



Economic Development, Enterprise and Planning Strategic Policy Committee

Minutes of meeting held at 3.00 p.m. on Thursday, 31 March 2022 via Video Conferencing.

- Cathaoirleach: Councillor Rob Power
- Present: Cllr. Pádraig McEvoy, Cllr Kevin Duffy, Mr. Gerry Prendergast, Ms. Majella O’Keefe, Cllr Michael Coleman, Ms. Evonne Boland, Cllr Ivan Keatley
- Apologies: Councillor O’Dwyer, Councillor Moore
- Also Present: Eoghan Ryan, Director of Services; Jacqui McNabb, Head of Enterprise, Amy Granville, Senior Planner, Mark McLoughlin, Administrative Officer.
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The new Cathaoirleach of the Committee, Councillor Rob Power acknowledged the work of Councillor Ivan Keatley as previous Cathaoirleach of the committee.

1. Conflict of Interest Declarations

The Cathaoirleach advised the members that it was a requirement at all strategic policy committee meetings for members to declare any potential conflicts of interest for items under discussion at the meeting. The item was noted.

2. Minutes of Meeting held on 3 December 2021

The minutes of the meeting held on 3 December 2021 were proposed by **Councillor Duffy**, seconded by **Councillor McEvoy** and duly adopted.

3. To receive an update from the Director of Service, Economic, Community & Cultural Development

Ms. J. McNabb advised that M. Higgins, Acting Director of Service was unavailable and gave an update on the Directorate [See Appendix 1].

She advised the Committee that the Diaspora Strategy but be issued for discussion at the next meeting.

Mr. G. Prendergast said that there was serious issue with the lack of apprenticeships, particularly in the motor industry which needed to be addressed.

Ms. E. Boland said that a policy was required on casual trading and bye laws in respect of local food.

Ms. McNabb said that the KWETB were looking at apprenticeship issues and that there were issues on bye-laws for local markets. She noted that the council were non the back foot in respect of street furniture at the beginning of Covid-19.

Councillor Coleman said that there were a lot of issues in respect of non compliance with Section 254 street furniture licences.

Mr. M. McLoughlin advised the Committee that all holders of Section 254s were written to this year in respect of the renewal of licences and issues of non compliance with conditions.

The report was noted.

4. To Receive a Briefing on the proposed Serviced Site Scheme

Ms. Amy Granville, Senior Planner gave the members a presentation on the proposed scheme [See Appendix 2]. She advised the members that the draft County Development Plan includes policies in respect of serviced sites. There were two strands to be considered in respect of local authority and privately owned land.

There was a discussion on the Scheme including the size of units, means testing, rural housing guidelines and rural housing policy. Mr. E. Ryan advised the committee that there were challenges in respect of resale of properties while Ms. A. Granville advised

that the capabilities of rural areas to house people was an issue. She welcomed the input of the members and advised that a Working Group would be set up in due course.

The report was noted.

Planning

5. To receive an update from the Director of Service, Planning and Strategic Development

Mr. Eoghan Ryan, Director of Service update the Committee on a number of issues including:

- Draft Kildare County Development Plan 2023-2029
- Maynooth Local Area Plan – steering group with Meath County Council.
- Masterplans for Maudlins site, Naas and Collinstown.
- Planning legislation review.
- Changes in planning including largescale residential developments.

Ms. E. Boland noted that the Newbridge LAP was out of date and needed to be prioritised. Mr. E. Ryan advised the committee that the Newbridge LAP would be dealt with next after Maynooth and Kildare.

The report was noted.

6.To agree a Work Programme for 2022

Mr. E. Ryan outlined details of the Work Programme for 2022 to the Committee.

The Work Programme for 2022 [Appendix 3] was proposed by **Councillor McEvoy** and seconded by **Councillor Duffy** and agreed.

6.Referral on automated External Defibrillators (Celbridge-Leixlip MD)

Councillor Michael Coleman outlined the importance of defibrillators in public locations for first responders to save lives. It was noted that there were three developments in Celbridge where it was agreed to install defibrillators although there were issues over future maintenance. Councillor Coleman said that some LPT funding may be necessary for this.

Councillor Power suggested that a pilot scheme could be put in place.

Councillor McEvoy advised that a similar scheme was operating in Clane and he would get a report on the operation of this Scheme. Ms. E. Boland also advised that a scheme was in place in Newbridge. They were generally placed at locations with high volumes of traffic of people and ideally where there was CCTV to deter vandalism.

It was agreed that Councillor Coleman would liaise with the other towns where schemes were in operation to identify best practice.

Any Other Business.

The meeting closed at 5.15 p.m. Next meeting scheduled for 23 June 2022.

APPENDIX I

Progress Report – March 2022

Enterprise and Economic Development

Policy

- **Mid-East Regional Enterprise Plan**

Kildare will capitalise on the strengths and opportunities presented by the new Mid-East Regional Enterprise Plan which was launched in Wicklow on Thursday 3rd March by Minister of State for Business, Employment and Retail, Damien English *The Plan is the culmination of an intensive period of consultation over the past numbers of month with the various stakeholders within the Mid-East Enterprise Steering Committee.*”

There was considerable engagement between the respective local authorities Meath, Kildare & Wicklow and the various stakeholders through the Steering Committee, which is chaired by Owen Brennan, Executive Chairman of Devenish, and has resulted in the publication of an ambitious plan which consists of five strategic objectives for the region that will be met through the delivery of a number of defined actions up to the end of 2024.

The Mid-East Plan contains five agreed ‘Strategic Objectives’ for enterprise development, accompanied by time-bound actions that deliver the objectives. The objectives focus on the regions areas of strength including on agri-food, screen content creation, equine sector, the regions acceleration to low-carbon and ensuring the enterprise ecosystem in the region is strong.

The competitive funding available will allow the region to pursue their ambitious plan and I look forward to working with Owen and the Steering Committee through to 2024 in delivering growth in this thriving region.

- **Kildare Hub Strategy**

The final draft has been completed and sent to full Council March Meeting for their consideration.

- **Diaspora Strategy**

We anticipate to have a Draft Copy of Kildare’s Diaspora Engagement Strategy for the next SPC meeting . This will be a five-year strategy 2022-2026 that aligns Kildare’s diaspora engagement with County Kildare’s broader policy context. The strategy’s goal is to create a meaningful and sustainable roadmap for diaspora engagement for Kildare. There is particular focus on supporting the realisation of

Kildare 2025 Economic Strategy and Kildare's Local Enterprise Development Plan 2021-2024 where harnessing Kildare's diaspora and international relationships can bring meaningful benefit for both Kildare and its international community. Through this strategic plan, Kildare County Council seeks to create linkages that establish and sustain relationships, share experiences, generate opportunities and deliver on further investment and economic activity for our County. In doing so, this strategy will celebrate Kildare, the place, Kildare, its people, its twinning relationships, as well as the arts and culture, the heritage, the music and the landscape that are uniquely of Kildare.

Economic Support Services

- **Retail Enhancement Supports Scheme for 2022**

Kildare County Council are inviting businesses to review their business and avail of financial support in 2022 by engaging in the Retail Enhancement Supports Scheme which combines the Paint Scheme and specially designed Mentoring /Training for the sector

The scheme includes the opening of applications for the Shop Front Improvement, Accessibility and Age Friendly Grant Scheme to financially assist business owners to improve the appearance of their shop fronts or commercial properties. The scheme, which supported over 60 businesses in Kildare last year, is aimed at increasing visibility for businesses and enhancing the streetscapes of towns and villages around the county.

The scheme provides for up to 50% of the cost of shop front refurbishment, depending on the work proposed with a maximum allowable contribution of €5,000 per applicant depending on the nature of the work. The scheme also incentivises applicants to incorporate accessibility and age friendly improvements to their shopfront with up to 75% of eligible costs covered under this measure.

Along with the grant funding schemes, retail businesses can also avail of additional retail enhancement supports through our local enterprise office. There is also an opportunity to improve your online presence through the trading online voucher valued at €2500 and green your business and lower costs with the Green for Micro Programme, which has a value of €1800. In addition, you can also sign up via our website www.Localenterprise.ie/Kildare to attend dedicated training courses that are delivered by experts in retail, design, digital marketing sales and social media

Note: The Shop Front Improvement Scheme opened on Monday 28th March and will remain open for applications via an online platform until Tuesday 31st May. Further details on the scheme can be found at www.localenterprise.ie/Kildare/Enterprise-Development/Shop-Front-Improvement-Scheme/ Prospective applicants can also

contact the Kildare LEO office on 045 980838 or on email localenterprise@kildarecoco.ie

- **Kildare Food Strategy and Food Network Co-Ordinator**

Kildare County Council tendered for a Food Strategy and Food Network Co-Ordinator. The successful service provider will be appointed this month and will be required to co-ordinate and drive the implementation of the Food, Beverage and Hospitality strategy on behalf of the key project stakeholders.

- **Awarded €25,000 under Rural Innovation Development Fund 2022**

The economic development unit applied for funding under the Rural Innovation Development Fund 2022 to support the development of the Flavours of Kildare Food Network. The fund provides financial support towards the development of agri-food tourism and marketing initiatives which will help businesses to develop their products and services, connect with the community and visitors and improve the rural experience.

The Flavours of Kildare network, with the support of the recently appointed food network coordinator and Kildare LEO/Economic Development have set out a schedule of activity for 2022 that encompasses

- Promotion of the network and the industry in Kildare
- Supporting the creation of sustainable enterprise development
- Promoting local culture and products
- Increase the income of small scale food producers

The application focused on the development of three strands for the coming year.

- Supporting the development of Kildare food markets and festivals
- Launch and operation of the Flavours of Kildare Christmas Food Market
- Promotion and marketing of the Flavours of Kildare Network

We were pleased to have been informed by the Department of Agriculture, Food and the Marine of our success in the awarding of the maximum grant available of €25,000 to ensuring network can deliver on its ambitions to promote economic progress and environmental sustainability, food security, community regeneration, upskilling, social equity, and build linkages with other key sectors such as FoodTech, AgTech and tourism .

- **K-Hub Network**

Hosted by Kildare County Council The public and private co working and innovation space owners/managers have been meeting monthly and have formed the K-Hub network. The network leverage economies of scale in research, collaboration,

training and funding applications and is supported by the economic development unit in Kildare County Council

Economic Capital Programs

- **National Equine Innovation Centre**

The programme of works at the Irish National Stud has now been completed. The NEIC is now open .

- **Athy Food, Drink & Skills Innovation Hub**

External clearance works have commenced to prepare the site for future construction. Following the announcement of a new round of RRDF funding, the project team are currently preparing an application in advance of the deadline in April.

Marian Higgins

A/Director of Services

APPENDIX 2

Implementation of Serviced Sites Scheme

1. Introduction

The purpose of this paper is to examine the issues around implementation of a serviced sites scheme and includes a review of the current status or position of other local authorities in terms of an implementation strategy. The paper seeks to assist the Elected Members with their role in adopting a Serviced Sites Scheme Policy Document (Action HO A8 of draft CDP refers).

The NPF and RSES recognise the importance of towns and villages in creating a vibrant and sustainable rural community. Throughout the County there is evidence of decline in rural towns and villages which has resulted in a reduction of services and a loss of vitality in the community.

The Draft CDP recognises the importance of striking a balance between facilitating residential development in the open countryside and reinvigorating towns and villages. It therefore supports the implementation of a 'New Homes in Small Towns and Villages' initiative which will involve Local Authorities, Irish Water, and local communities working closely to provide serviced sites in towns and villages.

If successfully implemented, this would provide a platform for the creation of sustainable rural communities, whereby an increase in population in towns and villages would increase the critical mass, create greater demand for services and establish a catchment population for local businesses. In developing these serviced sites the Council will also encourage close collaboration between other infrastructure providers including electricity, telecommunications and broadband providers.

2. Policy Background

National Planning Framework

National Policy Objective 18b

Develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.

RSES EMRA

RPO 4.78

Development plans should support the development of a 'New Homes in Small Towns and Villages' initiative which would augment the delivery of actions by local authorities, Irish Water, communities and other stakeholders in the provision of services and serviced sites to create 'build your own home' opportunities within the existing footprint of rural settlements to provide new homes to meet housing demand.

RPO 6.6

Support local authorities to explore mechanisms for the emergence of a diversified sectoral mix in rural areas. This includes the identification of appropriate locations to drive regeneration of these rural towns and villages for example by the provision of serviced sites for housing and co-working/incubator space near Institutes of Technology to facilitate technological spillovers through greater connections and linkages.

RPO 10.14

EMRA supports the servicing of rural villages (serviced sites) to provide an alternative to one-off housing in the countryside, in line with RPO 4.78.

Draft CDP Policy, Objective and Action

HO P23	Ensure that all development on sites designated “Serviced Sites” in Volume 2 of the Draft County Development Plan 2023-2029 comply, in full, with the KCC Serviced Sites Initiative Scheme. No development shall take place on sites designated “Serviced Sites” until such time as the KCC Serviced Sites Initiative Scheme is agreed by the Elected Members of Kildare County Council. Any development proposal submitted in advance of the schemes will be considered premature pending adoption of the KCC Serviced Sites Scheme.
HO O55	Ensure that the development of any serviced sites; <ul style="list-style-type: none"> - Adequately addresses infrastructural requirements, including water, wastewater and surface water drainage as well as footpaths and lighting which shall link with the respective town/village/rural settlement - Provide for small scale housing developments (no more than 10 units per hectare) - Include a Design Statement for the overall site to inform the design, mix and type of the proposed dwellings - Include a clear timeframe for the delivery of the required infrastructure to service the development proposed
HO A7	Engage with the Department of Housing, Local Government and Heritage to leverage funding through the ‘Croí Cónaithe’ (Towns) Fund ¹ to deliver serviced sites in towns and villages to cater for sustainable alternatives to one off housing in accordance with NPO 18b of the National Planning Framework
HO A8	Prepare a Kildare County Council Serviced Sites Scheme Policy Document to guide the development of serviced sites, no later than 6 months after the adoption of this Plan. This policy document shall; <ol style="list-style-type: none"> 1) Ensure that the delivery of ‘serviced sites’ be determined following close consultation with the relevant landowners, service providers and all other relevant stakeholders 2) Consider how best to deliver the overall scheme whether by co-operative group(s) or otherwise 3) Explore mechanisms to support the delivery of affordable homes

3. Implementation Parameters and Considerations

- Implementation / Responsibility – who will lead.. particularly for an initial pilot project - Council / developer / community.
 - Use of the Croí Cónaithe fund
 - Engagement with private landowners and measures to incentivise serviced sites schemes

¹ Pathway 4; Housing for All (DoEHLG, September 2021)

- Identification of sites – specific zoning and or percentage of development (noting that in the draft CDP we have ‘Serviced Sites’ zoning which has been applied to a number of towns and villages)
- Location of sites – within settlement boundary and consideration of land adjacent to boundary
- Social / Affordable – how will new Part V provisions be managed. At outline application state or at individual permission consequent? Perhaps Council led so all affordable to some degree?
- Permission type, i.e. outline and requirement for local need (flexibility needed)
 - Two streams – LA or private
- Local need requirement for settlement levels above a node
- WWTP – capacity issues in serviced settlements and how to encourage serviced sites.. on-site systems as an interim measure?
- Phasing – construction of physical infrastructure – roads, footpaths, lighting, sewer, open space, playground, and also any social / community infrastructure to be provided, i.e. creche, community centre.
- House design options submitted with the outline permission.
- Application of development contributions

4. Local Authority Experience / Intentions

4.1 Kildare County Council

Permission Ref. 18617 - full permission for site layout and development works and outline permission for 11 no. serviced sites, all on 1.12ha site. Site is located at Newtown crossroads, south of Kildare Town, zoned residential (10 units per hectare) in the Kildare Town LAP.

Plot areas – 501sq.m to 742sq.m

Plot widths – c. 12m

11 units on 1.1ha = 10 units per hectare



Permission granted on 18/12/2018.

Outline permission expired on 18/12/2021.

Permission consequent has been granted for 10 no. houses.

Site 7 – Application lodged on 14/02/2022 for full planning permission for a house. Decision date – 11/04/2022. Is there a procedural issue with this, where the outline has expired, or does the fact that full planning permission is sought overcome it? It will have to be tied back to the original outline.

Walker Hall website noted that site prices started from €165,000.

Looks like the sites were snapped up...very good location in fairness.

I spoke to Fiona Breen on 24/03/2022 about this development. She was the case planner. She gave the following comments:

- Developer led but also led by the density specified for that site in the Kildare Town LAP. The site is zoned C1* with the * indicating a density of 10 units per hectare, thus 11 units on the 1.1ha site.
- The narrow plots with narrow frontages are not ideal as they lend themselves only to elongated two-storey houses with blank side elevations above ground floor level (to avoid overlooking).
- The application did not include house design options. In hindsight, a requirement for a 2 or 3 house design options would have been useful because what happened in reality was that the first few houses granted dictated the rest of the house designs.
- Bond...important at outline stage.

Comments / thoughts on the above:

- A council led scheme could ensure that plots were of a generous form and not too narrow. See the next example below...Kilcloon, Meath County Council... community project
- A council led scheme could include design options from the start.
- An outline permission by its very nature is at a disadvantage in that the case planner cannot assess internal or external residential amenity impacts in terms of overlooking, overshadowing etc.
- The problem / challenge with the draft CDP policy on services sites is that a full planning application with house design options might lead to the developer building the houses, rather than the desirable scenario of each prospective houseowner coming in with a permission consequent application and documentation to demonstrate compliance with the rural housing policy. I suppose you could still have a full permission with design options but with a condition which requires subsequent individual planning applications? Or just default to outline permission with design options.

4.2 Meath County Council

4.2.1 Existing Serviced Sites

Meath CoCo – Kilcloon (Ref. RA/190810) – community project / community owned land

1. Construction of a single storey community centre incorporating an assembly hall, changing facilities, meeting rooms, youth room, entrance area, toilets, car-parking and all ancillary site development works.

2. Outline Permission for the construction of 13 single dwellings.
3. Construction of internal access road and associated services.

Plot areas – 800sq.m to 1,000sq.m

Plot widths – c. 20m

13 units on 1.6ha (less the community centre site) = 8 units per hectare

Part V didn't apply as the land was not zoned.

Telephone conversation on 25/03/2022 with Frank O'Donnell, EP

Frank provided the following comments on his experience with the Kilcloon serviced sites application:

- A number of agents submitting permission consequent applications with a wide variety of design types. It would be better if the outline application included specific design options / parameters. Or all permission consequence applications would be submitted / designed by the same architect, even though this isn't realistic.
- Outline permission should include building lines / building envelopes rather than 'indicative' building footprints etc. as the first design might work on that site but then impact on the next site in terms of conformity / consistency.
- Boundary treatment / landscaping parameters should be nailed down at outline permission stage to ensure consistency.
- Avoid narrow sites as they lead to blank facades on upper floor side elevations (a measure to avoid overlooking).
- Phasing is important. Building to commence sequentially from the front to avoid vacant sites in long term. Permit enough sites in Phase 1 to allow developer to get up and running.
- Require a bond as part of the outline permission to ensure completion of central infrastructure and services. This was missed in the Kilcloon application.
- Consistency in terms of the case planner assessing permission consequence applications. Numerous planners can lead to previous issues being missed.
- Site / dimension of sites was generally developer led. They needed a certain number of sites to make the project (construction of community centre) viable.

Under RA190810 a special contribution of €5,000 was required towards the cost of providing footpaths and pedestrian crossings which would benefit the scheme. Permissions consequent were then subject to normal development contributions.

4.2.2 Meath CDP 2021-2027

Towns and Villages

SH OBJ 12 *Where appropriate, serviced sites may be accommodated within existing zoned residential land or on lands immediately adjoining the development boundary of Tier 5 and Tier 6 towns/villages, subject to normal planning considerations.*

Rural Nodes

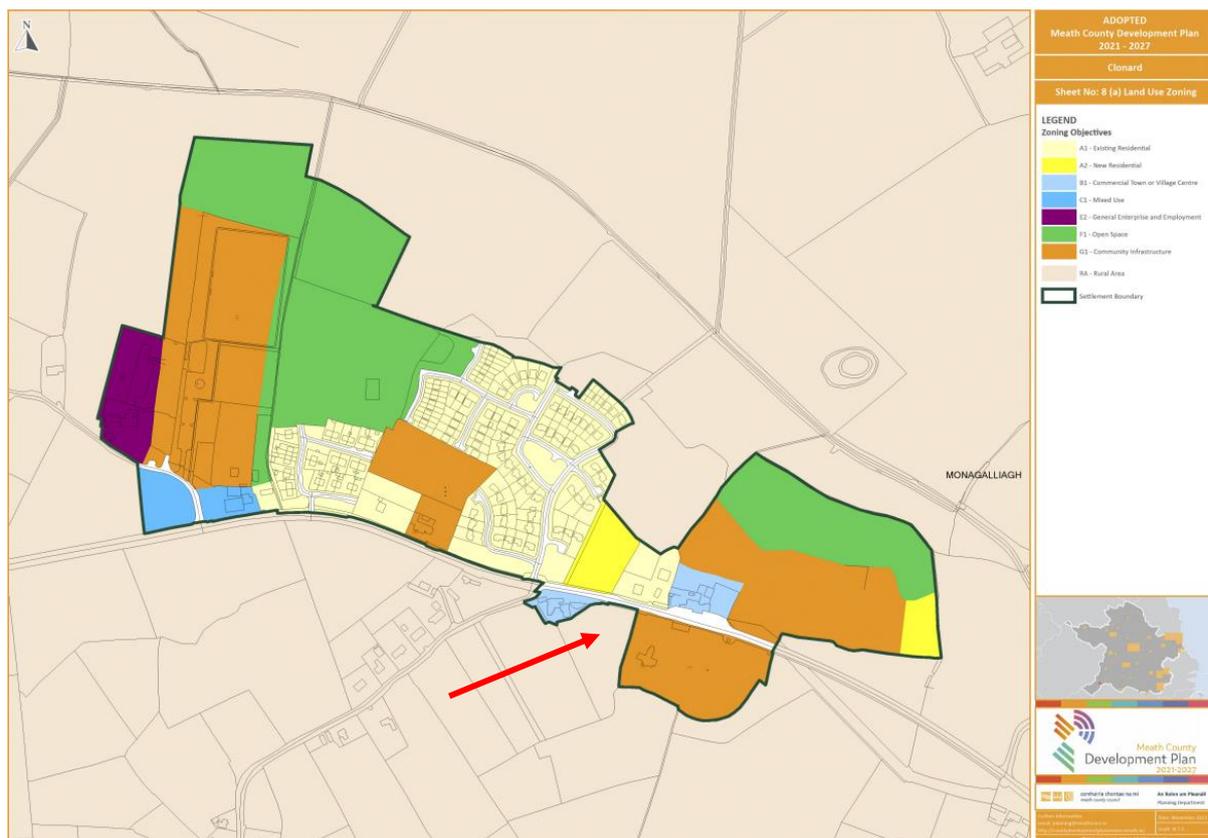
RD OBJ 13 *To promote the clachan tradition of clustering houses together in rural nodes while respecting the unique aspects of the node and the site itself. An overall indicative scheme layout shall be provided as part of the first planning application on the subject landholding.*

RD POL 8 To ensure that the provision of housing in all rural nodes shall be reserved for persons who are an intrinsic part of the rural community. In all cases applicants shall certify to the satisfaction of the Planning Authority that they have been a rural resident for a minimum of 5 years. The node shall be within 12 km of their current place of residence.

4.2.3 Meath CoCo - Other serviced site schemes in the pipeline

Clonard Village

Site is located outside the development boundary of the village. However it has access to the main street and within the 50km/h speed zone. There are capacity issues with mains sewer in Clonard. The proposal for the site is outline permission to construct 3 no. detached houses, with individual septic tanks and individual entrances. Perspective owners would then seek permission consequence to include documentation to demonstrate compliance with rural housing policy. Application yet to be lodged.



4.2.4 Meath CoCo - Serviced Sites Strategy

I had a call with Simon Bradshaw, EP, Forward Planning Meath CoCo. He made the following points:

- No strategy as of yet.
- May go with the idea of outline permission for Services Sites on land outside but adjacent to the development boundary of a small town or village.
 - Appears to be significant interest in this concept.. with landowners and cllrs.
 - Whilst it's not compact growth in terms of how the NPF would describe it, it is increasing critical mass in a town or village.
 - It's not competing with core strategy targets.
 - Not on zoned land so permission consequent applications will require compliance with rural housing policy.
 - Attractive alternative to rural housing.
 - Some landowners want to go with full planning permission with a condition that requires eventual owners to be compliant with rural housing, or something to that effect. Risk is that, once built, developer could claim there is no interest from persons with local need.
 - Also problem with edge of boundary serviced sites is that they are low density on land which might otherwise be zoned for conventional residential in the next or subsequent development plan, particularly higher order towns. Whilst it is a route that avoids the CDP process, and thus, avoids scrutiny by the OPR, it will raise its head during the next CDP review, potential drawing criticism and causing problems.
 - However, it's addressing the proliferation of rural one-off houses, which cannot be overlooked.

4.3 Westmeath County Council

Provision of serviced sites / zoning etc.

Local objectives shown on zoning maps to identify sites suitable for 'serviced sites', including the towns of Kilbeggan, Moate and Castlepollard, all being 'self-sustaining growth towns'.

Email from Aisling Keogh, EP

- Compliance with rural housing policy is not required.
- No further work done to date to progress serviced sites.

4.4 Tipperary County Council

Telephone conversation on 2/03/2022 with Fergal O'Donnell, EP

- Engagement with private landowners will be key, in terms of identifying measures to incentivise serviced sites schemes.
- Compliance with rural housing policy is not required. While they may serve to address rural one-off houses to some degree, Serviced Sites are seen as a measure to make small towns and

villages more attractive rather than a measure to provide an alternative to rural one-off housing.

4.5 Limerick City and County Council

Draft Limerick C&C CDP 2022-2028

- *Within settlements outside of the City and Environs, Mungret and Annacotty, allowance will be made for the development of serviced/cluster sites, which will act as an alternative to one off rural housing. In line with the Planning Guidelines for Sustainable Residential Development in Urban Areas up to 20% of proposed housing units within these settlements will be allocated to serviced sites at a density of 10 units per hectare. This is reflected the Core Strategy table.*
- *There is no additional wastewater treatment capacity in a number of settlements in County Limerick. Where there are no plans to upgrade the wastewater treatment plants in the Irish Water Investment Plan, current at the time of making an application, the Council will allow developments of multiple units where each house is served by individual on-site waste water treatment systems (OSWWTS). However, a technical assessment will be required to demonstrate that such developments pose no risk of pollution or nuisance, either individually or cumulatively. The assessment of discharges to groundwater should be risk-based and receptor-focused and undertaken in accordance with Guidance on the Authorisation of Discharges to Groundwater (EPA 2011). The level of the assessment should be proportionate to the risk posed by the discharge.*

Towns and Villages

Objective HO O19 - Serviced Sites in Towns and Villages without adequate Water Services Infrastructure - *It is an objective of the Council to permit serviced sites in towns and villages across Limerick to offer an alternative to rural one off housing, where individuals can build their house on a Serviced Site, in the case where each house is served by an individual on-site wastewater treatment system, in settlements where there is insufficient wastewater treatment capacity, the existing municipal wastewater treatment plant is not scheduled for upgrade by Irish Water in its current investment plan and there is no risk of nuisance or pollution. (Refer to Chapter 11: Development Management Standards for further information).*

OPR Submission on draft Plan

4. Rural Housing and Regeneration

The Office welcomes the approach taken by the planning authority to promote serviced sites within the rural towns and villages through the identification of suitable lands within the settlement maps.

Proposed Material alterations:

Draft material alterations introduce additional 'serviced sites' zoning to a number of towns and villages.

...and new subsection added to Objective CGR O15, as follows:

Large and Small Villages

Objective CGR O15 - e) Where there is no treatment plant or limited capacity in the existing treatment plant, sewerage treatment for serviced sites shall generally be by means of individual treatment systems, subject to satisfactory site assessment and compliance with EPA guidelines. All systems shall be constructed so as to allow connection to public sewers in due course when capacity becomes available.

4.6 Waterford County Council

Draft Waterford CDP 2022-2028

OPR Submission

Observation 1 – Rural Regeneration Having regard to NPO 18 and NPO 16, the planning authority is requested to provide for a more proactive strategy for the regeneration of its rural settlements (Class 4(b), 4(c) and Class 5 inclusive). Consideration should be given to the inclusion of objectives to support and facilitate rural regeneration such as identifying areas (such as serviced sites) that will be promoted as attractive alternative to one-off housing in the open countryside; and utilising available statutory powers such as vacant, derelict site(s) and compulsory purchase powers. The inclusion of clear targets and provisions for monitoring and reviews of the strategy should also be considered.

Note

OPR seem to have really only started to make comments in relation to ‘Serviced Sites’ in draft CDPs published in the last 6 months, i.e. 2022-2028 CDPs, but nothing of much significance, only to make provision for serviced sites.

Amy Granville

Senior Planner

APPENDIX 3



Economic Development, Enterprise & Planning Strategic Policy Committee

Work Programme 2022

No.	Item
1.	Monitoring of National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) and objectives for the Dublin Metropolitan Area Spatial Plan (MASP)
2.	Development Contribution Scheme (Section 48) and consider possible Section 49 Supplementary Development Contribution Scheme (i.e., Newbridge Second Bridge Crossing/Maynooth Eastern Relief Road; etc.)
3.	Serviced Sites Initiative – Policy formulation, scheme development principles and criteria for allocation of sites in accordance with NPO18b.
4.	Signage policy/street furniture consent including protocol for dealing with unauthorised development/signage/street furniture in conjunction with Transportation and Environment SPC
5.	County Social Infrastructure Audit/Matrix (work in progress; these are a fundamental part of the preparation of local area plan process).
6.	Historic Monuments Advisory Committee – reporting to and recommendations from SPC.
7.	Consideration and Adoption of Economic Element of Local Economic and Community Plan
8.	Consideration and Adoption of the Kildare Diaspora Strategy
9	Monitoring/Progress Report on the Implementation of: <ul style="list-style-type: none"> • Kildare Economic Strategy 2025
10.	Monitoring/Progress Report on the Implementation of: <ul style="list-style-type: none"> • Kildare Food, Beverage & Hospitality Strategy • Kildare Hub Strategy
11.	Consideration and feasibility of Industrial Area Enhancement Scheme
12.	Referrals from Council:
12.1	Cllr. Kevin Duffy: That the council develop a county-wide Blue Plaque Scheme protocol to commemorate the link between historical Kildare people and places, and pilot its implementation in towns/villages along the Barrow Blueway to enhance the tourism vision.
12.2	Cllr. Mc Evoy: Review policies around public parking in the context of urban renewal, cycling and pedestrian amenity with associated benefits to health and well-being, changing economic models and the transition towards carbon-neutral societies.