

# 3

## Settlement Strategy

**Aim:** To provide a coherent planning framework for the development of the county, founded on a well developed urban structure supporting diverse rural areas, protecting the rural environment and delivering on a more sustainable living-working environment.

### 3.1 Background

A settlement strategy is a spatial expression of population distribution, settlement size, settlement role and settlement hierarchy. The settlement strategy in this Plan provides a strategic direction to the management of growth, investment and resources in accordance with the core strategy outlined in Chapter 2.

This chapter accords with the over arching strategic policies of the Regional Planning Guidelines (RPGs), whilst having regard to key planning considerations including infrastructure provision and environmental protection. This Plan proposes a structured approach to spatial planning and a settlement strategy founded on a well-developed urban structure supporting diverse rural areas.

The strategy is based on the consideration of environmental sensitivities, survey work and the level of existing and proposed physical and social infrastructure. It seeks to strengthen the urban fabric of the county, with an emphasis on building critical mass in key towns. Rural populations will continue to be supported through the settlement centres and through a sustainable approach to maintaining rural economy and population, balanced against responsible environmental protection.

### 3.2 Setting the Context

The diversity of County Kildare requires a settlement strategy designed to sustain a healthy network of settlements across both the Metropolitan and Hinterland areas of the county. An examination of the dynamics and distribution of population and settlement within the county for the

period 2002-2006 indicates the following key emerging trends:

- The period showed the most rapid rate of population increase over the past 150 years, with Kildare's population increasing at an average rate of 5,598 persons per annum over these four years.
- The greatest growth in population in the county's urban areas was in Athy with a growth in population of 1,894 persons, followed by Kildare (1,844), Newbridge (1,781), Naas (1,756), Kilcullen (1,502), Kilcock (1,360) and Celbridge (1,246).
- Population has more than doubled in the rural hinterlands of urban centres such as Athy, Naas, Newbridge, Clane and Kilcock and the village of Caragh. A considerable amount of this development pressure has arisen from the demand for high numbers of single rural dwellings and the demand for housing within rural settlements.
- Areas which experienced population decline include Leixlip, Rathangan, Ballymore Eustace and Milltown.
- The draw of Dublin as an employment hub, with approximately 50% of the workforce leaving the county for employment, is reflected in the county's settlement pattern. Higher population densities are located in the Metropolitan northeast and within and around the towns of Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen.
- A high rate of development of rural housing at annual levels of c. 500 dwellings per year between 2000 – 2009 has significantly increased the level of housing in most rural areas. This has resulted in a wide dispersal of development creating a dispersed rural living environment.

### 3.3 Settlement Hierarchy

A settlement hierarchy is set out to underpin decisions about the location and scale of new developments such as housing, employment creation and social and physical infrastructure provision. Investment in infrastructure should be focused on locations that are the most environmentally robust and provide the best economic return.

The core strategy set out in Chapter 2 is key to influencing the recommended settlement hierarchy. National and regional planning policy documents referenced in Section 1.4.1 and the environmental sensitivities referred to in Section 2.6 have informed the 'Preferred Development Strategy' for the county, as detailed in Section 2.7. The Preferred Development Strategy forms the basis for the settlement hierarchy set out in this chapter.

An analysis of the capacity of towns and villages throughout the county to accommodate future growth has been carried out. The key issues examined in determining the capacity of each settlement for development include the following:

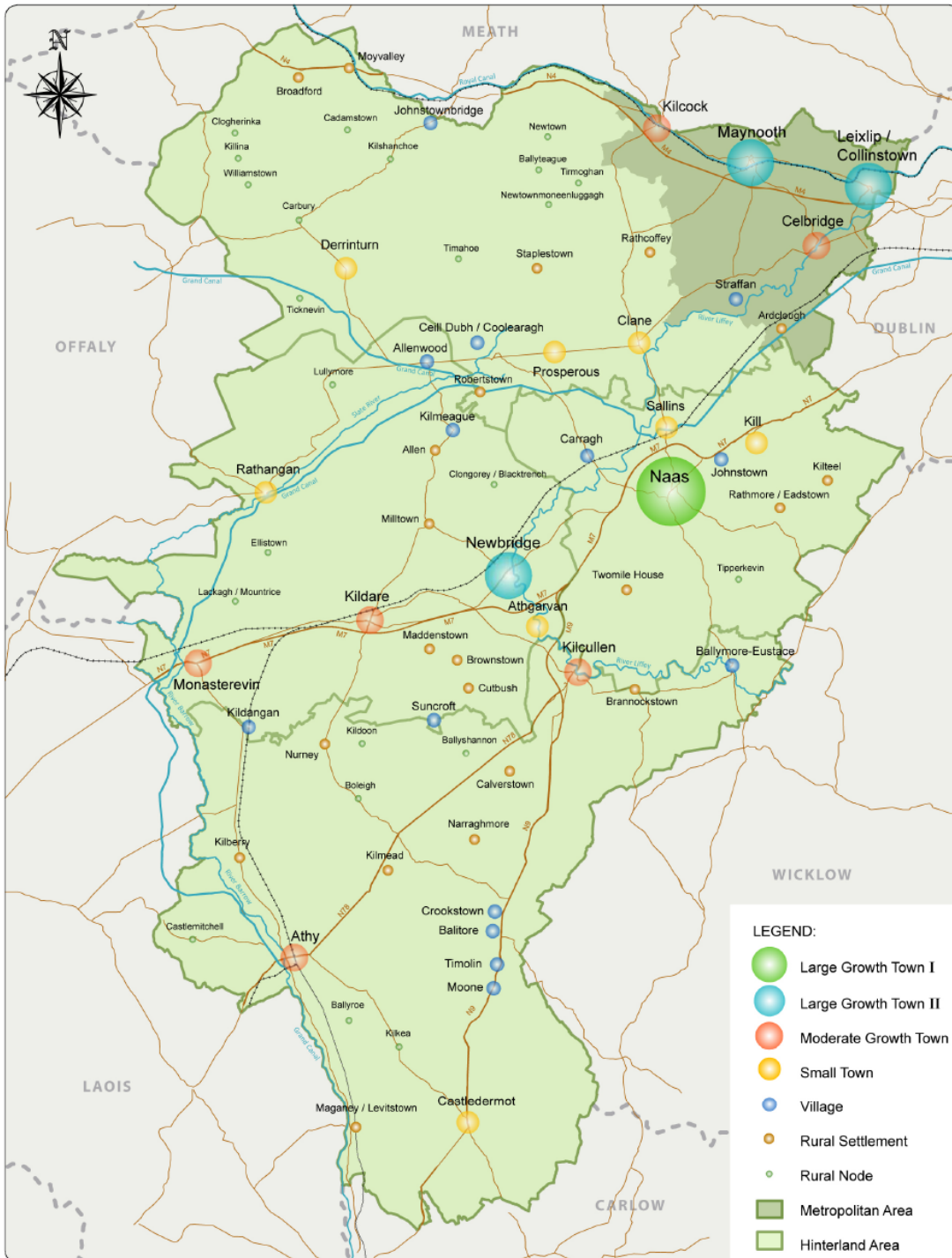

- Strategic Environmental Assessment of this Plan.
- RPGs for the Greater Dublin Area 2010-2022.
- Existing population base.
- Level of social infrastructure.
- Level of physical infrastructure.
- Environmental constraints.
- Settlement form.
- DoEHLG "Sustainable Residential Development in Urban Areas" and accompanying "Urban Design Manual" (2009).

Arising from the foregoing considerations, the settlement hierarchy for County Kildare is outlined in Table 3.1. A total of 74 settlements have been included ranging from large growth towns to small

rural nodes. Map 3.1 illustrates the spatial pattern of the settlement hierarchy. The key principles governing the designated role of each settlement category are set out in Section 3.4.

**Table 3.1** County Kildare Settlement Hierarchy 2011- 2017

Settlement Category	Designated Settlement
<b>Large Growth Town I</b>	Naas
<b>Large Growth Town II</b>	Maynooth, Leixlip (including Collinstown) & Newbridge
<b>Moderate Growth Towns</b>	<b>Metropolitan Area</b> Celbridge & Kilcock  <b>Hinterland Area</b> Athy, Kildare, Monasterevin & Kilcullen
<b>Small Towns</b>	Clane, Sallins, Kill, Prosperous, Rathangan, Athgarvan, Derrinturn & Castledermot
<b>Villages</b>	Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh / Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft & Ballitore/Timolin/Moone/Crookstown
<b>Rural Settlements</b>	Broadford, Milltown, Kilteel, Staplestown, Ardclough, Robertstown, Allen, Brannockstown, Rathmore/Eadestown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown, Rathcoffey, Narraghmore, Moyvalley, Maganey/Levitstown, Kilmead & Kilberry
<b>Rural Nodes</b>	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh /Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin & Killina.

Kildare County Council  
 Planning & Economic  
 Development Department  
 Áras Chill Dara,  
 Naas, Co Kildare.

Kildare CDP 2011 - 2017  
**Settlement Hierarchy Map**

Scale: N.T.S.	Map Ref.: 3.1
Date: 02 May 2011	Drawing No.: 200/09/4.72
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Drawn by: GMG	
This drawing is to be read in conjunction with the written statement.	

### **3.4 Designated Role of Settlement Category**

Within the hierarchy each settlement category has a designated role.

#### **3.4.1 Role of Large Growth Towns I and II**

Large Growth Towns I (potential population of up to 50,000) and Large Growth Towns II (15,000-30,000) are designated to act as important self-sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high quality connections to Dublin City Centre. They also have a key role in supporting and servicing a wider local economy. Maynooth, which was previously designated as a Moderate Growth Town, is now elevated to a Large Growth Town II, under the Regional Planning Guidelines (RPGs) having been recognised as an economically vibrant town with high quality transport links. Leixlip (including Collinstown) is recognised as a high value employment location and has also been elevated from a Moderate Growth Town to a Large Growth Town II.

The most significant constraint to the short-term development of the Large Growth Towns of Naas and Newbridge relates to the wastewater infrastructural constraints at Osberstown. It is likely that these constraints will remain until 2013.

#### **3.4.2 Role of Moderate Sustainable Growth Towns**

Moderate Sustainable Growth Towns are located both within the Metropolitan and Hinterland areas. These towns in the Metropolitan area will continue to have a strong role as commuter locations within the fabric of continued consolidation of the Metropolitan area. Future growth is related to the capacity of high quality public transport connections and the capacity of social and physical infrastructure. Connectivity to adjoining suburbs / towns and employment locations within the

Metropolitan area is also a key requirement particularly focused on local bus / cycle/ pedestrian routes.

Within the Hinterland area the overall function is for the Moderate Sustainable Growth Towns to develop in a self-sufficient manner, reducing commuting levels and ensuring sustainable levels of housing growth, providing a full range of local services adequate to meet local needs at district level and for surrounding rural areas. The provision of a strong social infrastructure in tandem with growth in population, particularly in relation to schools and leisure facilities is also required. There is a clear need to upgrade wastewater treatment facilities in Kildare Town and Athy to facilitate future growth.

These towns will also seek to encourage economic opportunities through the provision of high quality transport connections, good social infrastructure provision and a strong local labour market.

#### **3.4.3 Role of Small Towns**

Small Towns within the Hinterland area generally comprise populations of between 1,500 – 5,000. Their role is to develop as key local centres for services with levels of growth to cater for local need at an appropriate scale and to support local enterprise to cater for local demand. The rate of growth will be controlled to limit pressure on services, the environment and unsustainable commuting patterns. The future development of small towns will be guided by an appropriate planning framework / local area plan as deemed appropriate.

#### **3.4.4 Role of Villages**

Villages located both within the Metropolitan and Hinterland area will continue to develop as local centres for services with growth levels to cater for local need at an appropriate scale. There is a need to control expansion to minimise pressure on services, the environment and unsustainable commuting patterns. These villages will also

support local enterprise that supports their sustainable growth. Village plans have been prepared to provide a planning framework for their future development and are detailed in Chapter 17.

#### **3.4.5 Role of Rural Settlements and Rural Nodes**

Rural Settlements and Rural Nodes are located throughout the county. It is proposed that settlements will develop as local centres for rural catchments with growth appropriate to cater for local demand. Lower densities will be encouraged in appropriate locations to provide alternatives to one-off rural dwellings in the immediate rural area. Expansion will be controlled to minimise pressure on services, the environment and unsustainable commuting patterns. Rural Settlements have a higher order function than Rural Nodes. Rural Nodes comprise largely unserved areas with limited social and community infrastructure and will accommodate limited development at a sustainable scale for local demands by way of small scale cluster developments. The planning framework for future development of the rural settlements is detailed in Chapter 17. Planning policy for future development in Rural Nodes is detailed in Chapter 4.

#### **3.4.6 Sequential Approach**

All towns, villages, settlements, rural nodes (as appropriate) shall be developed in a sequential manner, with suitable undeveloped lands closest to the core and public transport routes being given preference for development in the first instance. Zoning shall extend outwards from the centre of an urban area with strong emphasis placed on encouraging infill opportunities. Areas to be zoned should generally be contiguous to existing zoned development lands.

### **3.5 Housing and Population Allocation**

Chapter 2 outlines the RPGs housing and population growth targets for the county between two periods, 2006-2016 and 2016-2022. Given this Plan period runs to 2017, all figures and targets set out for the settlement strategy have been calculated for 2006-2017.

The population target for the county is 237,458 persons by 2017, giving rise to the need for 27,982 additional residential units. This population growth equates to an increase of 27% over the Plan period resulting in an average of 2,544 units to be delivered per annum.

Between 2006 and mid 2009 it is estimated that 10,275 housing units were constructed in County Kildare. This averages 2,936 units per annum over this period. The RPGs recognise that, given current economic conditions, it is not expected that short-term housing completions will be significant and the housing market is likely to be slow to recover. It is probable that the level of units developed may remain low over the short term with a greater uptake from 2011/2012. A higher annual unit delivery may therefore be required from 2012 – 2017 to account for the targeted population growth rates. In line with RPG policy, the county will be well placed for an economic recovery with adequate provision being made for projected housing demand, even if the initial uptake is slower than forecasted.

The distribution of housing units over the plan period is in accordance with the Core Strategy for the county and the population and unit allocations for each category in the hierarchy are outlined in Table 3.2. It should be noted that in calculating unit projections, the RPGs apply a standardised vacancy rate of 6.5% to reflect the need for the market to operate efficiently and to allow for the normal turnover of the housing stock.

In the RPGs the four Metropolitan towns of Maynooth, Celbridge, Leixlip and Kilcock are designated a minimum of 35% of the total population/unit growth rate allocation for the county. If this target is achieved it will increase their share of the total population in the county from 25% in 2006 to 29% in 2017.

The RPGs objective is to allocate growth within the Hinterland towns of Naas and Newbridge and to consolidate growth in Kildare, Athy, Monasterevin and Kilcullen. This is achieved by allocating a minimum 32.5% of the total growth rate for the county to these towns. This will increase their share of the total population in the county from 32% in 2006 to 34% in 2017.

**Table 3.2** Housing and Population Allocation 2006 - 2017

	Settlement	Housing Unit Allocation	Estimated Population Allocation
<b>Metropolitan Allocation</b>	Leixlip	9,835	17,995
	Maynooth		
	Celbridge		
	Kilcock		
<b>Hinterland Town Allocation</b>	Naas	9,834	17,995
	Newbridge		
	Kildare		
	Monasterevin		
	Athy		
Kilcullen			
<b>Rural Areas</b>	Small Towns	8,313	15,133
	Villages		
	Rural Settlements		
	Rural Nodes		
	One-off Rural Housing		
<b>Total</b>		27,982	51,123

Table 3.3 lists the percentage allocation of growth in the various towns, villages and settlements in Kildare. Expansion in small towns is managed by allocating a total of 9% of the total population / unit growth rate allocation for the county to these settlements. This will retain the 10% share of the total population in the county in these towns as per 2006. The remaining 17% of the total population / unit growth rate is allocated to the rural hinterland with 2% designated to rural settlements and rural nodes and 15% allocated to the wider rural area.

The percentage of the population residing in the county's towns and villages will continue to increase over the period of this Plan. While the relative population numbers living in rural settlements and the rural countryside is planned to fall, the absolute numbers in these areas is expected to increase, comprising 16.9% of the overall projected growth over the Plan period.

Settlement Type	Towns/Villages	2006 Pop Census	2017 Pop Target	2006-2017 Housing Units Target	Percentage of Allocated Growth 2006 - 2017
<b>Large Growth Town I</b>	Naas	20,044	27,933	3,610	12.9%
<b>Large Growth Town II</b>	Maynooth	10,715	15,897	2,364	8.4%
	Leixlip (Including Collinstown)	14,676	21,326	3,042	10.9%
	Newbridge	17,042	23,245	2,839	10.1%
<b>Moderate Sustainable Growth Towns (6)</b>	Celbridge	17,262	25,084	3,579	12.8%
	Kilcock	4,100	5,956	850	3.0%
	Kildare	7,538	10,176	1,187	4.2%
	Monasterevin	3,017	4,056	475	1.7%
	Kilcullen	2,985	4,014	470	1.7%
	Athy	7,943	10,679	1,252	4.5%
<b>Small Towns (8)</b>	Clane	4,968	5,939	683	2.4%
	Prosperous	1,936	2,315	274	1.0%
	Rathangan	1,718	2,055	244	0.9%
	Sallins	3,806	4,550	527	1.9%
	Athgarvan	1,300	1,555	188	0.7%
	Castledermot	887	1,109	131	0.5%
	Derrinturn	1,138	1,362	165	0.6%
	Kill	2,510	3,001	351	1.3%
<b>Villages (11)</b>	Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh/Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft & Ballitore/Timolin/Moone/Crookstown	No Census Figures	9,929	1,024	3.7%
<b>Rural Settlements (21)</b>	Broadford, Milltown, Killeel, Staplestown, Ardclough, Robertstown, Allen, Brannockstown, Rathmore/Eadestown, Twomilehouse, Brownstown, Cutbush, Maddenstown, Nurney, Calverstown Rathcoffey, Narraghmore, Maganey/Levitstown, Moyvalley, Kilmead & Kilberry	No Census Figures	6,079	449	1.6%
<b>Rural Nodes (23)</b>	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghan, Carbury, Timahoe, Lackagh/Mountrice, Ballyshannon, Ballyroe, Kilkea Ellistown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin & Killina	No Census Figures	2,254	114	0.4%
<b>Rural Dwellers</b>		No Census Figures	48,944	4,164	15.0%
<b>County Total</b>		186,335	237,458	<b>27,982</b>	<b>100%</b>

**Table 3.3 Settlement Hierarchy – Population and Housing Unit Allocation 2006 - 2017**



### 3.6 Development Capacity

In order to implement the settlement strategy of this Plan, an understanding of the existing development capacity within each of the designated towns and villages is required. It should also be noted that the relevant requirements of the Habitats Directive and the River Basin Management Plans may also impact on the development potential of particular areas.

Table 3.4 details the development capacity of undeveloped zoned land within the existing designated towns and villages in the county. The potential additional population capacity and unit capacity of the undeveloped lands is calculated on the basis of the zoning and relevant density standards. The number of housing units granted within the last five years and not built is also provided for each town and village. This information was sourced from a Housing Land Availability Study carried out for 2009, and updated where appropriate.

While Table 3.4 illustrates that sufficient land has been zoned to cater for the housing demands of the county up to 2017 and beyond, the location of this zoned land does not accord with the settlement strategy as outlined in this chapter.

In total the four Metropolitan towns in the north east of the county have insufficient land to cater for the target allocation over the period of this Plan, with Kilcock having an oversupply and Maynooth, Celbridge and Leixlip having an undersupply.

A strategic land use and transportation study of north east Kildare including the Metropolitan area towns of Leixlip, Maynooth, Celbridge and Kilcock involving all strategic stakeholders (including Meath, Fingal and South Dublin County Councils) will be prepared, which will inform the future planning and development of this area.

Within the Hinterland area the towns of Newbridge, Kildare and Athy have been significantly overzoned

and strategic policies to control phasing of land are outlined to ensure compliance with the provisions of the settlement strategy.

Of the eight designated small towns Clane, Rathangan, Sallins, Kill and Athgarvan have been significantly overzoned. Strategic policies to control phasing of land are again recommended to ensure compliance with the provisions of the settlement strategy.

The figures set out in Table 3.3 are the targeted population/housing unit growth rates for towns, villages and settlements for the plan period. Paragraph 4.1.4 of the DoEHLG's *'Development Plan Guidelines for Planning Authorities'* (2007) recognises the need for planning authorities to prepare development plans that allow for residential needs of nine years (i.e. up to an additional 50% of the targeted growth rate). This over provision is set out in order to ensure continuity of supply of residential lands and an element of choice. In implementing the County Development Plans targeted growth figures, relevant Village Plans, LAPs and Town Plans will provide sufficient land zonings in accordance with these ministerial guidelines or any subsequent revisions to these guidelines.

Chapter 17 of this Plan sets out the planning framework for the future development of each of the villages and rural settlements. The planning framework for these areas accords with their designated role within the overall county settlement strategy.

**Table 3.4** Development Capacity of Existing Zoned Land per Settlement

Existing Zoned Land per Settlement	Year of Development Plan/ Local Area Plan	Quantum of Undeveloped Zoned Land (Ha)	Population Capacity of Undeveloped Lands *	Potential Units Deliverable	Units Granted but not Built
Naas Dev Plan & Environs	2005	164.7	13,563	5,099	723
Maynooth Dev Plan	2002	45.4	1,210	1,606	1,330
Newbridge LAP	2003	133.4	8,323	3,129	1,252
Leixlip LAP	2010	49.7	6,532	2,094	608
Collinstown LAP	2010	39.9	4,340	1,634	0
Celbridge LAP	2010	70.6	4,974	1,871	105
Kilcock LAP***	2009	36.2	5,432	2,042	1,250
Kildare & Magee Barracks	2002/2005	162.7	11,369	4,274	1,127
Monasterevin	2008	83.2	4,265	1,716	810
Kilcullen	2008	55.0	3,828	1,439	124
Athy Town & Environs	2006/2005	230.5	13,292	4,997	459
Clane	2009	51.7	3,104	1,167	428
Prosperous	2007	22.3	1,242	467	0
Rathangan	2002	38.8	2,434	915	515
Sallins	2009	42.2	2,923	1,099	181
Athgarvan	2008	19.0	1,271	478	74
Castledermot	2009	34.9	1,692	636	174
Derrinturn	2008	13.7	678	255	138
Kill	2002	36.2	2,202	828	231
Allenwood	2008	27.2	1,128	424	125
Ballitore/Crookstown/ Moone/Timolin	2002	28.5	1,633	614	261
Ballymore Eustace	2005	39.7	1,830	688	9
Straffan	2002	11.2	556	209	161
Johnstown**	1995	1.1	74	28	0
Blessington Environs	2005	26.5	1,234	464	0

\* = The population capacity of undeveloped land in the county was calculated as part of the Housing Land Availability Survey submitted to the DoEHLG for 2009. This survey determined the capacity of all undeveloped zoned land in the county by way of the density standards set out in each relevant Development Plan or Local Area Plan.

\*\* = Village subject to a Development Boundary

\*\*\* = This figure does not include lands in County Meath zoned under the Kilcock Local Area Plan 2009 (Meath County Council) as follows: A1 (Existing Residential) = 7.4 Ha, A2 (New Residential) = 47.3 Ha, A3 (Heritage & AAP) = 0.3 Ha, A4 (New Residential & Mixed uses) = 16.6 Ha, E2 (Light Industrial & Industrial office) = 10.2 Ha, F1 (Recreational) = 20.3 Ha & G1 (Community, Recreational and Educational) = 3.6 Ha

**Table 3.5:** An Assessment of the Current Surplus/Deficit for Targeted Unit Growth in Designated Towns 2006-2017

<b>Development Plans and LAPs for Designated Towns</b>	<b>New Units Target 2006-2017</b>	<b>Potential Units Deliverable<sup>1</sup></b>	<b>Unit Target Surplus/Deficit<sup>2</sup></b>
Naas Dev Plan & Environs (2005)	3,610	5,099	1,489
Maynooth Dev Plan (2002)	2,364	1,606	-758
Newbridge LAP (2003)	2,839	3,129	290
Leixlip LAP (2010) & Collinstown LAP (2010)	3,042	3,728	686
Celbridge LAP (2010)	3,579	1,871	-1,708
Kilcock LAP*** (2009)	850	2,042	1,192
Kildare (2002) & Magee Barracks (2005)	1,187	4,274	3,087
Monasterevin (2008)	475	1,716	1,241
Kilcullen (2008)	470	1,439	969
Athy Town (2006) & Environs (2005)	1,252	4,997	3,745
Clane (2009)	683	1,167	484
Prosperous (2007)	274	467	193
Rathangan (2002)	244	915	671
Sallins (2009)	527	1,099	572
Athgarvan (2008)	188	478	290
Castledermot (2009)	131	636	505
Derrinturn (2008)	165	255	90
Kill (2002)	351	828	477

<sup>1</sup> On lands currently zoned which are undeveloped

<sup>2</sup> Target figures do not include the overprovision of zoned land (of up to 50%) to be provided for under the DoEHLG Development Plan Guidelines for Planning Authorities (2007).

### 3.7 Infrastructural Deficiencies and Environmental Constraints

The development targets set out for each designated settlement are subject to the capacity of necessary physical infrastructure and the ability of receiving environments to accommodate any proposed growth.

All potential developments will be subject to adequate physical services being available in terms of transportation, infrastructure, potable water, wastewater and surface water drainage.

### 3.8 Settlement Strategy Policies

It is the policy of the Council:

- SS 1: To manage the county's settlement pattern in accordance with the population and housing unit allocations set out in the RPGs, the settlement strategy and hierarchy of settlements set out in Table 3.1. To direct growth into the large growth towns, followed by moderate sustainable growth towns and small towns, whilst also recognising the settlement requirements of rural communities.
- SS 2: To ensure that the zoning of lands is in accordance with the county settlement strategy.
- SS 3: To phase lands for development where over zoning has taken place. Prioritised phasing will be based on a clear sequential approach with the zoning extending outwards from the town/village core. A strong emphasis will also be placed on encouraging infill opportunities and better use of under utilised lands with options and opportunities for brownfield /regeneration prioritised.
- SS 4: Where infrastructural deficits within a particular growth area cannot be overcome within the period of this Plan, the growth

anticipated for that development centre will be allocated to other serviced towns within that level or to serviced towns within a higher category of the settlement hierarchy. In the mid-term review of this Plan, the Council will have regard to the existing hierarchy of settlements in the County when applying the targeted growth levels.

- SS 5: To implement through appropriate policies, the principles and guidance set out in the DoEHLG Guidelines '*Sustainable Residential Development in Urban Areas*' (May 2009) and accompanying '*Urban Design Manual – A Best Practice Guide*' (May 2009) in the preparation and review of town, village and settlement plans.

### 3.9 Settlement Strategy Objectives

It is an objective of the Council:

- SO 1: To zone additional lands in the Metropolitan towns, where appropriate, to meet the requirements of the population allocations set out in this Plan. Such zoning shall be in line with the settlement hierarchy set out in Table 3.3.
- SO 2: To phase the development of lands within towns and villages, which have an identified surplus of zoned lands. Lands will be phased in a sequential manner with the development of other lands deferred until prioritised lands are substantially developed.
- SO 3: To facilitate the implementation of the settlement strategy through the prioritisation of key strategic infrastructure in accordance with the Council's Assessment of Needs and subject to the availability of financial resources.
- SO 4: To ensure that the scale and form of developments envisaged within towns and villages is appropriate to their position

within the overall settlement hierarchy set out in Table 3.1 (Settlement Hierarchy). Due regard will be given to the DoEHLG Guidelines 'Sustainable Residential Development in Urban Areas' (May 2009), the accompanying 'Urban Design Manual – A Best Practice Guide' (May 2009) and the Urban Design Guidelines contained within Chapter 15 of this Plan.

- SO 5: To implement Section 10(8) of the Planning and Development Act 2000 as appropriate which states “ *there shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan*”.
- SO 6: To identify and retain green belt separation areas between the development boundaries of the counties towns and villages in the interest of avoiding coalescence of settlements and to retain their distinctive character and identity.
- SO 7: To provide a greater degree of co-ordination between large population centres and corresponding growth in employment, public infrastructure, amenities, community facilities, schools, public transport etc. through a plan-led approach.
- SO 8: To support the development of rural settlements and rural areas in a balanced, sustainable manner, having regard to the overall settlement hierarchy, social, economic and environmental characteristics of their area and their residents and in accordance with the policies and objectives set out in Chapters 4, 10 and 17 as may be appropriate.
- SO 9: To investigate the feasibility of developing lands north of Confey (Leixlip), in

conjunction with neighbouring Local Authorities and other Statutory Authorities where the demand for additional zoning is necessary to support the core strategy of this Plan.

- SO 10: To carry out a strategic Land Use and Transportation Study of north east Kildare including the Metropolitan area towns of Leixlip, Maynooth, Celbridge and Kilcock. The preparation of the study will involve the participation of all the strategic stakeholders, including the National Transportation Authority, adjoining local authorities (i.e. Meath, Fingal and South Dublin County Councils), the Regional Authorities of the Greater Dublin Area, transportation providers, Waterways Ireland, Government Departments and Environmental Agencies.
- SO 11: To prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan, to coincide with the Manager's report to the Elected Members on the progress achieved in securing Plan objectives within two years of the making of the Plan. (This review is required under Section 15 of the 2000 Planning Act, as amended).
- SO 12: As part of the mid-term review of this Plan (in accordance with Section 15 (2) of the Planning and Development Act 2000, as amended), the implications of the 2011 Census data for the county, the review of the RPGs and any revised national population projections/allocations issued by the DoEHLG will be assessed and consideration given to appropriate revisions to the Settlement Strategy of the Plan.