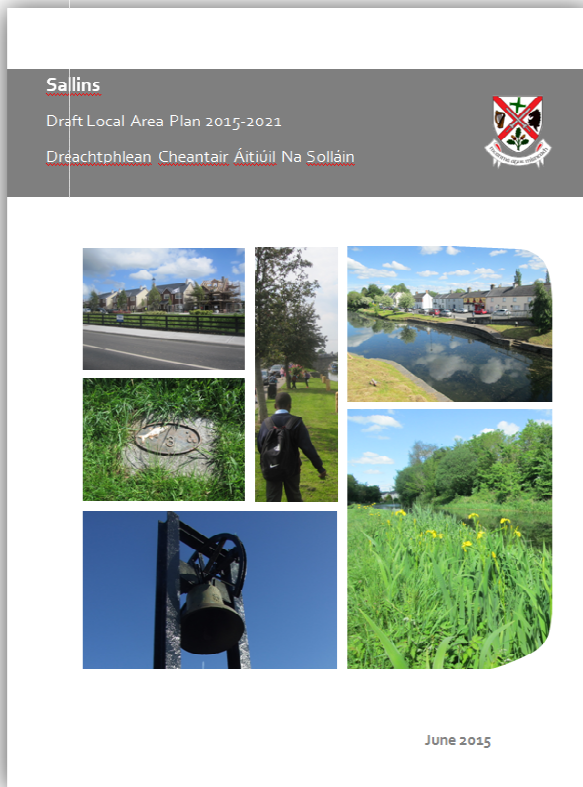


Sallins

Material Alterations Report on the Draft Sallins Local Area Plan 2016-2022



December 2015

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1.0 Introduction

This report focuses on the proposed material alterations made by the elected members of Kildare County Council following consideration of Draft Sallins LAP and the Chief Executive's Report on submissions received during the public consultation process. It consists of a number of material alterations to the written statement and associated maps.

Environmental Reports are included as addendums to this document, prepared in accordance with the Planning and Development Regulations 2001 to 2013 and Article 6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Reports prepared in relation to the Draft Sallins LAP. The specific context of the material alterations of the Draft Sallins LAP have been assessed vis a vis the environmental significance criteria as outlined in Annex II of the SEA Directive. It is the opinion of this planning authority that a full Strategic Environmental Assessment will not be required in this instance. The proposed material alterations have also been screened for Appropriate Assessment under the EU Habitats Directive. The proposed material alterations will not result in additional impacts to those already identified in the Appropriate Assessment Screening Document.

There are 3 stages in the LAP process. These are detailed below:

Stage 1 – Pre Draft

- Background research and consultation phase.

Stage 2 – Preparation of Draft Sallins LAP

- Sending notice and a copy of Draft LAP to specified bodies; and
- Public display of Draft LAP and environmental reports, and invitation of submissions.

Stage 3 – Making of the Draft LAP

- Preparation by the Chief Executive of a report on submissions received;
- Consideration by members of the Draft LAP and Chief Executive's Report;
- **Making of the LAP by accepting or amending the Draft, *except where an amendment(s) represents a material alteration of the Draft LAP. In this case material alterations go on public display including amendment(s) to the environmental reports if necessary;***
- Preparation of Chief Executive's Report on submissions received;
- Consideration of the material alterations and Chief Executive's report by the Naas Municipal District;
- Members make or amend the LAP; and
- Publish notice of making of the LAP.

The Planning Authority is now at Stage 3. This report relates to the material alterations of the Draft LAP.

These proposed material alterations are on public display from **Tuesday 1st December 2015 to Friday 8th January 2016.**

2.0 Legislative Requirements

Having considered the Draft LAP and the Chief Executive's Report on submissions received as a result of the public display period, it was resolved by the members at the Naas Municipal District meeting on 22nd October 2015 to alter the Draft Sallins LAP. At the meeting the Naas Municipal District resolved that these alterations constitute a material alteration to the Draft Sallins LAP. In accordance with Section 20 (3) (e) of the Planning and Development Act 2000 – 2015, the proposed material alterations are published for public consultation for a period of not less than 4 weeks.

3.0 Purpose of this Report

The purpose of this report is to inform and assist the public and other interested parties/bodies in their consideration of the proposed material alterations to the proposed Draft LAP.

Written observations or submissions regarding the material alterations are invited from members of the public, prescribed bodies and other interested parties. Written submissions or observations must be received between **Tuesday 1st December 2015 to Friday 8th January 2016**.

When making a submission, the following points should be noted:

- All submissions should include the following information:
 - (a) Name;
 - (b) contact address;
 - (c) the Proposed Alteration number as referenced in this document;
 - (d) where relevant, details of any organisation, community group or company etc. Represented; and
 - (e) a map, where appropriate.

- Submissions should be made by one medium only, i.e. hard copy or e-mail

- In accordance with Section 20 (3) (e) of the Planning and Development Act 2000-2015, **only submissions in relation to the proposed alterations and/ or the Environmental Screening Reports (Addendums) will be taken into consideration**. Submissions not adhering to these criteria will be considered **invalid**.

- In accordance with Section 20 (3)(q) of the Planning and Development Act 2000-2015, an increase in the area of land zoned for any purpose or an addition to or deletion from the record of protected structures **may not be considered** following the material alteration stage of the LAP process.

- The closing date for submissions is 5pm on **Friday 8th January 2016**.
- Late submissions will not be accepted
- This report is available on the Council's website www.kildare.ie/countycouncil

4.0 Outline of Report

The material alterations consists of Alterations to the written statement of the Plan and to the maps, where relevant.

- Proposed Alterations involving additional text are shown in **green**;
- Proposed Alterations involving deletion of text are shown in ~~red strikethrough~~;
- Proposed **new** Alterations as part of this SEA Screening Process are shown in **blue**;
and
- Proposed mapping changes are included in the relevant sections as appropriate

5.0 Next Steps

Following the public consultation period a further Chief Executive's Report is prepared, and the elected members of the Municipal District must consider this report in conjunction with any environmental reports and decide whether to make the LAP with or without the proposed material alterations.

In making a LAP, the elected representatives, acting in the interests of the common good and the proper planning and sustainable development of the area, must consider the following;

- 'Code of Conduct for Councillors' prepared under the Local Government Act 2001;
and
- LG 10/2014 Local Government (Performance of Reserved Functions in Respect of Municipal District Members) Regulations 2014 and Guidelines and in particular S.I. No. 231 of 2014.

The members must also carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section (13(7)) of the Planning and Development Act 2000-2015, states that the Members of the Council are restricted to:

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

6.0 Proposed Material Alterations to the Draft Sallins LAP – Chief Executive’s Recommendations as Agreed by the Naas Municipal District

The following amendments are considered to be material alterations to the Draft Sallins LAP:

ALTERATION 1 (Arising from submission 1)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 8.2.1 Future Housing Target Note: entire section is included for clarity	14

Section change

Revised section included in **Appendix 1** of this report with specific inclusion of revised unit targets and phasing for lands zoned C New Residential, K Commercial/Residential and A Town Centre.

Note:

The Figures include those material alterations made on foot of Alterations No.s 19, 20 & 21 inclusive.

Refer to Section 7.0 ‘Proposed Material Alterations to the Draft Sallins LAP by Members of Naas Municipal District contrary to the recommendation and advice of the Chief Executive’ for further information.

ALTERATION 2 (Arising from submission 1)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 10.0 ‘Town Centre’	21

Text Change

Add additional text:

Sallins is designated as a Level 4 centre (Small Town) in the Retail Hierarchy of the Retail Strategy for the GDA 2008-2016. The Retail Planning Guidelines 2012 (and supporting Retail Design Manual) place a renewed emphasis on supporting and enhancing our town centres rather than permitting out of centre or edge of centre developments. A key tenet of the guidelines is to have a plan led approach to developing town centres.

ALTERATION 3 (Arising from submission 2)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 11.0 Design Briefs	27-34

Text Change

Insert the following point under the ‘**Connectivity/Movement**’ heading in each of the Design Briefs 11.1 to 11.4;

‘Any development in the area should clearly outline how development can accommodate a modal change and maximises the benefits of the multi-modal transport node at the Rail Station’.

ALTERATION 4 (Arising from submission 2)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 12.4 Street Infrastructure	38

Text Change

Insert an objective (under section 12.4) to prepare a Traffic Management Plan as follows;

SIO 6 To prepare a Traffic Management Plan for Sallins in conjunction with the NTA and to implement and support the recommendations of this plan, subject to the availability of funding.

ALTERATION 5 (Arising from submission 2)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
10.0 Town Centre	22

Text Change

Amend Objective TCO 6 to read as follows:

*To prepare and implement (subject to funding) a detailed Town Improvement Scheme to visually enhance the streetscapes and key urban spaces in the town centre and approach roads. The Scheme shall accord with the National Transport Authority’s ~~‘Statement of Strategy 2012-2014’~~ **Integrated Implementation Plan for Transport in***

the GDA (2013-2018) (or any subsequent Strategy) and accord with the principles as set out in the 'Sallins Town Centre – Urban Design & Public Realm Study'

ALTERATION 6 (Arising from submission 3)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Map 2 Movement Objectives	N/A

Mapping Change

Insert footnote to the Legend on Map 2 as follows '**All Streetscape Improvement Works and New Street/Road Improvement Works shall, where appropriate, include cycle lanes in accordance with national policy**'.

ALTERATION 7 (Arising from submission 6)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Map 2 Movement Objectives	N/A

Mapping change

Amend Map 2 to show revised indicative location of cycle route north of the rail line through Osberstown Drive as opposed to Old Bridge Station as this is not feasible due to the building line permitted under this residential scheme. Map to also show cycle route through lands zoned C2.

ALTERATION 8 (Arising from submission 6)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Entire LAP	N/A

Text Change

As noted in footnote No. 2 to Appendix 1 of this report, the timeframe for the Sallins LAP will be over the period **2016-2022**.

ALTERATION 9 (Arising from submission 10)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 15 Community and Recreational Facilities	43

Text Change

Additional text will be included under Section 15 Community and Recreational Facilities as follows:

An increasing population generates increased demand for the provision of services including community facilities, school places and amenities. **Sallins in particular has a demand for a range of indoor and outdoor amenities, both active and passive in nature.** It is imperative that these facilities are provided in tandem with new development as new communities emerge...

ALTERATION 10 (Arising from submission 10)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 18, Table 9 Land Use Objectives	54

Text change

Include a specific objective “A2 Town Centre” as follows:

This zoning objective seeks to encourage mixed use and residential development on this site. Development proposals should seek the retention and re-use (where possible) of the former industrial buildings for community, recreational and amenity uses as set in the ‘Urban Design and Public Realm Study’. Access to the site shall be via Main Street and via a possible new connection at Osberstown Court as indicated on Maps 1 and 2.

Insert the following policy to as TC 8:

To investigate sources of funding for the provision of the public infrastructure objectives of this plan including the provision of pedestrian and cyclist bridges over the Grand Canal through the Capital Works Programme assisted by the Section 48 Development Contribution Scheme and other funding streams.

Map Change:

Amend Map 2 by denoting access to A2 Town Centre via Osberstown Court.

ALTERATION 11 (Arising from submission 14)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
12.3 Roads Infrastructure	38

Text Change

Include the following objective:

RIO 6: To provide public lighting at the following locations:

- Naas side of Sallins Train Station along the R407
- Junction of the Osberstown Road and the R407

ALTERATION 12 (Arising from submission 20)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Land Use Zoning Map Objectives Map 7	N/A

Zoning/Mapping change

Amend zoning on lands zoned F to the west of C4 and north of the dense copse of trees from “F Open Space & Amenity” to ‘I Agriculture’.

ALTERATION 13 (Arising from submission 20)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 5.0 Zoning of Lands	12

Text change

Re-word paragraph with additional text as follows:

It is recognised that community and recreational facilities in Sallins have not kept pace with the increase in population over the past two decades. Any future residential development units (in excess of 25 units) **on lands zoned C New Residential, A Town Centre or K Commercial/Residential** must address this social deficit through:

- Social Infrastructure Assessment
- Design (e.g. playgrounds, pocket parks)
- Integration of services

ALTERATION 14 (Arising from submission 26)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Part C Land Use Zoning Objectives - Table 9	56

Text Change

Insert additional text as a specific zoning ~~H Industrial and Warehousing~~ objective under C New Residential as follows:

The development of lands zoned C9 New Residential, E Community and Educational and F Open Space and Amenity shall be subject to a Masterplan. This shall be agreed with the Planning Department prior to/in conjunction with development, achieving a high standard of layout, landscaping, design and phasing of the overall lands, with specific reference to infrastructure **(including pedestrian and cycling connections to the town centre and its facilities)**, layout and the zoning of lands. The existing mature trees on the landholding shall be incorporated into any design. **Supplementary native planting will be required along the northeast boundary to mitigate any visual impact when viewed from Bodenstown graveyard (Recorded Monument KD014-041001). An Archaeological Impact Assessment will also be required prior to the preparation of the Masterplan.**

Note: This objective was amended following consideration by the elected members of Material Alteration No. 20 (see below). All references to H Industrial & Warehousing have therefore been deleted from Map 1 and the zoning matrix. Should the members retain Material Alteration No. 20.

ALTERATION 15 (Arising from submission 27)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Part C Land Use Zoning Objectives - Table 9	56

Text Change

Insert **additional text as follows** under zoning objective in Table 9 for ‘A Town Centre’:

.... Innovative design approaches will be welcomed in the area, particularly with regard to the built environment. **In designing new residential/infill houses in the town centre area, reference to the vernacular architecture (as evident in the Home Farm and Ferrybank houses) could be considered, where appropriate.**

ALTERATION 16 (Arising from submission 28)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 12.1	36

Text Change

Additional policies to be included as follows:

PT 4: To provide a priority bus route (in conjunction with statutory providers) between Sallins train station, Millennium Park and Naas Town Centre.

PT 5: To review the connectivity between Sallins Train Station and the permitted Sallins Bypass, and facilitate improved connections (as necessary) in the form of a station redesign and/or the provision of strategic park and ride facilities.

ALTERATION 17 (Arising from submission 32)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 12.3 Roads Infrastructure	38

Text change

Amend Objective RIO 1 by including reference to possible drop off at the school in text below:

RIO 1: To facilitate the future construction of the following roads/streets and in the interim protect these routes from development:

- (a) Between the M7 motorway and the R407 Clane Road for the Sallins bypass (A-C)
- (b) Between the proposed bypass and Millbank Road (B-D)
- (c) Between the R407 and lands zoned C6 New Residential (F-G)
- (d) Between the R407 and lands zoned K1 Commercial/Residential (H-J)
- (e) Between the R407 and lands zoned A3 Town Centre at the Lidl store (K-L)
- (f) Between the R407 and train station car park / surrounding town centre lands **(including possible drop off/connections with local roads west of the school)** zoned A1 (M-N)
- (g) Between the R407 and Oldbridge Estate (P-Q)

ALTERATION 18 (Arising from submission 34)	
Sections of Sallins LAP	Page Ref. of Draft Sallins LAP
Appendix 1	N/A
Section 10.0 Town Centre	Pgs 21-23
Figure 5	23
Section 11.0 Design Briefs	26
Section 11.1 Odlums Mill	27

Text Change – Creation of Appendix 1

The document ‘Sallins Town Centre – Urban Design & Public Realm Study’ will be included in the Sallins Local Area Plan 2016-2022 as Appendix 1. This document is included as Appendix 2 in this report.

Text Change:

Following the completion of the study as part of the LAP process and agreement to place this body of work on display as a material alteration, Objective TCO 7 will be replaced as follows:

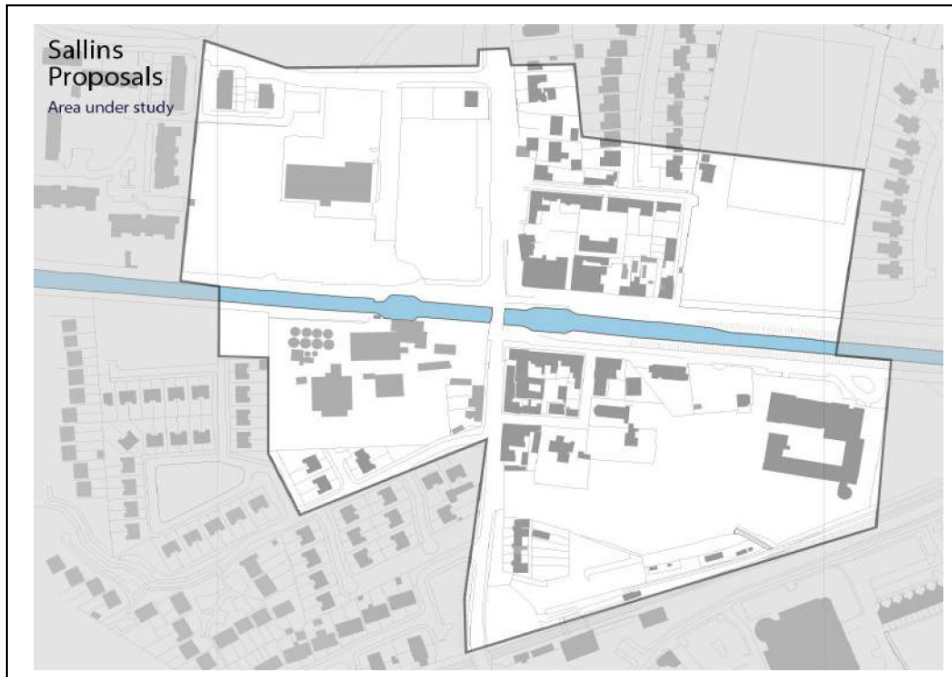
~~**TCO 7:** In addition to/in conjunction with objective TCO 6, to prepare a specific Sallins Town Centre – Urban Design & Public Realm Study/landscape architectural Masterplan for Main Street Sallins, as identified in Figure 5 below, dealing with issues such as: key transport routes, urban edges, urban form and public realm improvements.~~

With a new objective as follows:

TCO 7: *To work with various government departments/agencies/bodies and private landowners to implement key principles of the ‘Sallins Town Centre – Urban Design & Public Realm Study’ for the town centre area as defined in Figure 5 and outlined in detail in Appendix 1 of this Plan. Elements of the Study may be delivered on an incremental basis, subject to funding. Although indicative in nature, development proposals within the identified area should indicate how the broad principles of the study will be delivered.*

Image Change:

Replace the existing Figure 5 on page 23 with a new Figure 5 (below):



Text Change:

Insert the following under section 11.0 Design Briefs

‘Design Briefs 11.1, 11.2 and 11.3 should also have regard to Objective TCO 7 under Section 10.0’.

Text Change:

Amend Section 11.1 as follows:

Vision

~~Given the strategic location of the site along both main routes (Main Street and the canal) into the town, it is critical that this block facilitates the expansion of the town centre within a high quality built environment. Elements of the design should *inter alia* include:~~

The industrial architectural heritage of the former Odlum’s buildings have a unique historic link with the development of Sallins. These buildings create a sense of place and can be re-imagined into new forms and mixed uses. There is an opportunity to re-use (as part of a wider mixed use commercial/residential development) the buildings for community, recreational and amenity uses in the heart of the town and build on their strategic setting along the canal. Development on this site should also have regard to the indicative principles as set out under the ‘Sallins Town Centre – Urban Design & Public Realm Study’.

Elements of the Design Brief should *inter alia* include:

Built Form

- High quality built edge to key boundaries (**south and east**)
- Potential active street frontage onto Main Street;
- **Re-development of the industrial buildings for community, recreational and amenity uses;**
- Active frontage to the canal with ~~possibility of~~ a designated amenity space, enhancing the built **and socio-economic** environment of the town and providing green routes for leisure;
- ~~Landmark building/structure – civic/community use reflecting local history etc;~~
- Views of canal from Canal Bridge to be enhanced through architectural design, **colour and lighting;**
- Promote a range of uses on the waterway – residential, business and leisure uses, which bring activity and movement into and through the block;
- Recognise the amenity value of the waterway and the development uplift it generates while protecting and enhancing its biological diversity and environmental quality;
- ~~Built heritage – possible retention of features in tandem with the regeneration of the sites~~

Landscape/Urban Space

- New urban spaces – creation of new public spaces and walkways - extend the canal into the site to create feature of interest;
- ~~Set back buildings along southern and western boundaries to create a courtyard/civic square (with possible undercroft car park;~~
- Provide publicly accessible areas for leisure, sport and recreation; and
- High quality landscape treatments.

Connectivity/Movement

- Provide new connections via bridge over canal to increase permeability/connectivity;
- New street/links to facilitate additional permeability and pedestrian movement between key spaces;

- Non-vehicular access via canal tow path, with ease of access (pedestrian/cycle) through site to continue along canal with new footpath/cycleway;
- Possible vehicular access via new junction at Main Street and opportunity to provide link to main street via Osberstown Court (via units 1-6);
- Integrate development with neighbouring areas – ease of access to playground, railway station etc; and
- Access and towpath improvements should form an integral part of any development proposal for the site.

7.0 Proposed Material Alterations to the Draft Sallins LAP by members of Naas Municipal District contrary to the opinion, recommendation and advice of the Chief Executive

ALTERATION 19 (Arising from submission 6 and Motion 1)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 8.2.1 Future Housing Target	15
Land Use Zoning Objective Map 1	N/A
Table 9	Land Use Objectives

Motion:

*That 2.25 Ha be zoned for C New Residential with the balance of land zoned F2 Open Space and Amenity. The Specific objective for F2 was as follows:
“F2 – It is the objective to provide community/amenity type uses/facilities on these lands”.*

Map Change

Amend Map 1 to reflect motion. The lands will be denoted as **C8 New Residential and F2 Open Space & Amenity** with associated site areas.

Text Changes

Insert lands as **C8 New Residential** under Table 5. Amend remaining text/figures in Section 8.2.1 to reflect change.

Amend Table 9 Land Use Objectives under F Open Space & Amenity to include the following objective F2:

F2 – It is the objective to provide community/amenity type uses/facilities on these lands

ALTERATION 20 (Arising from submission 8 and Motion No. 2)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 8.2.1 Future Housing Target	15
Land Use Zoning Objective Map 1	N/A

Motion:

That lands located on the Clane Road/Bodenstown Road be zoned as follows:

- *On the eastern side of land will be zoned C New Residential (30 acres)*
- *Western side of land will be zoned F Open Space and Amenity (37 acres)*
- *North-western sector of land to be zoned E Community & Educational (3 acres)*

Map Change

Amend Map 1 to reflect motion. The residential element of the motion will be denoted as **C9 New Residential** with associated site area.

Note: The motion will require an alteration to the LAP Boundary. For the purposes of this report, the boundary on Maps 1 and 2 will only be amended.

Text Changes

Insert lands as **C9 New Residential** under Table 5. Amend remaining text/figures in Section 8.2.1 to reflect change.

The Strategic Environmental Assessment (SEA) Environmental Report Addendum of the Proposed Material Alterations to the Draft Sallins Local Area Plan 2016-2022 (complete report attached in appendix 6) has recommended the following additional text for lands subject to alteration no. 20:

Applications for development on these lands must include proposals for improving and providing for walking and cycling connections between the lands, the town centre and nearby community, education and recreational amenities as well as demonstrate how the development can deliver sustainable modes of transport generally.

ALTERATION 21 (Arising from submission 35 and Motion No. 3)	
Section of Sallins LAP	Page Ref. of Draft Sallins LAP
Section 8.2.1 Future Housing Target	15
Land Use Zoning Objective Map 1	N/A

Motion:

That the Naas Municipal District members propose the retention of A Town Centre zoning on the G.A.A. lands which will encourage people to work and live in town centre

Map Change

Amend Map 1 to reflect motion. Lands at the GAA will be denoted as ‘**A4 Town Centre**’ with associated site area.

Text Changes

Insert lands as **A4 Town Centre** under Table 5. Amend remaining text/figures in Section 8.2.1 to reflect change.

The Strategic Environmental Assessment (SEA) Environmental Report Addendum of the Proposed Material Alterations to the Draft Sallins Local Area Plan 2016-2022 (complete report attached in appendix 6) has recommended the following additional text for lands subject to alteration no. 21:

Existing open space and amenity uses will be maintained in situ, until suitable alternative sports grounds are identified and provided as replacement for GAA Grounds. In addition an element of town park must be included and delivered in the first phase of any redevelopment proposals for the lands.

Appendix 1

Section 8.2.1 Future Housing Target

Note – Text coloured red with strikethrough will be deleted consequent of material alterations (motions) 19, 20 & 21 by members of Naas Municipal District, contrary to the advice of the Chief Executive. Cumulatively, lands zoned C8, C9 and A4 (set out in Table 5) have capacity to deliver an additional 625 units, contrary to the core strategy.

- Proposed material alterations involving additional text are shown in green
- Proposed material alterations involving deletion of text are shown in ~~red strikethrough~~

8.2.1 Future Housing Target

The County Settlement Strategy sets out a new housing unit target for Sallins over the period 2006-2017. The unit target figure also needs to account for residential units built from 2006-2015 and for un-built units with valid planning permissions. Table 3 summarises the calculations discussed in the remainder of this section.

The county settlement strategy has set out a target of 531 new housing units¹ to be provided for within Sallins over the period 2006-2017. This equates to 1.9% of the total residential unit growth target for the entire county for this period. The Regional Planning Guidelines have allocated an annual target of 3,122 units for the county over the period 2016-2022. Sallins' allocation for 2018-2022 is therefore calculated as 1.9% of this annual county target (59 units per annum over 5 years). Adding this to the 2017 housing unit target (531 units) gives a revised target of 826 new housing units for Sallins for the plan period 2006- 2022.

A total of circa 575 residential units have been constructed in the town over the period 2006-2015 resulting in target of 251 units for the period 2016-2022. As advocated in the 'Development Plan Guidelines for Planning Authorities', issued by the Department of the Environment Heritage and Local Government (2007), over zoning of one third to one half is acceptable to ensure that housing targets are met. The LAP housing target increases to 377 units when an additional 50% over zoning is applied. Regard must also be had to the 137 un-built units with valid permissions currently in existence. Taking these permissions away from the LAP target leaves a remaining **target of 240 units for the period 2016 – 2022²**.

¹ Please refer to Chapter 3 (Settlement Strategy) of the Kildare CDP 2011-2017

² Note: As the Plan timeframe is projected to run into 2016, a revised calculation over the period 2016 - 2022 has been made accordingly.

The quantum of land required to meet the unit target of 240 units will be dependent on the location and density of development. The location and category of land use zonings will allow for different residential densities.

Table 3 Sallins Housing Unit Target 2016-2022

Timeframe	Unit Target	Calculation Details
2006-2017	531	= 1.9% of the overall county target of 27,982 units
2018-2022	295	= 1.9% per year of the annual county target 2016-2022 of 3,122 units (being 1.9% of 3,122 units = 59 units per annum * 5 years)
2006-2022	826	= 2006-2017 target (531) + 2018-2022 target (295)
2016-2022	251	= 826 units (2006-2022 target) – 575 units (total units built 2006 to Sept. 2015)
2016-2022	377	= Additional 50% over zoning provision (261/2=126) (126+251 =377)
2016-2022	240	= 377 units - 137 units with valid planning permissions and not commenced as of Sept. 2015

Table 4 sets out how the quantum of lands required to meet the target of 240 units ranges from 5 ha to 10 ha, depending on the average densities used. ~~Under the 2009 LAP, Sallins had a significant quantum of zoned land which remains undeveloped and uncommitted. This had the potential to deliver in excess of the prescribed target of 240 units. In light of this target, the County Settlement Strategy recognises that the Sallins LAP (2009) significantly over zoned lands for residential use. Therefore circa 18 ha of land previously identified for residential development in the 2009 LAP will not be required for residential development during the lifetime of this Plan. These lands are therefore recommended for re-zoning.~~

Table 4 Quantum of Land Required to Meet the Unit Target

2016-2022 Unit Target	@25 units per ha	@35 units per ha	@45 units per ha
240 units	10 ha	7 ha	5 ha

~~The retention of lands for residential purposes is based on the status (i.e. if the lands have a valid permission) and location in relation to its distance from the town centre.~~

Land Use Zoning Objectives Map 1 (attached) and Table 5 identify the location, phasing, site size, density and unit potential for undeveloped residential, town centre and commercial/residential zoned land within the LAP boundary.

Table 5 Quantum of New Residential Land (Zoned C) within the Plan

Site Ref.	Site Area Developable (ha)	Estimate per ha	Unit Potential	Notes
C1	0.3	@ 20 per ha	6	
C2	0.4	@ 20 per ha	8	
C3	0.8	@ 35 per ha	28	
C4	3.2	@ 35 per ha	112	
C5	1.6	@ 35 per ha	56	
C6	3.3	@ 35 per ha	116	
C7	0.8	@ 35 per ha	28	
C8	2.25	@ 35 per ha	78	
C9	12.15	@ 30 per ha	365	
A1	0.6	@ 40 per ha	25	Site area excludes school pitch and existing buildings. Playground also to be provided on site.
A2	1.7	N/A	20	Retention of a number of vernacular industrial buildings on site, together with the opportunity to develop the site for community, recreational and amenity uses will limit the quantum of residential units.
A3	2.1	@ 40 per ha	84	Site area excludes Lidl and Home Farm House
A4	3.05	@ 30 per ha	92	The site is considered suitable for residential use at a lower density having regard to the existing two storey units adjoining the land and the mature belt of trees to the south of site which are protected under this LAP.
K1	3.8	@ 40 per ha	152	Notwithstanding the permitted commercial (shopping centre) on site, the lands can accommodate residential development.
K2	0.5	@ 40 per ha	20	Site area largely confined to existing commercial tool hire building and dwelling.
Total	19.1 36.55		598 1,190	

It is proposed to retain the residential zoning on lands C1 to C7 above. These are also identified on the Land Use Zoning Map 1. In retaining these zonings, the unit target of 240 is exceeded by 358 units.

As clearly outlined in the Plan, the priority is to develop key sites in Sallins town centre. To reinforce this aim, lands identified as A Town Centre, K Commercial/Residential, C1 and C2 New Residential are all classified as **Phase 1 lands**. These areas have capacity to deliver in excess of the required units over the plan period. However it is likely that all sites will not be developed over the plan period. All remaining lands zoned C New Residential are classified as **Phase 2 lands** in accordance with Policy HP 1 below.

The indicative densities for zoned land in Sallins are also contained in Table 5. The challenge is to design residential environments that impact positively on residents and comprise attractive, safe areas with a mix of house types, sizes and design all set within attractively landscaped areas. Good permeability with pedestrian and cycle links to surrounding neighbourhoods, community facilities and recreational areas are required for sustainable neighbourhoods. Applications for residential development should also have regard to design principles outlined in Sections 10 and 11 of this Plan and the Kildare County Development Plan.

In addition to these lands, the existing residential/infill and town centre zonings provide opportunities for a wide number of uses including residential development. To maximise the return on public transport investment, it is important that land use planning underpins the efficiency of public transport services by sustainable settlement patterns – including appropriate densities – on lands within existing or planned transport corridors.

It is the policy of the Council

HP 1: To facilitate the sustainable development of lands in Sallins for residential use in accordance with Section 8.2.1 to ensure compliance with the core strategy and the settlement strategy set out in Kildare County Development Plan 2011 to 2017, or any future plan.

Note:

In the event that no development occurs on lands designated for Phase 1 within 3 years of the adoption of this Plan, consideration may be given, subject to availability of services, to development of Phase 2 lands which are sequentially close to the town and are adequately serviced by appropriate infrastructure. The scale of development must comply with the core strategy figures.

The inclusion of new residential Phase 2 lands within this LAP will not in any way infer a prior commitment on the part of the Council regarding their future zoning for residential purposes. Any future amendment or review of the Sallins LAP will be subject to Strategic Environmental Assessment (SEA), Appropriate Assessment(s) (AA) and Flood Risk Assessment as required under the relevant legislation.

HP 2: To ensure that all applications for residential development in Sallins have regard to the provisions of the DECLG's *Guidelines on Sustainable Residential Development in Urban Areas* (and the accompanying *Urban Design Manual*) and the policies and objectives set out in the Kildare County Development Plan 2011-2017 (or any future Plan).

Appendix 2 Sallins Town Centre – Urban Design & Public Realm Study

Appendix 3 Land Use Zoning Objectives Map 1

Appendix 4 Movement Objectives Map 2

**Appendix 5 AA Screening of Material Alterations to the Draft Plan, including
Environmental Report Addendum**

Appendix 6 SEA of Material Alterations to the Draft Plan

Appendix 7 SFRA Map on the Material Alterations