

Chapter 17: Infrastructural Assessment

Policy Context

We note the following in the introduction – please amend as follows:

A key consideration is identifying locations for sustainable population growth and new development is the availability and capacity of existing or planned services. The ~~NPF~~ National Planning Framework – Project Ireland 2040 (NPF) (in Appendix 3 [NPF]) sets out a tiered approach for zoning lands (TAZ), as follows:

- *In the interest of clarity and accessibility of information to the general public, please qualify abbreviations at first usage in chapters, as is the accepted convention. This is particularly important with respect to policy documentation.*

Rural Settlements

We note the following section and suggest the following amendment to allow easier interpretation of the maps in Volume 2:

The majority of growth is within the areas shown as Settlement Core and Existing Development. These zones are within the established centre of these small rural settlements. To allow for some marginal growth a limited number of sites have been earmarked as Tier 2 Serviceable Land. These areas are shown as Settlement Expansion (SE) areas and Serviced Sites (SS) areas and may infill in-between areas shown as Existing Settlement or be located on the periphery of the established centre. These areas shown for Settlement Expansion and Serviced Sites require upgrades to current infrastructure including water treatment or footpath provision to support development and it is considered that this infrastructure could be provided over the lifetime of the Development Plan.

- *Additionally, the map legends in Volume 2 should have the abbreviations appended and standardised, along the lines of the following:*
 - *Settlement Expansion (SE)*
 - *Serviced Sites (SS)*
 - *Record of Protected Structures (RPS)*

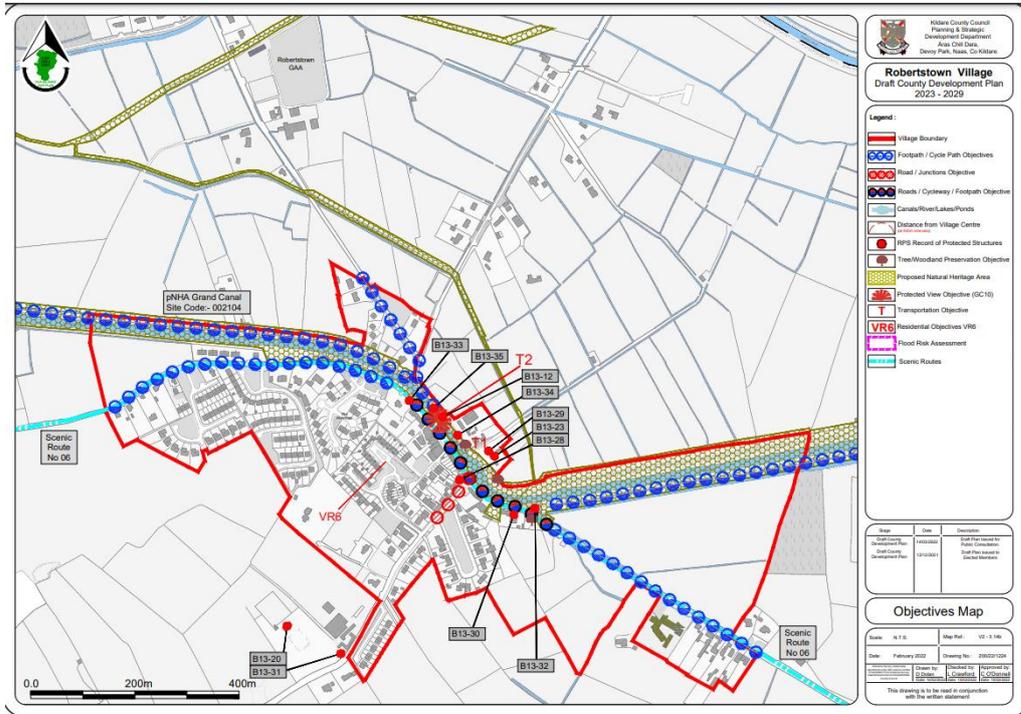
Additionally, we note the following with reference to Robertstown, and refer you to relevant map in Volume 2.

Robertstown

Robertstown is served by the Srowland Water Treatment Plant (WTP) and has an adequate supply to meet the current demands and the future planned growth over the life of this Plan. The village is served by the Robertstown Wastewater Treatment Plant (WWTP) with spare capacity available within this facility. Robertstown National School which is south east of the village centre has no issues with capacity at present. Areas zoned (A) Town/Village Centre, (B) Existing / Infill Residential, and (E) Community and Education, are existing Tier 1 Serviced

Zoned Lands while areas zoned (SS) Serviced Sites are Tier 2 Serviceable Zoned Lands. The development of these areas will require access to existing road and water infrastructure.

- We do not see any Serviced Sites (SS) in the legend to this map.
- Please check that all the maps in Volume 2 have the relevant detail



Volume 2

We note Volume 2 (188 pages), which is referred to in this chapter and draw your attention to Table 1.1 and the following sections below:

Settlement Category	Designated Settlement
Key Towns	Maynooth, Naas
Self-Sustaining Growth Towns	Athy, Kildare Town, Leixlip, Newbridge
Self-Sustaining Towns	Celbridge, Kilcock, Monasterevin, Clane
Towns	Castledermot, Derrinturn, Kilcullen, Kill, Prosperous, Rathangan, Sallins
Villages	Allenwood, Athgarvan, Ballitore, Ballymore Eustace, Caragh, Coill Dubh / Cooleragh, Crookstown, Johnstown, Johnstownbridge, Kildangan, Kilmeague, Moone, Narraghmore, Robertstown, Straffan, Suncroft, Timolin.
Rural Settlements	Allen, Ardclough, Ballyshannon, Brannockstown, Broadford, Brownstown, Calverstown, Clogharinka Cutbush, Kilberry, Kilkea, Kilmead, Killeel, Maganey / Levistown, Milltown, Nurney, Rathcoffey, Staplestown, Two Mile House.
Rural Nodes	Cadamstown, Carbury, Castlemitchell, Clongorey/Blacktrench, Killina, Kilshancoe, Lackagh, Maddenstown, Newtown, Rathmore/Eadestown, Ticknevin, Timahoe, Tirmoghan, ,

We point to a section following this table:

V2 1.8.1 Overarching Objectives for the Small Towns, Environs, Villages and Settlements

- This title should refer to the specific settlement categories indicated in Table 1.1. and not use terms like “Small Towns” and “Settlements” which are not qualified in the settlement hierarchy.
- To allow the citizens of Kildare to follow this Draft Development Plan in a coherent manner.

We note the following sentence here:

*The following **overarching objectives** apply to all the settlements and **should be read in addition to the objectives identified in the Small Town, Village and Settlement sections as listed throughout the Plan.***

- Please qualify “all the settlements”. Is the Council referring to all the settlements in Table 1.1 – i.e., Key towns through to Rural nodes? This is entirely unclear.

Additionally, we note that you advise the reader to read Volume 2 (which includes maps) in addition to the objectives identified in the Small Town, Village and Settlement sections as listed throughout the Plan.

- Are the citizens of Kildare really supposed to cross reference Volume 2 (188 pages) against all 17 chapters of the Development plan?
 - Particularly when these documents, as they are presented, freeze and stall on conventional computers and laptops. Can we point out here that the majority of citizens of Kildare do not have access to high powered computers to adequately read these maps.
 - As the majority of chapters make no reference to Volume 2, please be more specific here, to aid the general public reading the Plan.
- Additionally, please see the **Draft Development Plans Guidelines for Planning Authorities 2021** (<https://www.gov.ie/en/consultation/ef157-public-consultation-on-the-draft-development-plan-guidelines-for-planning-authorities/#how-to-get-involved>)
 - “Once the development plan is made by the elected members, the planning authority must provide digital mapping to the Department as soon as is practicable, to align with the plan coming into force 6 weeks after it is made.”

We note the following **additional objectives in Volume 2** and simply wonder if they have any SMART goals attached, as they are not listed in Appendix 12. This is extremely confusing.

V2 1.8.2 Residential Development

It is an objective of the Council to;

- *GO 1 Provide for new residential development which is in accordance with the Core Strategy and Settlement Strategy.*
- *GO 2 Require that an appropriate mix of housing type, tenure, density and size is provided in all new residential developments to meet the needs of the county's population.*
- *GO 3 Particularly support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout (to include high quality permeability connections) being achieved.*
- *GO 4 Provide viable alternatives to rural one-off housing in the form of serviced sites with adequate infrastructure to attract people to build their own homes and to live in more sustainable, serviced settlements.*

V2 1.8.3 Economic Development

It is an objective of the Council to;

- *GO 5 Support and maintain existing employment in each settlement.*
- *GO 6 Support the creation of new employment opportunities including economic rural diversification in areas such as agri-business, local food production, renewable energy, tourism and forestry.*
- *GO7 Support proposals to further develop and strengthen the tourism potential of each settlement.*

V2 1.8.4 Regeneration and Public Realm

It is an objective of the Council to;

- *GO 8 Identify specific sites for regeneration and ensure funding opportunities will be directed to support these opportunity sites.*
- *GO 9 Promote the retention and reuse of existing buildings and out-buildings where possible in order to promote sustainable development.*
- *GO 10 Support environmental and public realm enhancements in the settlements together with measures to visually enhance the built form and streetscape.*
- *GO 11 Facilitate public realm improvement works for settlements, focusing on traffic - calming to achieve better balance between the needs of the pedestrians / cyclists / public transport and those of the private car and give better definition and legibility to a settlements' core.*
- *GO 12 Design the Public Realm of settlements to ensure universal access for all.*

V2 1.8.5 Heritage

It is an objective of the Council to;

- *GO 13 Ensure that any development that has the potential to impact on a European Site is subject to Appropriate Assessment in accordance with Article 6 of the Habitats Directive.*

- *GO 14 Avoid encroachment on European Sites and implement buffer zones of 10 - 30m where feasible or as determined following consultation and written agreement with the Inland Fisheries.*
- *GO 15 Ensure that groundwater abstractions that form part of planning applications do not negatively impact on the hydrology of any adjacent habitats.*
- *GO 16 Ensure an Ecological Impact Assessment (EclA) is prepared by a suitably qualified professional for proposals for development within or adjacent to a Natural Heritage Area (NHA) or proposed NHA to ensure the development is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the area, particularly plant and animal species listed under the Wildlife Acts.*
- *GO 17 Preserve and protect the structures and items listed in the Record of Protected Structures (RPS) identified in the County Development Plan and as may be amended during the lifetime of the Plan; and ensure an Architectural Heritage Impact Assessment Report prepared by an accredited conservation architect or equivalent accompany planning applications for works to protected structures.*
- *GO 18 Require archaeological impact assessment, prepared by a suitably qualified archaeologist for any development within or in close proximity to Zones of Archaeological Potential*

V2 1.8.6 Environment

It is an objective of the Council to;

- *GO 19 Identify potential sites for the provision of recycling banks for the various settlements as appropriate.*
- *GO 20 Support community groups and associations in reducing litter, while maintaining and improving the overall environment of the county.*

V2 1.8.7 Green Infrastructure / Climate Resilience

It is an objective of the Council to;

- *GO 21 Require proposals for development to demonstrate how they integrate/respond to Green Infrastructure and contribute to the development and protection of overall Green Infrastructure assets.*
- *GO 22 Support the development of green walking and cycling routes within and through settlements to the rural hinterlands including areas of interest and attractions.*
- *GO 23 Support climate resilience development, which supports the promotion of compact growth, sustainable movement and other adaption/mitigation measures.*

V2 1.8.8 Physical Infrastructure

It is an objective of the Council to;

- **Water / Wastewater**

- *GO 24 Liaise with Irish Water to provide adequate water and wastewater services to meet the development needs of each settlement within the Plan period.*
- *GO 25 Require separate foul and surface water systems for all future developments.*
- *GO 26 Connect where feasible, communal effluent treatment systems and individual one-off dwellings serviced by individual waste water treatment plants to the public network.*
- **Surface Water / Flooding**
 - *GO 27 Implement Sustainable Urban Drainage Systems where appropriate.*
 - *GO 28 Ensure that all proposed developments are carried out in accordance with “The Planning System and Flood Risk Management” – Guidelines for Planning Authorities, DEHLG (2009) with respect to flooding.*
 - *GO 29 Identify any deficiencies in the surface water drainage systems of the settlements and to facilitate the improvement of these systems where necessary subject to available resources.*
 - *GO 30 Continue to maintain and upgrade, where necessary, surface water drains in the settlements.*
 - *GO 31 Ensure that development proposals for lands identified by the dashed pink line on the attached Maps for the small towns and villages shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.*
- **Public Lighting**
 - *GO 32 Support and facilitate appropriate street lighting throughout the towns, villages and rural settlements.*
- **Car-Parking**
 - *GO 33 Review on street parking arrangements in the towns, villages and rural settlements and make improvements as required.*
- **Public Transport**
 - *GO 34 Support the enhancement of public transport services and facilities in the settlements and facilitate the erection of well designed bus shelters at appropriate locations.*