provided as a connected network within the town.
4. Seek to improve road safety for all road users by improving road and footpath surfaces, markings and lighting, and relieving traffic congestion in the town.
5. A pedestrian crossing shall be provided on New Main Street subject to compliance with the necessary technical roads requirements.
6. Seek an integrated bus service linking Prosperous with Sallins Rail Station.
7. Prepare a parking plan for the centre of Prosperous.
8. Ensure that all footpaths are properly maintained.
9. Ensure that all footpaths have ramps at kerb corners for pram and wheelchair access and tactile ground indicator tiles for vision impaired pedestrians at crossing points.
10. Ensure that the location of street furniture does not obstruct footpaths.
11. Prioritise the needs of the pedestrian and the cyclist in the design of development schemes.
12. Ensure that pedestrian links from and between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.

4.10.1 Transportation Objectives

It is an objective of Kildare County Council:

Roads

- R1. To allow for the long term construction of local distributor roads linking future developments. These shall be developer led and shall be the subject of planning applications on development lands.
- R2. To undertake during the lifetime of this Local Area Plan a feasibility assessment of a relief road around the town.

- R3. To facilitate the provision of a secondary school bus set down point and general vehicular turning area within the curtilage of the school in close proximity to the main road.
- R4. Reserve land for a proposed link road to the north west and north east of the town between the Ballynafagh Road and the R403 and prohibit development on land reserved for the preferred route, or in a location that would compromise the construction of such a route.
- R5. **Carry out the following road improvements;**
 - R5.1. Improve the road surface on the approach road from the boglands linking the y-junction to the Maynooth Road junction.
 - R5.2. Improve the road surface along 'New Main Street'.
- R6. Investigate the feasibility of narrowing a section of the R403 in the centre of the town in order to facilitate designated parking bays including outside the school.
- R7. **Provide a road surface differentiated by colour and texture at the following locations to enhance road and pedestrian safety:**
 - R7.1. Main junction at R403.
 - R7.2. 'New Main Street'.
 - R7.3. New civic space on New Main Street
- R8. Provide for 'gateways' into the town on all approach roads in order to improve safety for all road users and to provide for an attractive entrance to the town. Gateways shall be marked by signage, appropriate and safe traffic calming measures as deemed appropriate by the Transportation Department of Kildare County Council.
- R9. Restore the cobbles to the footpath on Old Main Street.
- R10. The Council will facilitate where practically possible a permanent vehicle, cycle and pedestrian access point to serve St. Farnans School off Main Street as shown in Figure 11. (Civic Space)
- R11. A roundabout preferably or hammer head will be provided within Site No.1 to facilitate turning movements connected with the school drop off and/or pick up.

- R12. The council will ensure that the walking route to the north west and west of the town will be appropriately surfaced and well lit for security purposes.
- R13. The Council will produce as soon as it is practically possible a traffic management study for the town.

Traffic and Parking

- TP1. Encourage shared parking for land uses with staggered peak periods of demand.
- TP2. **Extend the 40 kmh speed limit at the following locations:**
 - TP2.1. Beyond Hatter's Cross
 - TP2.2. Beyond Downings Cross
- TP3. **Provide gateway speed deterrent signage at the following locations:**
 - TP3.1. R403 on the approach from Clane
 - TP3.2. R403 on the approach from Allenwood.
- TP4. Suitably sited ramps will be located on the Main Street as shown in Figure 10 to ensure that traffic is appropriately calmed.
- TP5. Complete the existing footpath the full length of Buttermilk Lane.
- TP6. Upgrade the surface of the Rathcoffey Road.

Pedestrian

- P1. **Complete footpaths at the following locations:**
 - P1.1. 'Old Main Street'
 - P1.2. Between Downings Cross and Killybegs Manor.
 - P1.3. Between Hatter's Cross and main junction at R403.
- P2. **Provide footpaths at the following location:**
 - P2.1. Maynooth Road
- P3. **Refurbish the following footpaths:**
 - P3.1. 'New Main Street'
 - P3.2. 'Old Main Street'
- P4. **Provide street lighting at the following locations:**
 - P4.1. Maynooth Road
 - P4.2. Between Gorretti Terrace and Hatter's Cross
 - P4.3. Between Killybegs Manor and Downings Cross

P4.4. Between Blackstick Crossroads and Downings Cross.

- P5. Seek to restore cobbles to the footpath on Old Main Street.

Cycling

- C1. The County Council will investigate the feasibility of providing a cycle network in the town.

Public Transport

- PT1. Co-operate with Bus Eireann and private bus operators to enhance bus links to Maynooth and Sallins in particular and onto Naas and Newbridge also.
- PT2. Encourage bus stops at locations in close proximity to shops, services and schools which are safe, well lit and appropriately sheltered.

4.11 Conservation Policies

It is a policy of Kildare County Council to:

1. Protect and enhance the special townscape and heritage character of Prosperous town.
2. Preserve trees and groups of trees which make a significant contribution to the ecology, character or appearance of the area.
3. Encourage nature wildlife corridors between the open countryside and the town centre by connecting the open spaces and vegetation elements of existing and new developments within the town development boundary.
4. Protect and preserve existing hedgerows and encourage the planting of new hedgerows, using traditional species native to the local area, such as Hazel (*Corylus Avellana*), Hawthorn (*Crataegus Monogyna*), Ash (*Fraxinus Excelsior*), Sessile Oak (*Quercus Petraea*), Pedunculate Oak (*Quercus Robur*), Wild Cherry (*Prunus Avium*), Downy Birch (*Betula Pubescens*) and Silver Birch (*Betula Pendula*).
5. To facilitate and encourage the reuse of redundant farm buildings of vernacular importance.
6. To protect the water quality of the River Slate.

4.11.1 Conservation Objectives

It is an objective of Kildare County Council to:

Architectural Heritage

- ARC1. Preserve and protect structures and items listed for preservation in Table 3.
- ARC2. Protect the essential character and setting of Protected Structures through the control of the design of new development in the vicinity.
- ARC3. Ensure that proposals for material changes of use of Protected Structures are compatible with the essential character of the buildings and their settings.
- ARC4. Assist owners of Protected Structures in their maintenance and repair through advice and grant aid under the Building Grants scheme operated by the Department of the Environment Heritage and Local Government.

Architectural Conservation Area Policies

It is a policy of Kildare County Council:

1. To provide "old style" lighting on 'Old' Main Street.
2. To provide or retain cobble locked pavement.

Architectural Conservation Area Objectives

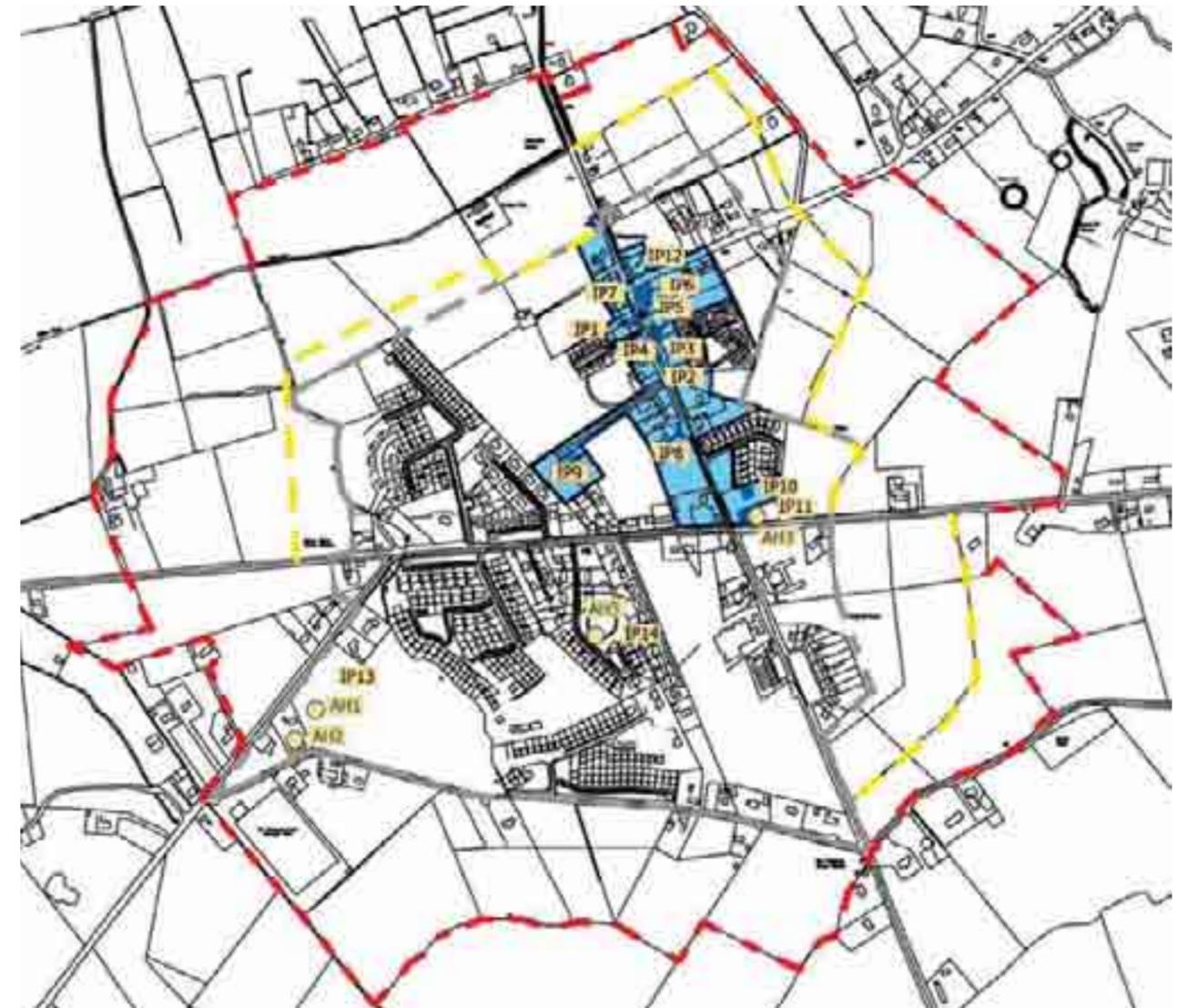
It is an objective of Kildare County Council to:

- ACA1. Designate a section of the 'Old Main Street' as an Architectural Conservation Area in accordance with the Planning and Development Act 2000 (as amended).
- ACA2. Protect and enhance the townscape, heritage and architectural character of the Architectural Conservation Area outlined in Figure 9.
- ACA3. Evaluate proposals for development within the ACA, having regard to the following:
 - ACA3.1. The effect of the proposed development on Protected Structures and the curtilage of same.
 - ACA3.2. The effect of the proposed development on the townscape and layout of same in relation to design, materials, scale, massing, building line, height, urban grain and intensity of use.
 - ACA3.3. Assess the impact of the proposed development on existing amenities, including traffic and parking considerations.

Table 3 Protected Structures

Reference	Item and Location	Townland	Description
IP1	Terraced three storey house, Old Main Street	Curryhills	Building
IP2	Pair of terraced two storey houses, Old Main Street	Curryhills	Building
IP3	Larry's Public House, Old Main Street.	Curryhills	Building
IP4	Terraced two storey house, Old Main Street	Curryhills	Building
IP5	End-of-terrace two storey house, Old Main Street.	Curryhills	Building
IP6	Detached two storey house, Old Main Street	Curryhills	Building
IP7	Terraced single storey parish hall, Old Main Street	Curryhills	Building
IP8	Semi-detached three storey house, Old Main Street	Curryhills	Building
IP9	Detached two storey house.	Curryhills	Building
IP10	Detached two storey former National School.	Curryhills	Building
IP11	Catholic Church of Our Lady and Saint Joseph.	Curryhills	Building
IP12	Cast iron water pump, Old Main Street.	Curryhills	Water pump
IP13	Ringfort	Downings North	Ringfort
IP14	Ringfort	Curryhills	Ringfort

Figure 9



Legend

- IP 1 - 14 Proposed Protected Structure
- AH 1 - 3 Architectural heritage
- Proposed Architectural Conservation Area
- Development Boundary
- Development Boundary - 1985
- Proposed Distributor Road

Archaeological Heritage

- AH1.** Secure the preservation (in situ– or as a minimum, preservation by record) of the archaeological monuments included in the Record of Monuments as established under section 12 of the National Monuments (Amendment) Act 1994 and sites and features of archaeological interest, listed in Table 4.
- AH2.** In securing such preservation, the Council will have regard to the advice and recommendations of the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government, both in respect of whether or not to grant planning permission and in respect of the conditions to which permission, if granted, should be subject.
- AH3.** Ensure that proposed developments that may, due to their location, size or nature, have implications for the archaeological heritage of the town be subject to an archaeological assessment. Such developments include those that are located at or close to archaeological monuments or sites; those that are extensive in terms of area (1/2 hectare or more) or length (1 kilometre or more); and developments that require an Environmental Impact Statement.

Table 4 Archaeological Heritage

Reference	Item	Townland
B13-02	St. Farnan's Well (Holy Well)	Downings North
B13-03	Ruined Church (Church and Graveyard)	Downings North
B13-04	Eldonsfort	Curryhills
B13-05	Blackwood Castle	Blackwood
B13-06	Ringfort	Downings North

Tree Protection Orders

- TPO1.** Protect the following groups of trees through the use of Tree Preservation Orders;
- TPO1.1.** Line of trees along the avenue from the Old Main Street' to the Priest's house;
- TPO1.2.** Group/line of trees along the 'Old Main Street'.

4.12 Environment Policies

It is a policy of Kildare County Council to:

1. Ensure that significant development proposals include detailed landscaping schemes prepared by suitably qualified persons.
2. Preserve and improve the environmental quality of the Plan area.
3. Control litter through the Council's waste and litter management plans and the Litter Act 1997 and as subsequently amended.
4. Prevent use of septic tanks within the development boundary of the town.
5. Protect, retain and enhance biodiversity and to ensure that there are no negative impacts on designated sites.
6. Hedges and trees should not be removed during the nesting season (i.e. 1st March to 31st August).
7. Ensure that any new development integrates existing trees on site into the design prepared by suitably qualified persons.
8. Where trees and hedges have to be removed, suitable planting of native species should be provided as a mitigation measure.



4.12.1 Environment Objectives

It is an objective of Kildare County Council to:

- E1. Co-operate with local community groups and organisations to implement environmental improvement proposals contained in the 'Realising the Vision' document.
- E2. Protect the water quality of the River Slate.
- E3. Encourage the reuse of redundant farm buildings in the town for appropriate uses.

4.13 Tourism Policies

It is a policy of Kildare County Council:

1. To implement, where possible, the policies of 'A Framework for Action 2002-2006', the report of County Kildare Tourism Taskforce in the context of Prosperous.
2. Promote cultural, literary, historical, genealogical and archaeological heritage.

4.13.1 Tourism Objectives

It is an objective of Kildare County Council to:

- T1. Preserve the natural and built tourist attractions and cooperate with the State and private bodies in the development of tourism and tourist related facilities within the town boundary particularly along Old Main Street.
- T2. Seek to develop the tourist and recreational potential of the items listed for protection in Figure 8 where possible and appropriate.

4.14 Utilities Infrastructure Policies

It is a policy of Kildare County Council to:

1. Separate the disposal of foul and surface water through the provision of separate sewerage networks.
2. Continue to ensure the implementation of the Waste Management Plan for County Kildare 2005-2010.
3. Ensure that all proposed development takes place on a phased basis and is subject to the provision of adequate surface water drainage and sewage facilities.

4.14.1 Utilities Infrastructure Objectives

It is an objective of Kildare County Council to:

Water Supplies

- WS1. Maintain a sufficient water supply to meet the development needs of this Plan.
- WS2. Minimise wastage in the water supply network.
- WS3. Prohibit development on wayleaves to all public water mains.

Sewerage

- S1. Ensure that the public sewerage network is extended to service the development needs of this Plan.
- S2. Prohibit development on wayleaves to public sewers.

Surface Water Drainage

- SW1. Ensure the separation of foul and surface water effluent through the provision of separate sewerage and surface water run-off networks.
- SW2. Ensure the undertaking of an assessment of surface water drainage in the town during the lifetime of the plan and implement its recommendations.
- SW3. Ensure that all developments in the area should attenuate to minimise flooding in accordance with the Sustainable Urban Drainage System, Greater Dublin Storm Water Management Policy and EEC Water Framework Directive 2000 in terms of water quality.

Waste Management

- WM1. Continue to promote waste education, re-use and recycling through initiatives such as the Green Flag project.
- WM2. Regulate private contractors under the 2005 Waste Management Act as amended by issuing waste collection permits.

Waste Water

- WW1. Ensure that the existing foul sewer network from Prosperous to Osbertown Waste Water Treatment Plant and including Osbertown WWTP is upgraded in accordance with the Upper Liffey Valley Sewerage Report commissioned in 2002 and the Greater Dublin Strategic Report for this catchment.

The purpose of Zone A Objective is to protect and enhance the special character of Prosperous town centre



5.0 Land Use Zoning

5.1 Principles of Land Use Zoning

A number of principles were followed when considering the zoning of land for future development and the identification of a development boundary. The first principle is the identification of a sustainable amount of development. A housing completion target of a further 255 houses has been identified through the zoning of residential lands. This target excludes residential opportunities potentially afforded by mixed use sites in the centre of the town where additional units could come forward for development. Secondly, a sustainable form of development has been prioritised which results in a compact urban form. In-fill development and a more balanced form of development around the town centre has been emphasised.

5.2 Purpose of Land Use Zoning

The purpose of land use zoning is to indicate the objectives of the Planning Authority for all lands in its administrative area having regard to the identified requirements of the area to facilitate future growth and the policies and objectives outlined in Chapter 4.

The land use zoning objectives are detailed in Section 5.3 onwards and are shown in Fig.10. A matrix of land uses in Table 5 provides general guidance in assessing the acceptability or otherwise of development proposals.

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land uses.

5.2.1 Permitted in Principle

Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

5.2.2 Open for Consideration

Land uses in this category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits. Land uses shown as 'Open for Consideration' may be acceptable in circumstances where the proposal will not conflict with the policies and objectives for the zoning and the permitted or existing uses.

Furthermore, the proposal should be in the interests of the proper planning and sustainable development of the area.

5.2.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix will not be permitted.

5.2.4 Other Uses

Other land uses not listed in the Land Use Zoning Matrix will be considered on the individual merits of the proposal and with reference to the policies and objectives of the Plan.

5.3 Land Use Zoning Objectives

Lands within the town boundary are zoned for the following uses.

Zoning Objective A - Town Centre

To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.

The purpose of this zone is to protect and enhance the special character of Prosperous town centre and to provide for and improve residential, retail, commercial, civic, cultural and other uses appropriate to the town centre.

Zoning Objective B - Mixed Use

To provide for mixed use development as a consolidation of the town centre.

This zoning provides for the future consolidation of the town centre. A mix of residential, commercial, retail and community uses will be considered acceptable in principle subject to the amenity of adjacent premises being preserved. Other permissible uses include retail service type outlets, small scale office uses and community uses. All mixed use development should preserve and enhance the character of the area.

Zoning Objective C - Existing Residential

To protect and improve residential amenities.

This zoning provides for the protection and improvement of existing residential amenity and the provision of new and improved ancillary services

Zoning Objective D - New Residential

To provide for new residential development.

This zoning provides for new residential development and associated local shopping and other services incidental to residential development. While housing is the primary use in these zones, recreation, education, crèche/playschool, clinic/surgery uses and sheltered housing are also permitted in principle. Small corner shops may be acceptable where the applicant can show a clear need for such a facility and neighbouring residential amenity is preserved. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.

Zoning Objective E - Open Space and Amenity

To protect and provide for recreation, open space and amenity provision.

The areas included in this zoning objective cover both public and private open space throughout the Plan Area. The aims of this zoning objective include; to protect and provide for recreation, open space and amenity; to protect and maintain public open space; to preserve private open space and to provide recreational facilities.

The Council will not normally permit development that would result in the loss of open space within the Plan Area.

Zoning Objective F - Community and Educational

To provide for new and extensions to existing community, social and educational uses.

This zoning provides for community and educational facilities such as health care, childcare, schools, churches and other community uses.

Zoning Objective G - Enterprise and Light Industry

To provide for enterprise and light industrial uses.

This zoning provides for enterprise, light industrial and office type uses. Permissible uses include office/business park development or small to medium scale workshops which are more environmentally benign than those

traditionally found in industrial areas.

Uses will be considered on the individual merits of each planning application. Any proposal within this zone should have regard to the character of the town and of neighbouring uses.

Zoning Objective H - Agricultural

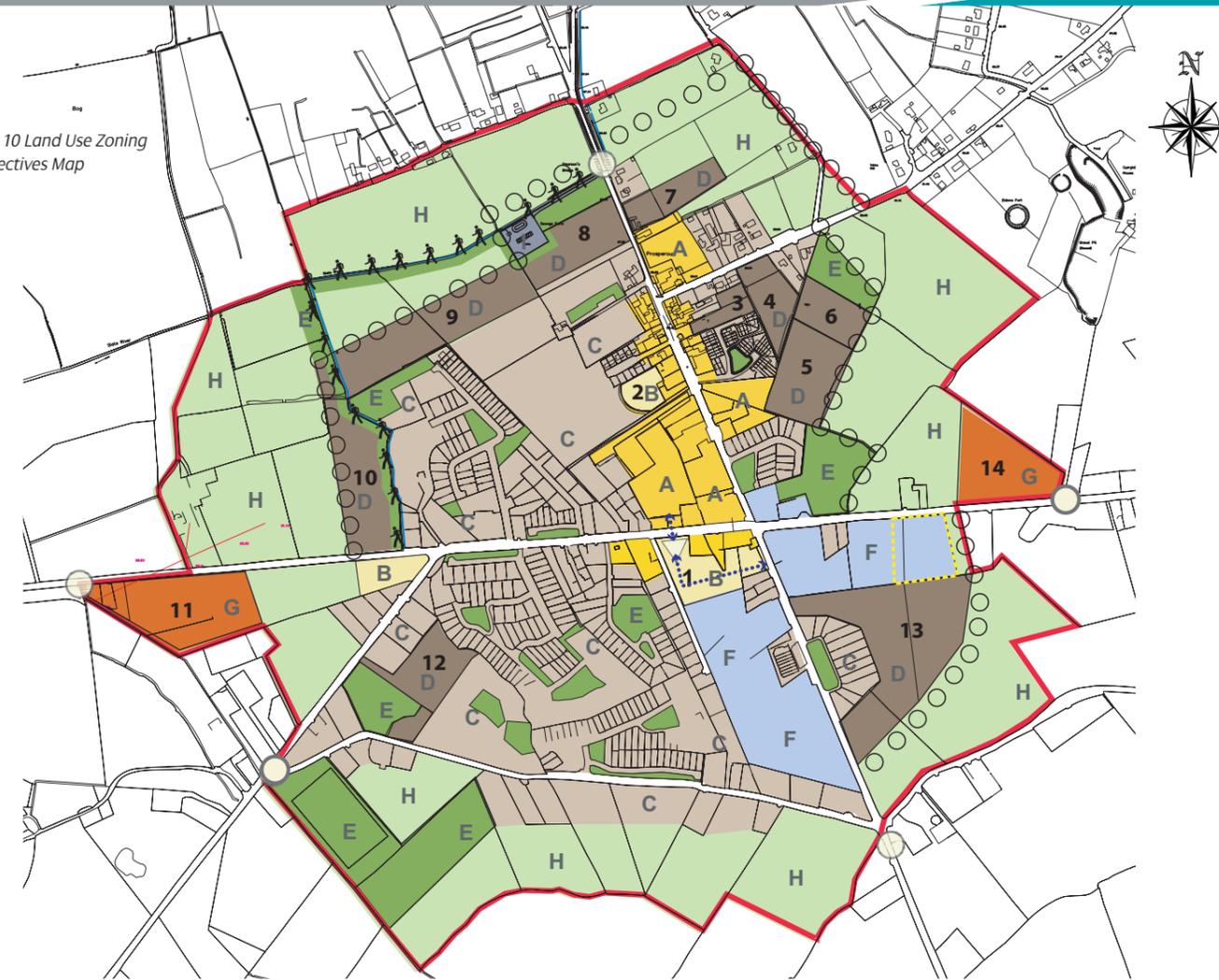
To protect and provide for agricultural uses.

The purpose of this zoning is to protect and provide for agricultural uses.

Table 5. Land Use Zoning Matrix

Land Use	A	B	C	D	E	F	G	H
Dwelling	y	y	y	y	n	o	n	o
Guesthouse/hotel/hostel	y	y	o	o	n	o	o	n
Restaurant	y	y	o	o	n	y	o	n
Pub	y	y	n	n	n	n	n	n
Shop (convenience)	y	y	o	o	n	y	o	n
Shop (comparison)	y	y	n	n	n	o	n	n
Retail warehouse	n	n	n	n	n	n	n	n
School	y	y	o	o	o	y	o	n
Medical & related consultant	y	y	o	o	n	y	y	n
Health centre	y	y	o	o	n	y	y	n
Nursing home	y	y	o	o	n	y	n	n
Community hall & sports halls	y	y	o	o	o	y	o	o
Recreational buildings	y	y	o	o	o	y	o	o
Cultural uses, library	y	y	o	o	o	y	o	n
Offices	y	y	n	n	n	y	y	n
Garages and car repairs	n	n	n	n	n	n	o	n
Petrol station	n	o	n	n	n	n	o	o
Motor sales	n	o	n	n	n	n	n	o
Car parks	y	y	n	n	o	o	o	n
Heavy commercial vehicle parks	n	n	n	n	n	n	y	n
Repository, store, depot	o	o	n	n	n	n	y	n
Cinema	y	y	n	n	n	n	n	n
Warehouse (wholesale)	n	n	n	n	n	n	y	n
Industry	n	n	n	n	n	n	o	n
Waste incinerator	n	n	n	n	n	n	n	n
Utility structures	y	y	o	o	o	y	o	y
Industry (light)	n	n	n	n	n	n	y	n
Workshops	n	n	n	n	n	o	o	n
Playing fields	o	o	o	o	y	y	y	y
Place of worship	y	y	o	o	n	y	n	n
Park/playground	y	y	o	o	y	y	y	y
Tourist camping site	n	n	n	n	o	n	o	o
Tourist caravan park	n	n	n	o	o	n	o	o
Residential caravan park	n	n	n	o	o	n	y	o
Cattle shed/slatted unit	n	n	n	n	n	n	n	y
Boiler house	n	n	n	n	n	n	n	y
Stable yard	n	n	n	n	n	n	o	y
Amusement park	n	n	n	n	n	n	n	n
Hot food take away	y	o	n	n	n	n	n	n
Crèche/playschool	y	y	o	o	o	y	o	n
Funeral homes	y	y	o	n	o	n	o	y
Cemetery	n	n	n	n	o	n	n	y

Fig. 10 Land Use Zoning Objectives Map



Legend

- A Objective A - Town Centre
- B Objective B - Mixed Use
- C Objective C - Existing Residential
- D Objective D - New Residential
- E Objective E - Open Space and Amenity
- F Objective F - Community and Educational
- G Objective G - Enterprise and light Industry
- H Objective H - Agricultural
- I Objective I - Public Utilities
- Development Boundary
- Indicative Location of Distributor Road
- Slate River
- Future Vehicular / pedestrian Link
- Gateways
- New Civic Space
- ⏏ Key Development Sites
- 🚶 Walking Route within Linear Park
- 🏫 Lands Transferred to the School

Scale: N.T.S. Map Ref.: 1 Date: December 2007 Drawing No.: 200/07/209 Drawn By: C.S.R.

© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/08CCMA (Kildare County Council)

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE WRITTEN STATEMENT

6.0 Development Control Standards and Guidelines

The development control standards in the Kildare County Development Plan will be applicable throughout the Plan Area



6.1 General

The current Kildare County Development Plan 2005-2011 establishes development control standards and recommendations for development within the County Council's administrative area. The development control standards in the Kildare County Development Plan will be applicable throughout the Plan Area.

This Local Area Plan should be cross-referenced with the above Kildare County Development Plan and all standards set out there in. The additional standards outlined below apply to all proposed developments within the Local Area Plan boundary.

In considering the development potential of each site, and in particular key sites the subject of development briefs set out below, the key consideration for the Council will be the retention and enhancement of the character of this town of Special Townscape and Heritage Character with the need to accommodate sustainable development and to protect the natural and built environment.

6.2 Building Lines

A common building line creates continuity of frontage and provides definition and enclosure to the public realm. Where buildings are permitted to set back from the building line, the resulting spaces should be useable and attractive.

Proposals for development along the 'Old Main Street' will have regard to existing building lines and the distinctive streetscape. With regard to the 'New Main Street', the Council will encourage the building line to be concentrated adjacent to the footpath, thereby clearly defining the streetscape.

Each development proposal will be considered on its merits, in the interests of maintaining good townscape.

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out, to facilitate a development, then a financial contribution to cover the cost of such facilities will be levied by the Council. This contribution will be in addition to the other contributions normally levied. These contributions will be set out in the County Council's Development Contributions Scheme and/or the Special Contributions Scheme.

6.3 Road Layouts in Residential Developments

The layout and detailed design of roads is crucial to the shaping of all developments. Road layouts should be considered as part of the overall concept and should not be the starting point of the design layout. Housing layouts, and the roads, shared surfaces and access points that serve them should be determined by the spatial enclosures created by the arrangement of buildings and the creation of attractive urban forms, where security for pedestrians, cyclists and children is paramount.

Traffic calming, to ensure low ambient traffic speeds, should be designed into the layout from the outset rather than added as an afterthought. It should be achieved using the more natural methods of shared surface areas and curves rather than the more aggressive methods of speed bumps and chicanes. Additional guidance can be found in the DoEHLG Recommendations for Site Development Works for Housing Areas (1998) and also Design Bulletin 32, Residential Roads and Footpaths - Layout Considerations, (2nd edition) published by the British Department of Environment Transport and the Regions.

The following road hierarchies are considered suitable for residential development in Prosperous:

1. Distributor Road
2. Minor Access Roads
3. Shared Surface Areas and Courtyard Spaces

6.3.1 Distributor Road

This is a local distributor road that connects new residential areas to each other and is intended to meet local development needs.

A strip of on-street parking (parallel to the road) may be provided along the edge of the footpath intermittently broken up with avenue trees. A cycle path can be provided between on street parking and the roadway.

6.3.2 Minor Access Routes

These are the internal roads of developments. A width of 5.5m is recommended with footpaths on either side. In most instances, the footpaths should be separated from the road carriageway by a band of trees. However, alternatives will be considered provided they are safe and carefully designed.

7.0 Development Briefs

6.3.3 Shared Surface Areas

Shared surface areas do not separate pedestrian and vehicular traffic. Both are accommodated on the same ground surface, differentiated by colour of paving material, but not by level. They can be used as a traffic calming device or in courtyard areas and other public or semi-public areas where a high level of pedestrian activity is encouraged accompanied by low vehicular traffic volumes.

A minimum distance of 2.5m between semi-detached and detached houses is required. In general, this distance should be divided equally between dwellings so separated so as to allow for a usable side entrance.



7.1 Defining Character of the Town

Prosperous town is situated in a predominantly flat, slightly rolling, agricultural landscape.

The overriding character of the town is one of predominantly residential land use clustered around a crossroads where there are a number of supporting community and service land uses.

The town is characterised by a physical divide between the 'New Main Street' and the 'Old Main Street'. As the town expanded and transformed to accommodate modern living a cluster of retail uses developed along the new main street shifting the focus and perceived town core.

As has been identified in the document entitled 'Realising the Vision', there is a strong consciousness of the historical character of Prosperous. The 'Old Main Street' is distinctive in terms of its heritage character and townscape.

Apart from the 'Old Main Street', there are few examples of a coherent and cohesive urban structure. There are few discernable street patterns or consistent building lines. Broad streetscapes bounded by predominantly private gardens or public uses set back from the road have created a largely suburban context.

The interdependence of the built form and its green setting is a key element of the existing character. The careful and appropriate development of the 14 significant sites identified in this Plan will ensure the consolidation of Prosperous town in a manner respectful of its existing character.

7.2 Key Development Sites

Development briefs have been prepared to facilitate and encourage a high quality of development at site specific level in Prosperous. **These guidelines are supplementary and complementary to the development control standards and guidelines contained in the Kildare Kildare County Development Plan 2005-2011.**

Development briefs have been prepared for key sites in order to maximise the sustainable development potential of the sites and promote high quality design that is consistent with the character of the town.

Each site's development potential is assessed in terms of: location, site description, land use zoning, development

potential, density, site coverage, plot ratio, height, building line, massing and scale, boundary treatment, materials, orientation, landscaping, open space and access.

The development briefs are highlighted on the zoning map and described in sections 7.4.1 to 7.5.9.

7.3 Civic Space

It is intended that a new civic space be provided to the south of New Main Street opposite the existing retail units as included in the Prosperous-Realising the Vision document.



Fig. 11 Civic Space

At this location, the civic space will serve as a focal point connecting existing and proposed civic functions; the schools to the southeast, pubs, retail units and church along New Main Street, and future 'green' areas to the north.

This space would be fronted by a new mixed use building containing civic and or recreational facilities, such as a health centre, community recreation facilities, outreach centre, Garda station etc, and served by a car park which also provides for the schools. In addition, 'drop off' points should be provided directly outside the schools. The paving material will continue across the main carriageway of the road, at the level of the road, thereby acting as a traffic calming measure and defining the civic core of the town. Tree planting, high quality street lighting and other street furniture, in the square and along the street, will further complement the quality of the space. A children's play area will be located in close proximity.

7.4 Town Centre Development Briefs

7.4.1 Site 1

Location

Site 1 is located to the south of 'New Main Street' in the townland of Curryhills.

Site Description

The site is L-shaped, flat and has road frontage to both the 'New Main Street' and to the road linking the main junction and Hatter's Cross. It has the potential to consolidate the urban fabric around the cross roads of the New and Old Main Streets. The site area is 1.3 hectares.

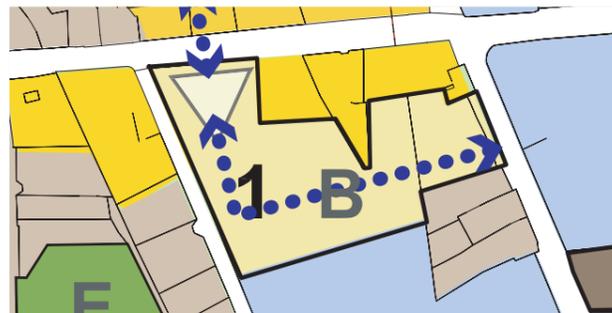


Figure 12

Land Use Zoning

The site is zoned for Mixed Use and therefore could accommodate a mix of residential, commercial, community, open space and amenity uses.

Development Potential

Given its prominent and central location in Prosperous, this site has the potential to be developed as a dense and permeable area. The provision of a hard landscape civic space and associated civic building could be provided on this site. Development of this site could include the provision of such uses as a playground facility and community centre. Pedestrian and cycle links are proposed from the two adjacent roads and the school. All pedestrian links should be well designed and properly lit. Vehicular access is proposed from the road linking the main junction and Hatter's Cross. The County Council will seek to facilitate the provision of a new vehicular, pedestrian and cycle route off Main Street to serve St. Farnans and to reduce on street peak school time traffic movements.

Density

A maximum density of approximately 20-30 residential units per hectare is recommended. Densities will ultimately be governed by location, site characteristics and design considerations.

Height

Building height in this area should be predominantly two storey with some three storey elements in parts. Any two or three storey buildings should front the open space or street.

Plot Ratio

A plot ratio of 1:1 is recommended with site coverage of 50% to allow for significant open space or community amenity spaces.

Building Line

Building line should define the existing road lines, any access roads and open space.

Massing/Scale

Building volume and massing should be of similar proportions, in plan and elevation, to the existing main street buildings in Prosperous. Buildings should be used to give enclosure to the streets, to overlook open space and should be set back from boundaries with private property.

Boundary Treatment

Existing hedgerows should be retained and wherever possible will be incorporated as an intrinsic part of any proposed development. Boundary walls or railings should be low and as unobtrusive as possible where buildings front directly onto the Main street.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives as set out in the Kildare County Development Plan 2005 – 2011.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

7.4.2 Site 2

Location

This site is located to the west of 'Old Main Street' in the townland of Curryhills.

Site Description

This is a level site with main street developments to the east, existing residential development to the north, a proposed residential scheme to the west and a tree lined avenue to the south. The site area is 0.42 hectares.

Land Use Zoning

The site is zoned for Mixed Use.

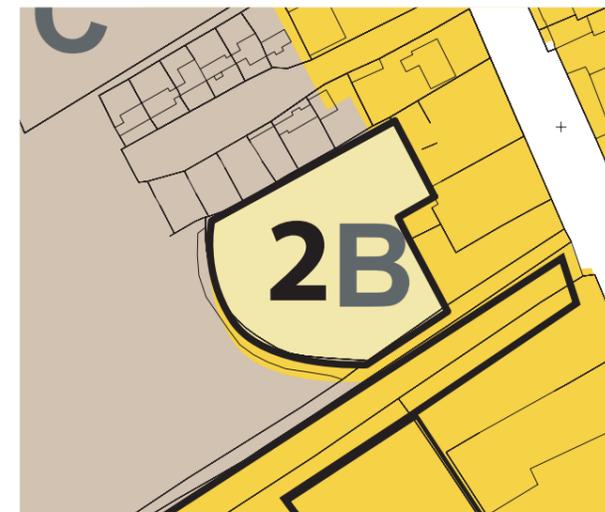


Figure 13

Development Potential

A compatible mix of residential, commercial, retail or community uses is proposed for this site. A mix of house types with apartments, duplexes and townhouses would be appropriate. The site should ideally be linked with the 'Old Main Street', potentially as part of a backland development. All pedestrian links should be well designed and properly lit.

Density

A maximum density of approximately 20-30 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

The recommended building height is predominantly two storey buildings with some three storey elements.

Plot Ratio

A plot ratio of 1:1 with a site coverage of 50% is recommended.

Building Line

Building line should define any access roads, open space and the tree lined avenue.

Massing / Scale

Building volume and massing should be of similar proportions, in plan and elevation, to the existing main street buildings in Prosperous. Buildings should be used to define open spaces and should be set back from boundaries with private property.

Boundary Treatment

Existing hedgerows and trees should be retained and wherever possible should be incorporated as an intrinsic part of any proposed development.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives as set out in the Kildare County Development Plan 2005 - 2011.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

It would be desirable to provide vehicular access either from the 'Old Main Street' or possibly from the tree lined avenue. Pedestrian access should be provided from both and should connect into the recent residential development to the north where it can be agreed that it can be provided in a safe and direct manner.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.4.3 Site 3

Location

This site is located to the east of 'Old Main Street' in the townland of Curryhills.

Site Description

The site is an L-shaped level site surrounded by existing developments to the north, west and south. The site area is 0.4 hectares.



Land Use Zoning

This site is zoned New Residential for infill development.

Development Potential

In-fill residential development is appropriate as part of the development of the backlands of the 'Old Main Street'. This site is located entirely within the Architectural Conservation Area. Any development proposal for this site will be consistent with the policies and objectives of the Architectural Conservation Area contained in section 4.11. All pedestrian links should be well designed and properly lit.

Density

A maximum density of approximately 15-20 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

The recommended building height is two storey.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Building volume and massing should be

of similar proportions, in plan and elevation, to the existing main street buildings in Prosperous. Buildings should be used to define open spaces and should be set back from boundaries with private property.

Building Line

Building lines should define open spaces and residential streets and squares.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives as set out in the Kildare County Development Plan 2005 – 2011. A range of open spaces should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development".

Access

Vehicular access is proposed from Old Main Street. Pedestrian and cycle links are proposed to the 'Old Main Street' and surrounding developments where it is agreed that access can be achieved in a safe and direct manner

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.4.4 Site 4

Location

This site is located to the south of the Maynooth Road in the townland of Curryhills

Site Description

The site is predominantly rectangular with frontage along the Maynooth Road. There are existing residential uses to the east and southwest. The site area is 1.0 hectares.

Land Use Zoning

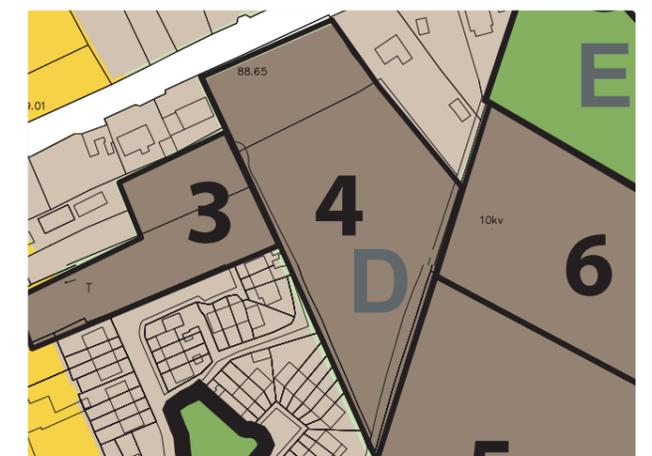
This site is zoned New Residential.

Development Potential

The site has the benefit of road frontage. Situated adjacent to residential developments, any proposal for a residential scheme should ensure adjoining residential amenity is protected. A mix of house type would be appropriate. Residential development on this site will need to be integrated with any schemes on Site nos. 3, 5 and 6. All pedestrian links should be well designed and properly lit.

Density

A maximum density of approximately 15-20 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.



Height

The recommended building height is two storey.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Building volume and massing should be of similar proportions, in plan and elevation, to the existing main street buildings in Prosperous. Buildings should be used to define open spaces and should be set back from boundaries with private property.

Building Line

Building lines should define open spaces and residential streets and squares.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular access is proposed from the Maynooth Road. Pedestrian and cycle links are proposed the 'Old Main Street' and surrounding developments where it can be agreed that safe and direct access can be achieved.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.4.5 Site 5

Location

This site is located to the south of the Maynooth Road, south of site no.6. It is within the townland of Curryhills.

Site Description

This is a level, rectangular shaped site with some residential development to the south. The site area is 1.7 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site will need to be integrated with any schemes on Sites nos. 4 and 6. Ideally, the site should have a pedestrian and cycle link with the 'Old Main Street', where feasible. All pedestrian links should be well designed and properly lit. A mix of house types would be appropriate.

Density

A maximum density of approximately 15-20 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

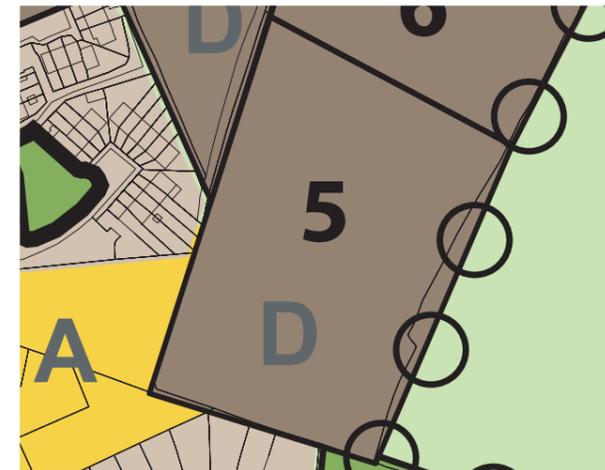
The recommended building height is two storey.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Building volume and massing should be of similar proportions in plan and elevation, to the existing main street buildings in Prosperous. Buildings should be used to define open spaces and should be set back from boundaries with private property.



Building Line

Building lines should define open spaces and residential streets and squares.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular access is proposed from the Maynooth Road. Pedestrian and cycle links are proposed to the 'Old Main Street' and surrounding developments where it can be agreed that safe and direct access can be achieved in order to successfully integrate development on this site with its surroundings.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.4.6 Site 6

Location

This site is located to the south of the Maynooth Road, to the northeast of site no.5. It is within the townland of Curryhills.

Site Description

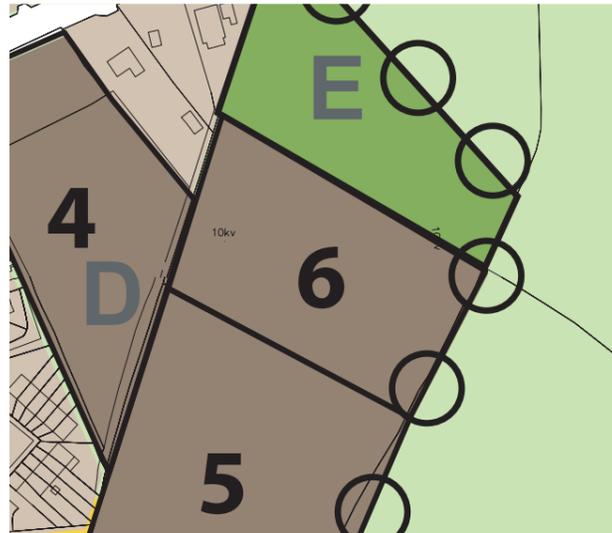
This is a rectangular shaped level site surrounded by greenfield lands. The site area is 0.9 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site will need to be integrated with any schemes on Site nos 4 and 5. Ideally, the site should have a pedestrian and cycle link with the 'Old Main Street', where feasible. All pedestrian links should be well designed and properly lit. A mix of house types would be appropriate.



Density

The recommended maximum density is approximately 15-20 residential units per hectare. Density will ultimately be governed by consideration of location, site characteristics and design considerations.

Height

The recommended building height is two storey.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Building volume and massing should be of similar proportions in plan and elevation to the existing main street buildings in Prosperous. Buildings should be used to define open spaces and should be set back from boundaries with private property.

Building Line

Building lines should define open spaces and residential streets and squares.

Materials

Traditional materials in keeping with the character of the

town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular and pedestrian access to this site is required via either site nos. 4 or 5. Vehicular access is proposed from the Maynooth Road. Pedestrian and cycle links should be provided to surrounding developments where it can be agreed that safe and direct access can be achieved in order to successfully integrate development on this site with the surroundings.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5 Peripheral Sites Development Briefs

7.5.1 Site 7

Location

This site is located to the north of the Maynooth Road, fronting onto the Old Main Street. It is within the townland of Curryhills.

Site Description

This is a level, rectangular shaped site that is predominantly surrounded by green field lands with some residential development to the south. The site area is 0.9 hectares.

Land Use Zoning

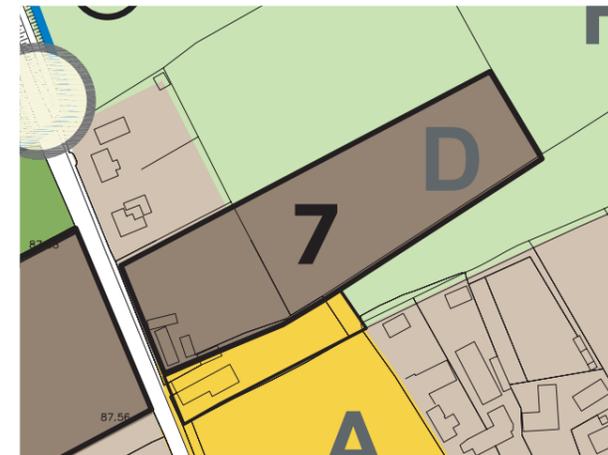
This site is zoned New Residential.

Development Potential

The layout of residential development should facilitate pedestrian connections to the surrounding amenity belt areas through to New Main Street. All pedestrian links should be well designed and properly lit.

Density

A maximum density of approximately 15-20 residential units per hectare is recommended. Density will ultimately be governed by consideration of location, site characteristics and design considerations.



Height

The recommended building height is two storey.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

Building volume and massing should be of similar proportions, in plan and elevation, to the existing main

street buildings in Prosperous. Buildings should be used to define open spaces and create an edge to the Green Belt area.

Building Line

Building lines should define open spaces and residential streets and squares. The building line of new development along the Old Main Street should reinforce the existing.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads, internal open spaces and the open space of the amenity belt. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Pedestrian and cycle link access is proposed from the 'Old Main Street'. Vehicular access is proposed to and from the proposed new distributor road only.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5.2 Site 8

Location

This site is located to the west of the 'Old Main Street', fronting onto this street. It is within the townland of Curryhills.

Site Description

This is a level, rectangular shaped site. The site area is 1.5 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site should facilitate pedestrian connections to the surrounding amenity belt area, to Old Main Street and to the existing residential area to the south. All pedestrian links should be well designed and properly lit. A mix of house types is appropriate.



Density

A maximum density of 20-30 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

The recommended building height is two storey.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Building volume and massing should be of similar proportions in plan and elevation, to the existing main street buildings in Prosperous. Buildings should be used to define open spaces and should be set back from boundaries with private property.

Building Line

Building lines should define open spaces and residential streets and squares. The building line of new development along the New Main Street should reinforce the existing.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open spaces should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Pedestrian and cycle link access is proposed from the 'New Main Street', from the proposed new distributor avenue where it can be agreed that safe and direct access can be achieved in order to successfully integrate development on

this site with its surroundings. Vehicular access is proposed to and from the proposed new distributor road only. This road runs along the existing access road for the existing residential development to the south.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5.3 Site 9

Location

This site is located to the west of the 'Old Main Street'. It is within the townland of Curryhills.

Site Description

This is a level, rectangular shaped site. The site area is 3.2 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site will need to be integrated with any schemes on Site no. 8 and with existing residential areas to the south, and should facilitate connections to the proposed amenity belt. All pedestrian links should be well designed and properly lit. A mix of house types is appropriate.

Density

A maximum density of approximately 15-20 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

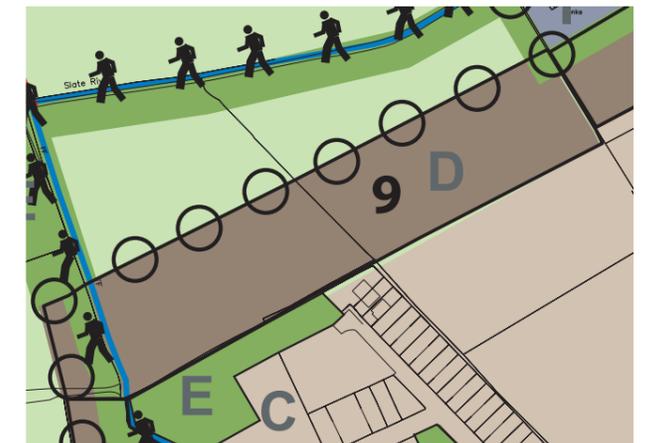
The recommended building height is two storeys.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Buildings should be used to define open spaces and the edges of the distributor road and should be set back from boundaries with private property.



Building Line

Building lines should define open spaces and residential streets and squares, and give a consistent edge to the amenity belt.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Pedestrian and cycle links access is proposed from the proposed new distributor road and from surrounding developments where it can be agreed that safe and direct access can be achieved in order to successfully integrate development on this site with the surroundings. Vehicular access is proposed to and from the proposed new distributor road only.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5.4 Site 10

Location

This site is located to the north of the 'New Main Street', south of site no. 9. It is within the townland of Curryhills.

Site Description

This is a level, rectangular shaped site that is surrounded by existing residential development to the east and agricultural land to the west. The site area is 2.4 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site should, where feasible, be integrated with the adjoining existing residential areas, should give frontage to the 'New Main Street', to the new amenity belt and to a linear park to run along entire edge of the River Slate. The site should have a pedestrian and cycle link between the 'New Main Street' and the amenity area. All pedestrian links should be well designed and properly lit. A mix of house types is appropriate.

Density

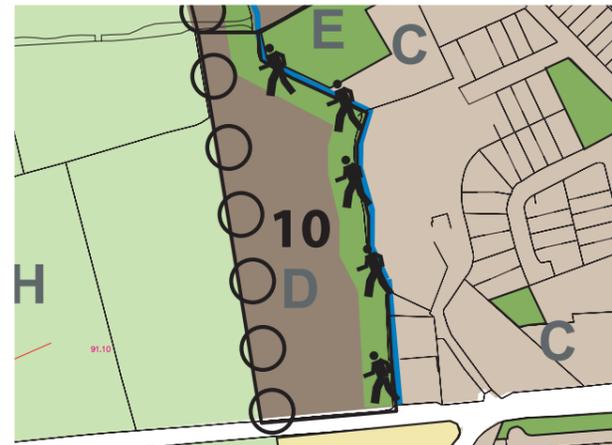
A maximum density of approximately 15-20 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

The recommended building height is two storey with limited 3 storey elements.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.



Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas. Buildings should be used to define open spaces, give frontage to the 'New Main Street', the distributor road and the amenity belt and should be set back from boundaries with private property.

Building Line

Building lines should define open spaces and residential streets and squares. The building line of new development along the Old Main Street should reinforce the existing where appropriate.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary

materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities. The principal element of open space must be a linear park running along the entire edge of the River Slate.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular access is proposed from the Main Street with potential to link to the Old Main Street via sites 8 and 9.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5.6 Site 11

Location

This site is located to the south of the New Main Street.

Site Description

This site is predominantly surrounded by greenfield lands. The site area is 1.8 hectares.

Land Use Zoning

This site is zoned Enterprise and Light Industry.

Development Potential

Development on this site should be sensitive to the amenity of the adjoining residential areas to the south. All pedestrian links should be well designed and properly lit.

Density

Density will depend on the quality of the site layout proposed, location, site characteristics and design considerations.

Height

The recommended building height is two storey with potentially limited three storey elements.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

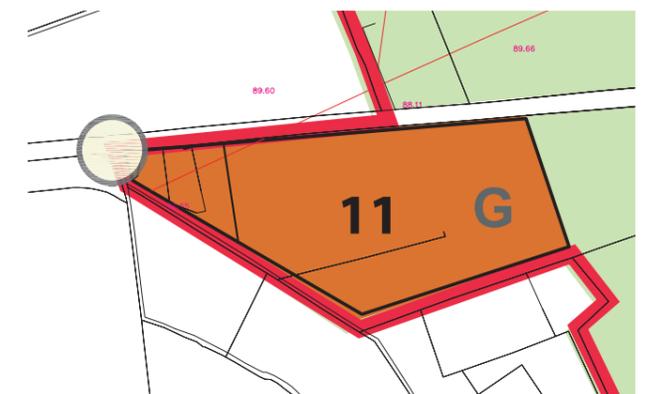
Development on this site will need to provide a continuous frontage to the 'New Main Street' and should be set back from boundaries with private property.

Building Line

The building line of new development should reinforce the existing along 'New Main Street'.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.



Orientation

All buildings should front onto the main roads and open spaces.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular access is proposed from the 'New Main Street' only. Access to the site should be sufficiently wide to accommodate large vehicular and sufficient sightlines should be provided. Advance warning signs should be provided on the main road. It may also be necessary to provide traffic calming directly outside the site and on its approaches.

Parking

Parking should be to the Local Authority standard.

7.5.7 Site 12

Location

This site is located to the east of the Kilmeague Road in the south west of the town.

Site Description

The site is an L-shaped site that is surrounded on three sides by existing residential development and by open space and amenity land on the fourth. The site area is 1.4 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site will need to be integrated where feasible with adjoining residential areas. All pedestrian links should be well designed and properly lit.

Density

A maximum density of 20-30 residential units per hectare is recommended. Density will ultimately be governed by location, site characteristics and design considerations.

Height

The recommended building height is two storey.

Plot Ratio

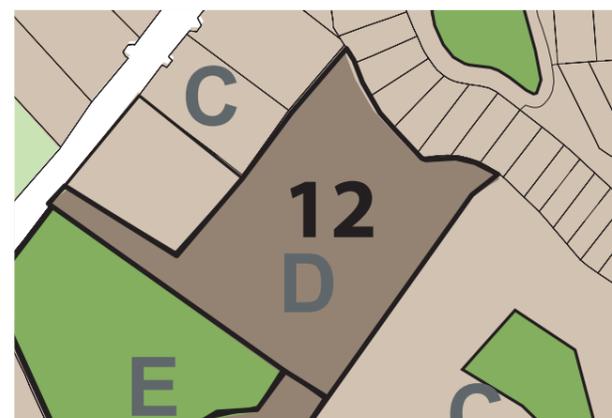
A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the surrounding established residential areas where possible. Buildings should be used to define open spaces and should be set back from boundaries with private property.

Building Line

Building lines should define open spaces and residential streets and squares. The building line of new development along the Kilmeague road should reinforce the existing.



Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities. The provision of open space will accord with best principles of security and passive surveillance.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular access is proposed from the Kilmeague road. Pedestrian and cycle links are proposed to the amenity belt and surrounding developments where it can be agreed that safe and direct access can be achieved in order to successfully integrate development on this site with its surroundings.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5.8 Site 13

Location

This site is located to the east of the Sallins Road.

Site Description

It is a C-shaped site that wraps around an existing residential area to the west, adjoins agricultural lands to the east and south and education lands to the north. The site area is 4 hectares.

Land Use Zoning

This site is zoned New Residential.

Development Potential

Residential development on this site should provide a pedestrian and cycle link between the Allenwood/Clane Road and the agricultural lands. All pedestrian links should be well designed and properly lit. A mix of house types is appropriate. Grant of planning permission for the development of site no. 13 is contingent upon the prior transfer to Kildare County Council of 3 acres of Land zoned for Community and Educational uses, identified within the hashed yellow line on Figure no. 10 (Zoning Map).

Density

A maximum density of 20-30 residential units per hectare is recommended. Density will be governed ultimately by location, site characteristics and design considerations.

Height

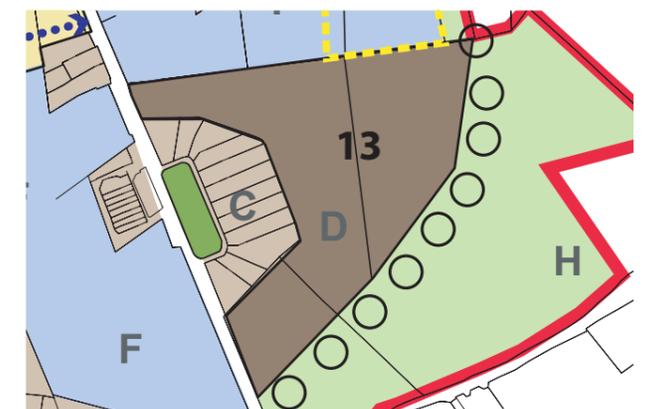
The recommended building height is two storey with limited three-storey elements.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.

Massing/Scale

The layout of residential development should facilitate pedestrian connections to the agricultural lands from the Allenwood/Clane Road. Buildings should be used to define open spaces and pedestrian routes and should be set back from boundaries with private property.



Building Line

Building lines should define open spaces and residential streets and squares. The building line of new development along the Allenwood/Clane Road should reinforce the existing.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces. The layout of residential units should be orientated to make best use of natural sunlight.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Open Space

Open space should be provided in accordance with the objectives of the Kildare County Development Plan 2005 - 2011. A range of open space types should be provided to cater for passive and active activities.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development.

Access

Vehicular access is proposed at two points from the Allenwood/Clane Road.

Parking

Parking should be to the Local Authority standard. Collective off street parking and on-street parking should be considered for residential developments.

7.5.9 Site 14

Location

This site is located to the north of the Dublin Road, within the townland of Curryhills.

Site Description

The site is predominantly surrounded by greenfield lands with some residential development to the south. The site area is 2.0 hectares.

Land Use Zoning

This site is zoned Enterprise and Light Industry.

Development Potential

Residential development on this site should give frontage to the Dublin Road and be sensitive to the amenity of nearby residential areas. All pedestrian links should be well designed and properly lit.

Density

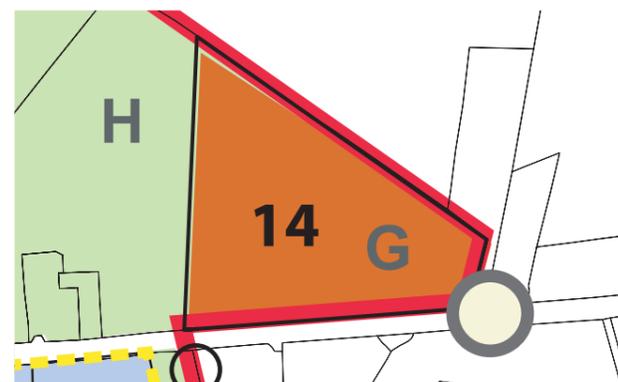
Density will depend on the quality of the site layout proposed, site characteristics and design considerations.

Height

The recommended building height is two storey with limited three-storey elements.

Plot Ratio

A plot ratio of 1:1 is recommended with a site coverage of 50%.



Massing/Scale

Development on this site will need to provide a continuous frontage to the Dublin road and should be set back from boundaries with private property.

Building Line

The building line of new development along the Dublin road should reinforce the existing.

Materials

Traditional materials in keeping with the character of the town should be used for external finishes. Contemporary materials should be used carefully and in small quantities and only in conjunction with traditional materials.

Orientation

All buildings should front onto the main roads and open spaces.

Landscaping

As with all development in the town, landscaping should be a fundamental part of any proposed scheme.

Design

Design of new development will be considered on its merits and with regard to the character of the area, the development brief, establishing a "sense of place" and providing a high quality development".

Access

Vehicular access is proposed from the 'New Main Street' only. Access to the site should be sufficiently wide to accommodate large vehicular and sufficient sightlines should be provided. Advance warning signs should be provided on the main road. It may also be necessary to provide traffic calming directly outside the site and on its approaches.

Parking

Parking should be to the Local Authority standard.



8.0 Likely Significant Effects on the Environment of implementing the Specific Objectives of the Prosperous Local Area Plan

Potential likely impacts of policies have been identified in the following section. It is considered that there will be no likely significant negative environment impacts as a result of this plan being implemented as set out in the table below.

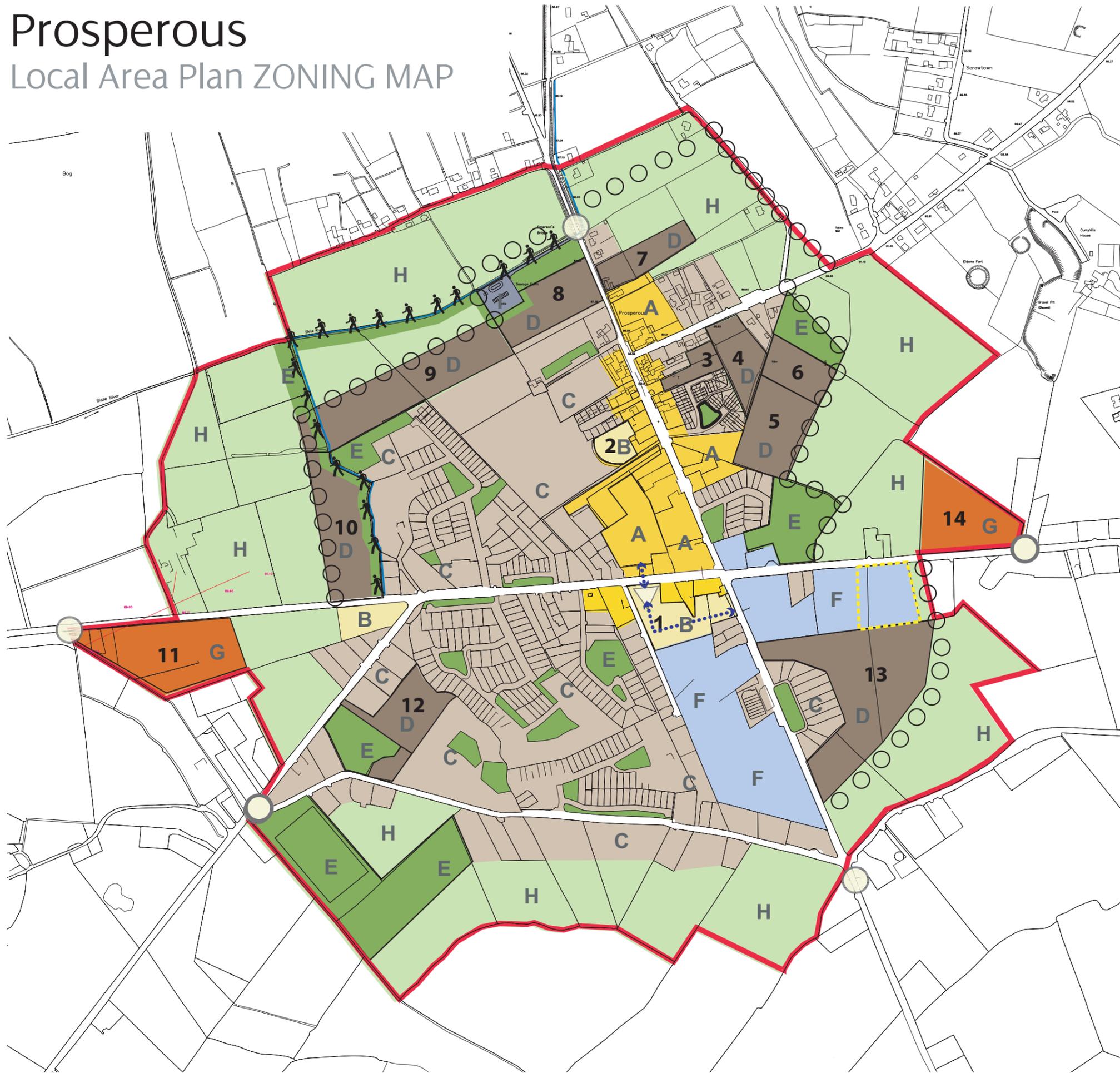
Policy Ref.	Topic	Human Beings										Interaction of Foregoing	Comments	
		Flora	Fauna	Soil	Water	Air & Visual	Noise	Landscape Assets	Material	Cultural Heritage				
1	Population	P	-	-	-	-	-	-	-	-	-	-	-	Accommodate Population
2		P	-	-	-	-	-	-	-	-	-	-	-	Designate a development boundary
1	Housing	-	-	-	-	-	-	P	P	-	-	-	-	Prohibit ribbon development
2		P	P	P	-	-	-	P	P	P	-	-	-	Design takes local characteristics into consideration
3		P	-	-	-	-	-	-	-	-	-	-	-	Provision of safe pedestrian and bicycle connections
4		P	-	-	-	-	P	P	-	-	-	-	-	Direct and safe pedestrian and bicycle connections
5		P	-	-	-	-	-	-	-	-	-	-	-	
6		P	-	-	-	-	-	-	-	-	-	-	-	Facilitate the provision of signage
1	Employment	P	-	-	-	-	-	-	-	-	-	-	-	Facilitate setting up of small to medium sized businesses
2		P	-	-	-	-	-	-	-	-	-	-	-	Co-operate with state and semi-state employment agencies
3		P	-	-	-	-	-	-	-	-	-	-	-	Promote local tourism industry
1	Education	P	-	-	-	-	-	-	-	-	-	-	-	Provision of additional educational facilities
2		P	-	-	-	-	-	-	-	-	-	-	-	Facilitate expansion of schools
3		P	-	-	-	-	-	-	-	-	-	-	-	Ensure land is set aside for VEC expansion
4		P	-	-	-	-	-	-	-	-	-	-	-	Encourage recreation amenities
1	Childcare	P	-	-	-	-	-	-	-	-	-	-	-	Provision of appropriate childcare facilities
1	Amenity & Recreation	P	-	-	-	-	-	-	-	-	-	-	-	Provision of adequate amenity and recreational facilities
2		P	-	-	-	-	-	-	-	P	-	-	-	Co-operate with & assist the community in developing & managing facilities
3		P	-	-	-	-	-	P	-	P	-	-	-	Prevent the loss of existing recreational facilities
4		P	-	-	-	-	-	P	-	-	-	-	-	Enhance visual attractiveness of the town
5		P	-	-	-	-	-	-	-	-	-	-	-	Encourage the provision of new walking routes
6		P	-	-	-	-	-	-	-	-	-	-	-	Facilitate the provision of a linked pedestrian route
7		P	-	-	-	-	-	P	-	-	-	-	-	Open Space shall be provided
1	Community & Social Development	P	-	-	-	-	-	-	P	-	-	-	-	Provision of new and improved community facilities
2		P	-	-	-	-	-	-	-	-	-	-	-	Provision of health and social facilities
3		P	-	-	-	-	-	-	-	-	-	-	-	Provision of permanent banking facilities
4		P	-	-	-	-	-	-	-	-	-	-	-	Provision of youth centre facilities
5		P	-	-	-	-	-	-	-	-	-	-	-	Applications for community gain would be positively considered
6		P	-	-	-	-	-	-	-	-	-	-	-	Provision of appropriate community facilities
1	Town Centre	-	-	-	-	-	-	-	P	P	P	-	-	Encourage amenity and environmental improvements

Policy Ref. Topic	Human Beings	Flora	Fauna	Soil	Water	Air & Visual	Noise	Landscape Assets	Material	Cultural Heritage	Interaction of Foregoing	Comments
2	-	-	-	-	-	-	-	P	P	P	-	Encourage the rehabilitation, restoration and re-use of vacant or under-utilised properties in the town centre
3	P	-	-	-	-	-	-	P	P	P	-	Promote the town centre
4	P	-	-	-	-	P	P	P	P	-	-	Ensure that hot food take aways be considered in context
5	P	-	-	-	-	-	-	-	p	-	-	Encourage retail and other town centre developments
1 Retail & Commercial	P	-	-	-	-	-	-	-	-	-	-	Provision of retail and commercial services to meet local needs
2	-	-	-	-	-	-	-	-	P	P	-	Ensure retail developments conform to statutory guidelines
3	P	-	-	-	-	-	-	-	-	-	-	Provision of new retail and commercial development
4	P	-	-	-	-	-	-	-	P	-	-	Ensure location of retail and commercial development promotes sustainable travel patterns
1 Transportation	P	-	-	-	-	-	-	-	-	-	-	Facilitate walking, cycling & public transport services within Prosperous
2	P	-	-	-	-	P	P	-	-	-	-	Accessibility
3	P	-	-	-	-	P	P	-	-	-	-	Safety and accessibility
4	P	-	-	-	-	P	P	-	-	-	-	Safety
5	P	-	-	-	-	P	P	-	-	-	-	Safety
6	P	-	-	-	-	P	P	-	-	-	-	Accessibility
7	P	-	-	-	-	P	P	-	-	-	-	Safety and accessibility
8	P	-	-	-	-	-	-	-	p	-	-	Footpaths maintained
9	p	p	-	-	-	-	-	p	-	-	-	Pedestrian Crossing Points
10	p	-	-	-	-	-	-	-	-	-	-	Street Furniture
11	P	-	-	-	-	-	-	-	-	-	-	Pedestrian and cyclists
12	P	-	-	-	-	P	-	-	-	-	-	Pedestrian links
1 Conservation	P	-	-	-	-	-	-	-	P	P	-	Protect and enhance the special townscape and heritage character of Prosperous
2	P	-	-	-	-	-	-	-	P	P	-	Preserve trees and groups of trees
3	P	-	-	-	-	-	-	-	P	P	-	Encourage nature wildlife corridors
4	P	P	P	-	-	-	-	-	P	P	-	Protect and preserve existing hedgerows
5	-	-	-	-	-	-	-	-	P	P	-	Facilitate reuse of redundant farm buildings of importance
6	-	-	-	-	P	-	-	-	P	P	-	Protect the water quality of the River Slate
1 Architectural Conservation Area Policies	P	-	-	-	-	-	-	P	P	P	-	Provide 'old style' lighting along Old Main street
2	P-	-	-	-	-	-	P	P	P	-	-	Provide or retain cobble locked pavement
1 Environment	-	P	P	P	-	-	-	P	-	-	-	Ensure appropriate setting for development
2	-	P	P	-	-	-	-	P	-	-	-	Protect & improve living environment
3	-	-	-	-	-	-	-	P	-	-	-	Create cleaner Environment

Policy Ref. Topic	Human Beings	Flora	Fauna	Soil	Water	Air & Visual	Noise	Landscape Assets	Material	Cultural Heritage	Interaction of Foregoing	Comments
4	P	-	-	P	P	-	-	-	-	-	-	Protect residential amenities
5	-	P	P	P	-	-	-	-	-	-	-	Protect, retain & enhance biodiversity
6	-	P	P	-	-	-	-	-	-	-	-	Protect wildlife & habitats
7	-	-	-	-	-	-	-	P	-	-	-	Protect Trees
8	-	P	P	P	-	-	-	P	-	-	-	Replacement planting encouraged to preserve character
1 Tourism	-	-	-	-	-	-	-	-	P	P	-	Tourist development
2	-	-	-	-	-	-	-	-	P	P	-	Promotion of heritage
1 Utilities Infrastructure	P	-	-	-	P	-	-	-	-	-	-	Separate the disposal of foul and surface water
2	-	-	-	-	P	-	-	-	P	-	-	Implement the waste management plan
3	-	-	-	-	P	-	-	-	-	-	-	Ensure proposed development takes place on a phased basis

Prosperous

Local Area Plan ZONING MAP



KEY DEVELOPMENT SITES

LEGEND

- Objective A - Town Centre
- Objective B - Mixed Use
- Objective C - Existing Residential
- Objective D - New Residential
- Objective E - Open Space and Amenity
- Objective F - Community and Educational
- Objective G - Enterprise and Light Industry
- Objective H - Agricultural
- Objective I - Public Utilities
- Development Boundary
- Indicative location of Distributor Road
- Slate River
- Future Vehicular/Pedestrian Link
- Gateways
- New Civic Space
- Key Development Sites
- Walking Route within Linear Park
- Lands Transferred to the School