

VARIATION REPORT

FOR THE

PROPOSED VARIATION NO. 4

TO THE

KILDARE COUNTY DEVELOPMENT PLAN 2011 - 2017

For: **Kildare County Council**

Áras Chill Dara

Devoy Park

Naas

County Kildare



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1.1 Introduction

Kildare County Council has prepared Proposed Variation No. 4 to the Kildare County Development Plan 2011 – 2017 under Section 13 of the Planning and Development Act 2000 (as amended). This report sets out the details and reasons for the proposed variation to the Kildare County Development Plan 2011 – 2017. A concurrent variation process is under way in respect of the Athy Town Development Plan 2012-2018.

1.2 Legislative Requirements

Under Section 13 of the Planning and Development Act 2000 (as amended), the planning authority may at any time, for stated reasons, decide to make a variation of a development plan. The planning authority is required to send notice and copies of the proposed variation to a range of statutory bodies including government departments and other agencies as required by the Planning and Development Acts.

1.3 Public Consultation

A copy of the Proposed Variation No. 4 to the Kildare County Development Plan 2011 - 2017 may be inspected **from Wednesday 17th August 2016 to Wednesday 14th September 2016** at the following locations:

- Kildare County Council Offices, Aras Chill Dara, Naas, Co. Kildare (during office hours).
- Athy Municipal District Office, Rathstewart, Monasterevin Road, Athy (during opening hours).
- Athy Town Branch Library, Emily Square, Athy, Co. Kildare (during opening hours).

The variation can also be viewed or downloaded from the Council website www.kildarecountycouncil.ie.

1.4 How to make a submission/observation

Written submissions or observations with respect to Proposed Variation No. 4 may be made to Kildare County Council **on or before 5 p.m. on 14th September 2016** in one of the followings ways:

- In writing to Veronica Cooke, Administrative Officer, Planning Department, Kildare County Council, Aras Chill Dara, Naas, Co. Kildare.

OR

- By email to lpsubmissions@kildarecoco.ie.

Written submissions or observations with respect to Proposed Variation No. 4 made before 5 p.m. on 14th September 2016 to the postal and email addresses above will be taken into consideration before the making of the variation. Written submissions or observations should include your name and a contact address and, where relevant, details of any organisation, community group or company etc. which you represent.

1.5 Next Steps

Following public consultation the Chief Executive of Kildare County Council will prepare a report on the submissions and observations received in respect of the proposed variations, respond to the issues raised and make recommendations in relation to the proposed variations, taking into account the proper planning and sustainable development of the area, the statutory obligations of the local authority and relevant policies or objectives of the Government or any Minister of Government.

The elected members of Kildare County Council will consider the proposed variation and the Chief Executives report.

1.6 Reasons for Proposed Variations to the Kildare County Development Plan 2011-2017

The proposed variation seeks to realign the route of the Southern Distributor Road in Athy Town to accord with the preferred route selected and to rename the route 'Athy Distributor Road' in the Kildare County Development Plan.

The reasons for the proposed variation are:

1. To provide clarity in relation to the specific intentions of Kildare County Council in relation to a Distributor Road for Athy, and
2. To ensure consistency with the Athy Town Development Plan 2012 – 2018 for which notice of a proposed variation has been given pursuant to section 13 of the Planning and Development Acts 2000 to 2015.

Kildare County Council has undertaken a Strategic Environmental Assessment Determination in accordance with Article 13K of the Planning and Development Regulations 2001 – 2015 which determines that Proposed Variation No. 4 to the Kildare County Development Plan 2011 – 2017 is not likely to have significant effects on the environment.

Kildare County Council has undertaken Appropriate Assessment Screening under Section 177V Part XAB of the Planning and Development Acts 2001 – 2015 which concludes in view of best scientific knowledge that Proposed Variation No. 4 to the Kildare County Development Plan 2011 – 2017 individually or in combination with another plan or project is not likely to have a significant effect on a European site taking into account the conservation objectives of any site and that there is no doubt or uncertainty in this regard.

This variation report sets out the proposed changes to text, maps and graphics throughout the Plan to reflect these changes.

2.1 How to read this document

The document sets out the proposed amendments to the Kildare County Development Plan 2011-2017 in the order that they would appear in the Development Plan and includes the text changes and changes to mapping resulting from Variation No. 1.

Text amendments are represented as follows:

Development Plan	Text remains as it is in the Kildare County Development Plan 2011 – 2017.
<u>Development Plan</u>	New text inserted into the Kildare County Development Plan 2011 – 2017.
Development Plan	Text deleted from the Kildare County Development Plan 2011 – 2017.

Chapter 6 Movement and Transport

6.5.3 Roads Programme

The roads programme for the County will be implemented by the Council. Road schemes will be subject to Environmental Impact Assessment where necessary. As part of the overall National Roads Development Programme, it is an objective to carry out a number of specific projects during the plan period. The Council may, at its discretion, introduce roads objectives other than those listed in Table 6.1.

It is an objective of the Council:

- RP 1: To proceed with development of the third lane in each direction along the M7 / N7 including improvement of interchanges as the need arises.
- RP 2: To facilitate provision of an additional interchange along the M7 Naas bypass serving access to Millennium Park.
- RP 3: To identify an area for the future upgrade and improvement of the M7 Newhall Interchange (Junction 10) and preserve that area free from development.
- RP 4: To examine the feasibility of the provision of a connection between the M7 and the east side of Newbridge.
- RP 5: To improve safety and capacity at the M7 Monasterevin Interchange (Junction 14) by providing an upgrade of the interchange.
- RP 6: To provide for “all vehicle movements” at the M7 (Junction 11) / M9 (Junction 1) Interchange.
- RP 7: To preserve the N7 Johnstown Interchange (Junction 8) area free from development for the provision of future access to Naas.
- RP 8: To improve safety and capacity at the M4 Maynooth Interchange (Junction 7) and to investigate the provision of a future connection to the M4, west of Maynooth.
- RP 9: To build the ~~Southern~~ Athy Distributor Road. This road will be linked to the M9 link road.
- ~~RP 10: To identify a route for the Athy Northern Distributor Road and preserve the route free from development.~~
- RP 11: To upgrade the section of the N81 National Secondary road (Tallaght/Baltinglass) that is contained in County Kildare.
- RP 12: To co-operate with adjoining authorities and other public authorities regarding new and / or improved road infrastructure.
- RP 13: To co-operate with adjoining authorities and other public authorities regarding new and/or improved road infrastructure at towns bordering the county boundary including Blessington, Kilcock, Maynooth and Leixlip.

- RP 14: To identify and provide a by-pass of Johnstownbridge and Kilshanchoe.
- RP 15: To co-operate with the NRA and other local authorities to provide the Leinster Outer Orbital Route (linking Drogheda, Navan, Trim and Naas) proposed in the '*Regional Planning Guidelines for the Greater Dublin Area*' and to protect zones along the key radial routes from Dublin where junctions with the proposed Leinster Orbital Route may be constructed in accordance with the NRA Corridor Protection Study and once a route corridor has been identified to preserve this corridor free from development.
- RP 16: To improve and re-align where necessary the Regional roads set out in Table 6.1

Chapter 18 Environs Plans

18 Environs Plans

Athy Environs

The Council has zoned lands in the environs of the Athy town council administrative boundary as indicated on Map 18.7 and 18.8 as follows:

- **AE 1: Industrial / Warehousing**

This zoning objective is to facilitate the expansion of an existing industrial and warehousing use at Gallowshill, Athy. This zone relates to the Gateway Business Campus and provides for any future expansion of this campus. Future development will be for low-density employment of the light industrial and industrial office type. This site is a key gateway to the town and therefore high quality design, finish and landscaping of development will be particularly important. (Map 18.7)

- **AE 2: New Low Density Residential**

This zoning provides for low-density residential development. Low density residential development (15-20 dwellings per hectare / 6-8 per acre) is appropriate at urban-rural transition areas at the edge of towns. No development shall be permitted within this zoning in advance of the necessary physical infrastructure, including the provision of a section of the ~~Southern~~ [Athy](#) Distributor Road (Map 18.8).

Insert Revised Map 18.8 Athy Environs (Bennetsbridge)

