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PART 1

INTRODUCTION, LEGISLATIVE BACKGROUND, NEXT STEPS AND PUBLIC CONSULTATION PROCESS

1.0 Introduction

1.1 Purpose and Contents of Report

1.1.1 The purpose of this document is to report on the outcome of the consultation process carried out prior to the preparation of the new Naas Town Development Plan 2011-2017.

1.1.2 **PART 1** of the report consists of an introduction, followed by an explanation of the legislative background and requirements for the Manager's Report under the Planning and Development Act, 2000-2007 and a description of the next steps in the process of making the new Naas Development Plan. This part is completed with a description of the consultation process, which resulted in 76 written submissions and the views and ideas recorded at a public consultation meeting held in Naas on 9th June 2009.

1.1.3 **PART 2** consists of an analysis and summary of the issues raised in the written submissions received by the Council and at the public consultation meetings. The issues are analysed and summarised under the following headings:

- Overall Strategy and Population
- Land Use Zoning
- Residential Development
- Town Centre and Retailing
- Economic Development and Employment
- Movement and Transport
- Infrastructure and Environment
- Social, Community and Cultural Development
- Architectural, Archaeological and Natural Heritage
- Open Space, Amenity and Tourism
- Architecture and Urban Design
- Development Management
- Strategic Environmental Assessment

The Manager's **opinions** on the issues raised is provided as part of this section.

1.1.4 **PART 3** contains the Manager's **recommendations** on policies to be contained in the Draft Naas Development Plan, under the above headings.

1.1.5 The submissions are contained on a cd which forms part of this report.

1.1.6 Nine appendices are attached to the report.

Appendix A consists of a list of persons/bodies who were informed of the Review of the Development Plan.

Appendix B lists the service providers and others consulted about the Review of the Development Plan.

Appendix C lists persons/bodies who made written submissions.

Appendix D gives a broad overview of the main views/concerns raised in the written submissions/observations.

Appendix E summarises points made in the written submissions/observations.

Appendix F consists of a report on the points raised at the public consultation meeting.

Appendix G lists national, regional and local policy documents and plans.

Appendix H sets out the matters which must be included in a Development Plan, as well as those matters that may be included.

Appendix I sets out a glossary of terms used in this report.

1.1.7 This report is submitted to Council Members for their consideration.

1.2 Planning and Development Act, 2000

1.2.1 The Planning and Development Act, 2000 provides that members of the public, service providers and other organisations and bodies can make submissions prior to the preparation of draft development plans. This early involvement provides the potential for all stakeholders with an interest in the development of Naas – residents, employers and employees, service providers, visitors, investors, etc. to have a greater sense of ownership of the new Plan.

1.3 Manager's Report

This report comprises the 'Manager's Report' on the submissions and observations received. It responds to the issues raised and makes recommendations on the policies to be included in the draft Plan. The legislation also requires that all of the foregoing must be considered against a backdrop of national policy, guidelines and standards.

1.4 Consultation and Submissions

1.4.1 Seventy-six written planning submissions were received during the pre-draft consultation period and the views of more than 60 people who attended a public consultation meeting in Naas at Áras Chill Dara on 9th June 2009 were noted. The opinions, views and ideas set out in the written submissions and expressed and recorded at the public consultation meetings related to all aspects of planning. The Council wishes to express its appreciation to those who made submissions and/or attended the public meetings.

2.0 Legislative Background and Requirements

2.1 Section 11 (4) (a) of the Planning and Development Act, 2000, sets out the requirements in relation to the preparation of a Manager's Report. The Manager's Report is required to deal with any submissions or observations received on foot of the notifications and consultations (carried out under Section 11 (2) and (3) of the Act), with, *inter alia*, the public, prescribed bodies, service providers and the Board. The Report must be prepared not later than 16 weeks after giving notice of the Development Plan (Section 11 (1)). It is therefore required to be produced by **1st September 2009**.

2.2 The Manager's Report must:-

- **List** the persons or bodies who made submissions or observations, as well as any persons or bodies consulted
- **Summarise** the issues raised in the submissions and during the consultations, where appropriate
- Give the **opinion** of the Manager on the issues raised. In this regard the Manager's opinion must take into account (a) the proper planning and sustainable development of the area, (b) the statutory obligations of any local authority in the area, and (c) any relevant policies or objectives of the Government or of any Minister of the Government.
- Finally, the Report must state the Manager's **recommendations** on the policies to be included in the draft Development Plan.

2.2.1 The Manager's Report must then be submitted to the Members of the Planning Authority or a committee of the Planning Authority for their consideration.

2.2.2 Members may then issue **directions** to the Manager regarding the preparation of the Draft Development Plan (Section 11(4)(d)). These directions might consist of concerns that Members would like to see addressed or policies or objectives that Members would like to see incorporated into the Draft Plan. The directions must also take into account any relevant policies or objectives of the Government or of any Minister of the Government.

2.2.3 In issuing directions, Section 11 (4)(f) of the Act states that the Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates. Directions must be issued not later than 10 weeks after the submission of the Manager's Report, which is the **9th November 2009**.

3.0 Next Steps

3.1 Consideration by Council Members

3.1.1 Council Members have 10 weeks (1st September to 9th November 2009) within which to consider this Manager's Report and may issue directions to the Manager regarding the preparation of the Draft Plan. In order to facilitate this process, a briefing and a meeting will be arranged as appropriate.

3.2 Preparation of Draft Development Plan

3.2.1 Following receipt of direction from the elected members the legislation provides a period of 12 weeks from November to February 2010 for the preparation of the Draft Plan. (See **Fig 1** for indicative programme for the review of the Naas Town Development Plan 2011-2017).

3.2.2 The Planning and Development Act, 2000 sets out mandatory objectives which must be included in a Development Plan. These include objectives for the zoning of land; the provision of infrastructure; the conservation and protection of the environment; and the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population, etc. Other non-mandatory objectives are also referred to in the Planning Act. All of these objectives are set out at **Appendix H** of this report.

3.2.3 Members will then have an 8 week period from early February 2010 to early April 2010 within which to consider the proposed Draft Plan. The Draft Plan will be published in April 2010, following which the public will have an opportunity to comment. A report on the outcome of the Draft Plan consultation will be considered by Members, following which either (a) the Plan will be made or (b) material alterations will be made to the Draft Plan. If material alterations are made, there will be a further public consultation period regarding these and a further report will be prepared for Members' consideration. This will be followed by the making of the Plan.

4.0 Pre-Draft Consultation Process

4.1 Description of Notification Procedure / Consultation Process

4.1.1 The Pre-Draft consultation stage ran from May 15th 2009 to July 10th 2009. The consultation process comprised three elements:- (a) newspaper advertisements inviting written submissions; (b) public consultation meeting; and (c) letters to and contact with prescribed bodies, service providers and others requesting information on their relevant plans and policies.

4.1.2 In order to ensure that adequate information was available for interested people, groups and organisations, a *Background Issues Paper* was published and made available online at www.kildare.ie/naastowncouncil.ie and at Naas Town Council and in Naas Public Library.

4.1.3 Details of the Plan Review together with Development Plan documents were also placed on the Council website www.kildare.ie/naastowncouncil.ie

4.1.4 A public notice announcing the commencement of the review of the Naas Town Development Plan was advertised on the 13th May 2009 in the Irish Times and 14th May 2009 in the Leinster Leader. Posters advertising the public consultation meeting were placed at various locations in Naas such as the Library, Town Hall, Post Office, Naas Leisure Centre, on Church notice boards and in various shops throughout the town. Naas Town Council also wrote to all of the prescribed bodies informing them of the review and inviting submissions and observations. The Council also wrote to community groups in the town. (Refer to **Appendices A and B**) The written submissions were required to be submitted during the consultation period.

4.1.5 An evening public consultation meeting was held at Áras Chill Dara, Naas on 9th June 2009 from 7.30pm-9.30pm. Community groups, historical groups and various other local interest groups were invited to the meeting by letter. Members of Naas Town Council were also informed of the meeting by letter.

4.2 Purpose and Format of the Public Meetings

4.2.1 The purpose of the meeting was to provide an opportunity for interested members of the community to participate in the process of making the Naas Town Development Plan 2011 – 2017. The format of the public consultation meetings included a brief presentation; break-up of the meeting into smaller groups; airing of views by all those attending; and recording and reporting of views back to the reconvened meeting. Information was provided regarding the issues to be addressed in the Plan, the key issues arising from the "Issues Paper" and on how and when written submissions should be made. Those who attended were also given the opportunity to air their views and ideas.

4.3 Numbers that Attended

- 4.3.1 Over 60 persons attended the public meeting in Naas and will be informed by letter/email of the publication of the Draft Plan in April 2010.

4.4 How Views and Ideas were Recorded

- 4.4.1 The views and opinions raised at the meeting were categorised under relevant headings. While a summary of the principal views and opinions raised are dealt with in the main body of this report, all of the views and concerns are set out in a report, which is attached at **Appendix F**.

4.5 General Overview of Response to Public Consultation

4.5.1 Public Consultation Meeting

Over sixty persons attended the public meeting in Naas. A wide range of topics and concerns were raised at the meeting. Given the diverse range of people and organisations who attended the meetings, the ideas and opinions expressed can be viewed as representing what people perceive as the important planning issues in Naas and what issues people would wish the new Naas Town Development Plan to address.

4.5.2 Written Submissions

76 written submissions were received on or before 10th July 2009. There will be a further opportunity to make submissions when the Draft Plan is published in April 2010. The number of people who attended the public meeting in addition to the number of submissions and observations received highlights the significant level of public interest in the plan-making process and the expectations for the Draft Naas Town Development Plan itself, which will follow in April 2010.

4.6 Access to Submissions

- 4.6.1 All of the written submissions have been saved on CD-Rom and are included with this report. A report on the public meetings is included at **Appendix F**.
- 4.6.2 Lists of service providers, prescribed bodies, community groups etc who were consulted by the Council and those who made submissions are all contained in appendices to this report.

4.7 Approach to Consideration of Written Submissions and Results of Public Consultation Meetings

4.7.1 An analysis of the written submissions and the results of the public consultation meeting have been carried out and the topics and issues raised have been extracted and categorised. This is dealt with in greater detail in Part 2 of this report. It is possible to see overall themes reflecting the concerns of the public emerging in this process. This report analyses these themes and, having regard to national, regional and local policies and guidelines, suggests how policies might be incorporated into the new Draft Plan which would respond to these concerns.

PART 2

PUBLIC CONSULTATION – ISSUES RAISED AND OPINION

5.0 Introduction

5.0.1 This section commences with an overall analysis of the concerns expressed at the public meeting, followed by a general examination of the issues raised in the written submissions. It is followed by more detailed summaries of issues raised in both the written submissions and at the public consultation meeting and the opinion of the Manager on the issues raised is given.

5.1 Analysis of Issues Raised at the Public Meeting

5.1.1 Over sixty people attended the public meeting in Naas. A full summary of the issues outlined by those who attended the public meetings is set out in **Appendix F**. A breakdown of the broad headings under which concerns were raised is set out in **Table 1** below.

Table 1: Main Views / Concerns Raised at the Public Meeting

Category	No. of times the topic was raised	% of times the topic was raised.
Strategic Planning and Population	4	3.3%
Land Use Zoning	4	3.3%
Residential Development	16	13.3%
Town Centre and Retailing	16	13.3%
Economic Development and Employment	15	12.5%
Movement and Transport	9	7.5%
Infrastructure and Environment	6	5%
Social, Community and Cultural Development	14	11.6%
Architectural, Archaeological and Natural Heritage	10	8.3%
Open Space, Amenity and Tourism	9	7.5%
Architecture and Urban Design	3	2.5%
Miscellaneous	12	10%
TOTAL	120	100%

Table 1 above divides the issue raised at the public consultation meetings into twelve broad categories. Approximately 120 issue-based views and concerns were expressed. The main issues of concern arising from the public consultation process relate to the town centre of Naas, residential development, social, community and recreational facilities followed by movement and transport and infrastructural and environmental issues.

5.2 Analysis of Issues Raised in the Written Submissions / Observations

5.2.1 Seventy six written submissions and observations were received during the pre-draft consultation stage. Refer to **Appendix C** for a list of persons that made submissions to the Council. The submissions fall into two broad categories: those that concern general planning issues (approximately 43) and those that principally concern the zoning or re-zoning of lands (approximately 33).

5.2.2 In order to give an accurate summary of the submissions, the issues raised were divided into a number of categories. Many submissions related to more than one category. In order to analyse these properly, these different issues were separated out and they appear as separate entries in the appropriate category.

5.2.3 **Appendix D** of this report gives a further break down of the various categories within more specific areas of concern.

Table 2 Main Views / Concerns Raised In the Issues Based Pre-Draft Written Submissions

Category	No. of times the topic was raised	% of times the topic was raised
Overall Strategy and Population	28	6.9%
Land-Use Zoning	46	11.4%
Residential Development	43	10.6%
Town Centre and Retailing	43	10.6%
Economic Development and Employment	44	10.9%
Movement and Transport	43	10.6%
Infrastructure and Environment	26	6.4%
Social, Community and Cultural	55	13.6%
Architectural, Archaeological and Natural Heritage	30	7.4%
Open Space, Amenity and Tourism	25	6.2%
Urban Design and Architecture and Development Management	20	4.9%
Total Number of issues raised	403	100%

5.2.4 **Table 2** above divides the issue-based submissions into eleven broad categories. Approximately 403 issue-based views and concerns were expressed.

- 5.2.5 It can be seen from the table that the submissions commented on a range of issues relatively evenly, with areas of interest or concern comprising social, community and cultural development, residential development, infrastructure, land-use zoning, town centre and infrastructure. A full summary of the issues raised in the written submissions is provided in **Appendix E** of this report.

6.0 Summary of Issues Raised in Written Submissions and at Public Consultation Meetings and Opinions on Issues Raised

6.0.1 The summaries of the issues raised in the written submission (contained at **Appendix E**) and at the public meeting (contained at **Appendix F**) have been further distilled into general concerns and these are set out below under the following topic headings:

- Overall Strategy & Population
- Land Use Zoning
- Residential Development
- Town Centre and Retailing
- Economic Development and Employment
- Movement and Transport
- Infrastructure and Environment
- Social, Community and Cultural
- Architectural, Archaeological and Natural Heritage
- Open Space, Amenity and Tourism
- Architecture and Urban Design
- Development Management
- Strategic Environmental Assessment

6.0.2 Under each heading the opinion of the Manager on the issues raised is given.

6.1 Overall Strategy

6.1.1 Summary of Issues Raised

Strategic Vision

The "Issues Paper" identified a number of key themes for consideration regarding the overall vision for the town of Naas over the period 2011-2017. These focused on;

- A vision for the town
- Aims (what the plan intends to achieve)
- Policies and proposals for sustainable development
- Land Use objectives and development control standards
- A balance between development and conservation needs

One of the main issues arising from the public consultation process related to the future sustainable development of Naas. Reference is made to Naas town having a strong role strategically within the "Primary Dynamic Cluster" (Naas Newbridge and Kilcullen) as identified in the Regional Planning Guidelines for the Greater Dublin Area and as a "Large Growth Town". The role is mirrored in the settlement hierarchy for County Kildare as outlined in the Kildare County Development Plan. It is submitted that given the relevant planning policy context, that Naas is strategically placed and will continue to grow in terms of residential population, employment and services. It is submitted that the sustainable growth of Naas as the County town for Kildare should be encouraged and promoted.

Population Growth/Housing Demand

Reference is made to the rapid growth in population which occurred over a ten-year period, particularly from 1996-2006. There are concerns that the population increase was not met with a simultaneous growth in community facilities and services. It is submitted that the level of growth previously experienced is not likely to continue, given the current economic climate. It is suggested that lessons should be learned from the past and that future growth in population should develop in tandem with infrastructural development and community facilities. A number of submissions make reference to lack of capacity of Osberstown Treatment Plant and recommend that the facilitation of future residential developments should be contingent on the upgrade and commissioning of the treatment plant.

Regarding specific growth rates, a number of submissions make reference to the Regional Planning Guidelines for the Greater Dublin Area, population projections for Naas, which envisages a future population of 40,000 by 2016. There is some difference of opinion expressed regarding the appropriateness of the RPG target population, with some being of the opinion that this figure is achievable and acceptable for an important town such as Naas. A number of submissions cite the figure as unrealistic and unsustainable and suggest that a maximum population of 30,000 would be more appropriate for Naas.

A number of submissions refer to the availability of approx. 116 Hectares of undeveloped residentially zoned land in Naas. It is submitted that there is sufficient zoned land to cater for future population

targets and that zoning of additional land for residential development is not warranted in the new Development Plan. One submission proposes that the focus of the new Development Plan should be to consolidate development with minimal change to zoning. In an opposing viewpoint, a number of submissions make reference to the DoEHLG guidelines on development plans which recommend that sufficient lands be zoned for a period of 9 years, thereby resulting in a requirement to zone additional lands in Naas to cater for future population increases beyond the plan period.

Settlement Hierarchy

It is recognised that Naas is the largest town in County Kildare and is identified as "Large Growth Town" in the County Development Plan. A number of submissions recognise the importance of Naas in the settlement hierarchy for County Kildare and submit that there should be continued focus on Naas as the County town for Kildare.

Pattern of Growth

A number of submissions were concerned with the level of development which has occurred in Naas Environs in recent years. Concern was raised that the "urban sprawl" of Naas towards Newbridge and Sallins was detrimental to the sustainable development of Naas, and it is recommended that the new Development Plan should consider developing "green belts" between towns to prevent them merging. A co-ordinated approach between Naas Town Council and Kildare County Council to the future development of Naas Environs and Naas town is recommended. A number of submissions were received citing the need to zone additional lands to cater for future development at the periphery of the town.

6.1.2 Manager's Opinion

The Development Plan sets out the framework for sustainable development in Naas for the six year period of the Development Plan. The overall strategy, as reflected in the policies and objectives contained in the development plan, must reflect national and regional planning guidance. The concurrent delivery of social and community and physical infrastructure in tandem with residential development is an issue that will be addressed in the Draft Development Plan.

The Planning Guidelines on Development Plans (2007) issued by the DoEHLG also recommend that planning authorities set out a strategic vision for their area. Arising from the public consultation process additional key issues for the strategic vision include the areas of climate change/ energy efficiency and sustainable development which are accepted as important principles in the overall vision for Naas over the plan period.

Regarding population growth rates, new figures were issued by the DoEHLG to Regional Authorities in January 2009 with a population target allocated to each region over the period of the plan. Arising from these targets estimates will be made regarding potential housing needs over the period of the Naas Development Plan. The Development Plan Guidelines (2007) also indicate that the quantification of housing needs and locations for additional housing within an objective, needs-driven framework, is a key way in which the objectivity and robustness of development plans can be assured.

Within the hierarchy of plans, the Regional Planning Guidelines provide a long term strategic planning framework for the development of the Greater Dublin Area and recommends a settlement hierarchy as a core element of the guidelines. Preparation of the Development Plan will have regard to the settlement hierarchy proposed as part of the review of the Regional Planning Guidelines, and also will have regard to the review of the County Development Plan.

The preparation of the new Development Plan will also be informed by a detailed analysis of Naas including the availability of zoned lands and potential demands arising over the period of the plan.

6.2 Land-use Zoning

6.2.1 Summary of Issues Raised

A significant number of submissions relate specifically to the zoning of lands. The submissions relate to a number of land uses such as residential, retail, mixed use and employment use. In total the zoning submissions relate to approximately 248Ha of land within the Naas Town Council boundary.

Residential

A number of submissions make reference to the availability of 116 Hectares undeveloped land zoned for residential development in the existing Naas Development Plan 2005-2011 and submit that it is not necessary to zone any additional residential land in the new Development Plan.

15 submissions specifically request the zoning of land for residential development equating to a total of 89 Hectares. In addition to this, a number of submissions request a mixed use zoning to include an element of residential development. It is submitted that despite the availability of land in Naas, consideration should be given in the preparation of the Draft Naas Town Development Plan to the DoEHLG Guidelines for Development Plans (2007) which recommend that sufficient land is zoned for a period of 9 years. Given the future population targets for Naas and RPG designation of Naas as part of a "Primary Dynamic Cluster" and "Large Growth Town", one submission contends that it is appropriate for the 2011 plan to zone for an additional 4000 dwellings over and above the 2005 plan zonings which translates to approximately 133 ha of new residential zoning dispersed throughout the town.

Mixed Use/General Development

5 submissions relate specifically to the zoning or rezoning of land for mixed use/general developments. These submissions relate to approximately 98 Hectares of land and include two sites at Jigginstown and at the site formerly occupied by Magna Donnelly Electronic Ltd at Dublin Road. It is submitted that the new Naas Development Plan should identify opportunities within the town boundary to facilitate the creation of integrated mixed use developments. It is suggested that the existing zoning K "Retail/Commercial" is too limited and the zoning H "Industry and Warehousing" fails to maximise development opportunities to cater for a wide range of uses. It is submitted that the promotion of employment generating uses will be essential in the draft Plan to ensure Naas becomes a self-sustaining settlement and will assist in the delivery of the Government's desire to promote a "Smart Economy".

Retail/Commercial

3 submissions relate specifically to the zoning or rezoning of lands for retail/commercial uses amounting to approximately 7 Ha of land. Two of the submissions relate to lands which are currently zoned H- Industry and Warehousing and one site referred to in the submissions is currently zoned for residential use.

Naas Environs

3 submissions relate to lands entirely outside the boundary of Naas Town Council and amount to approximately 62 Hectares within Kildare County Council. 2 submissions relate to lands which straddle both Kildare County Council and Naas Town Council. A number of the aforementioned submissions are submitted to the County Development Plan pre-draft review also.

1 submission relates to 17.4Ha of land located at Rosboro, at Maudlins Interchange and is outside the current Naas town boundary. The submission requests the zoning of lands for residential development and a neighbourhood centre. It is submitted that the zoning of this land would support the role of Naas as the County Town and assist in addressing the sustainable growth of Naas through the provision for increased population in a sustainable and planned manner.

A further submission while not seeking the zoning of lands refers to the strategic importance of a 43ha landholding for employment uses near Newhall Interchange. The zonings sought range from industry, warehousing, and agricultural related industry to commercial and retail including retail warehousing.

One submission relates to lands at Pipers Hill, Killashee, the submission made to Naas Town Development Plan requests that the Council change the zoning of lands for "Community and Educational to "neighbourhood centre", it is further requested that the Council amend the existing neighbourhood centre zoning to D "New Residential" to reflect the detail of a previous planning permission.

A joint submission has been made to KCC and NTC in relation to 48.56Hectares of land adjoining the Northwest Quadrant at Osberstown (known as Millennium Park). The overall lands straddle the development boundaries of Naas Town Council and Kildare County Council and include lands within the Sallins LAP boundary- (13.76Ha in Naas, 15.35Ha in Sallins and 19.45Ha in KCC). The submission proposes the rezoning of lands for a range of uses, including public transport infrastructure, education and residential use. The submission requests that agricultural land within Naas Town Council area be rezoned for low and high density residential and for community and educational uses.

6.2.2 Manager's Opinion

The purpose of this stage of the Development Plan making process (the pre-Draft stage) is to set a core strategy for the development of the town and a broad policy structure to be contained in the Draft Plan. The DoEHLG published 'Development Plan Guidelines for Planning Authorities (2007)', stresses the importance of focusing on strategic issues at this stage of reviewing the Development Plan. The proper planning and sustainable development of the area requires that a strategic framework be agreed and that the re-zoning of land can only be considered in this context.

As part of the preparation of the Draft Naas Development Plan, the individual zoning submissions will be analysed in terms of an overall strategy for Naas. Zoning submissions for lands within Naas Environs which are submitted to the review of the County Development Plan will be considered as part of the preparation of the County Development Plan. It will be important that the development of Naas Environs occurs in a manner which is consistent with the sustainable development of Naas town.

With regard to the existing zonings, proposed rezonings and the zoning matrix, the Council intends to critically re-examine the range of uses that are 'Permitted in Principle' and 'Open for Consideration' in

the context of all current zoning objectives. It would be premature at this early stage of the process to make determinations on re-zoning proposal in the absence of the appropriate detail on the strategic context of the Development Plan. When a core strategy and a set of policies have been drafted each re-zoning proposals will be considered in this framework and in accordance with criteria for zoning as identified in the DoEHLG Guidelines set out below. The criteria are designed to allow the objective, consistent and transparent evaluation of proposals.

The criteria will include:

- National/Regional/Local Policy Context.
- Assessment of Need.
- Water, Drainage and Road infrastructure (existing and planned).
- Supporting Infrastructure.
- Physical Suitability.
- Sequential Approach.

6.3 Residential Development

6.3.1 Summary of Issues Raised

The main issue raised in the submissions related to the rapid growth in residential development in Naas over the past number of years and the pattern and quality of development that has emerged. It is submitted that there is a need to focus on developing facilities for existing communities rather than solely providing for new residential development. The need for social and community services to compliment existing and proposed residential development in areas throughout Naas was highlighted.

It is submitted that a pattern has emerged whereby new residential developments are locating on the outskirts of Naas town and this has resulted in several new estates being disconnected from the town centre and established neighbourhoods in Naas. A number of submissions recommend the implementation of important infrastructure such as footpaths and cycle lanes in tandem with new development. Concern is raised regarding the capacity of the Osberstown Wastewater Treatment Plant to cater for additional development and it is suggested that no further development should occur until the proposed upgrade is completed.

In terms of quality and design, it is suggested that the new Development Plan should include a section on design guidance, a number of submissions also make reference to the current development management standards and suggest that they need to be revised. It is submitted that an inadequate level of public open space is provided in new developments and that the current car-parking requirement of 1.5 spaces per house is insufficient and leads to traffic congestion within estates. Some concern was raised regarding the pattern of permitting new houses in side gardens of existing houses. It is submitted that the site sizes are often restricted and this can lead to over-development in established residential areas.

A number of submissions question the suitability of apartment developments in Naas and suggest that the town centre or sites in close proximity to public transport are most suited to apartment developments. It is further submitted that the size of apartments should be increased in accordance with DoEHLG guidance.

In terms of housing mix, it is submitted that there is an over-supply of two-bedroom dwellings in Naas and that there is a need for more traditional three and four bedroom houses, each with its own private garden.

The provision of Part V Social and Affordable Housing in Naas and the manner in which the Council deal with it should be re-assessed in light of the economic downturn. It is further suggested that developers should be encouraged to provide Part V housing within the main development site instead of alternative locations. It is also recommended that there is a need to provide quality housing for elderly people in Naas.

Concern was raised regarding the role of management companies in new developments, it is suggested there is a current level of confusion regarding their role and it is suggested that the Council need to address concerns of local residents groups.

It is also submitted that the Council need to encourage energy saving building techniques in new residential developments.

Concern regarding the issue of residential vacancy rates within new developments, was highlighted in a number of submissions.

6.3.2 Manager's Opinion

It is recognised that the increase in residential development has resulted in greater demand for social, community and infrastructural demands which may not have kept pace with the levels of growth. The concurrent delivery of social and community infrastructure in tandem with residential development in new areas is an issue that has been raised in a number of submissions and will be addressed in the Draft Development Plan.

In consideration of future residential developments the development plan will reflect the planning principles outlined in the recently published guidelines entitled "Sustainable Residential Development in Urban Areas" (May 2009). Key issues outlined include:

- Estimate of housing demand and type including social and affordable
- Use of sequential approach to zoning
- Consideration of public transport capacity
- Linkages to neighbourhoods, social/community facilities etc.
- Benefits of mixed use development
- Importance of overall design framework
- Provision and adequacy of open space
- Appropriate density levels
- Protection and enhancement of biodiversity
- Adaptation to climate change
- Avoidance of natural hazards e.g. flooding.

The current residential development standards will be reviewed in the context of the DoEHLG Guidelines for "*Sustainable Residential Development in Urban Areas*" and the accompanying Urban Design Manual. This will facilitate and encourage good urban design and layouts, mix of housing, in new residential developments. Apartment standards will also be reviewed in the context of the DoEHLG guidelines on apartment developments. Current residential development standards will be reviewed and amendments will be made where appropriate.

The Planning and Development Act places a statutory obligation on planning authorities to ensure that sufficient land is zoned for housing in the development plan to meet projected housing requirements over the plan period. A detailed analysis of housing need and requirements will be carried out as part of

the review of the Naas Town Development Plan (2011-2017). There is currently 116 Hectares of undeveloped land zoned for residential purposes in Naas, the requirement for additional zoned residential land is therefore unlikely in the new Development Plan.

The Guidelines relating to Part V of the Planning And Development Act, 2000 – Housing Supply – Guidelines For Planning Authorities (2000) states that each Planning Authority is legally required to prepare a housing strategy, which will cover the period of its development plan. The Council's Housing Strategy provides for different housing needs including social and affordable housing. A review of the Housing Strategy will be carried out for the period of the new Draft County Development Plan (2011-2017).

Regarding the provision of energy efficient homes, The National Climate Change Strategy 2007-2012 includes energy efficiency measures aimed at reducing greenhouse gas emissions from residential development. The Draft Development Plan will have regard to the policies and objectives set out in the strategy.

6.4 Town Centre and Retailing

6.4.1 Summary of Issues Raised

A large number of submissions refer to the town centre as being the “heart” of the town, and make reference to its unique character and attractive appearance. However there is a growing concern regarding the current level of vacancy within the Main Street area and the associated lack of vitality. It is recognised that the current economic downturn could be a contributing factor to the levels of vacancy, yet there is also concern that the pattern of out-of-town retailing to emerge in Naas Environs in recent years, combined with high commercial rates; lack of town centre residential development and traffic congestion are contributing factors to the perceived decline of the town centre.

It is submitted that retail use should be promoted as the primary use of the town centre, complemented by an appropriate mix of other uses. It is suggested that a detailed analysis of existing uses should be carried out as part of the review of the Development Plan and that the type of uses permitted should be reconsidered to ensure the vitality of the town centre. One submission recommends that financial/professional services should be restricted. In general, it is submitted that the Council should take a pro-active role in encouraging development by the reduction of commercial rates and through other financial incentives. It is recommended that the new Development Plan must allow flexibility of development standards, particularly with an aim to encourage the redevelopment of “brownfield” and “backland” sites.

It is recommended that pedestrian only areas are introduced throughout the town, and that a full traffic management plan to include the possibility of a one-way system along the side streets should be prepared. It is suggested that the new Development Plan should contain specific policies to encourage the development of a “café-culture” particularly along Main Street and at the Squares in Naas. It is further submitted that the addition of street furniture, use of the Town Hall for public events, increase in safety by encouraging evening use of buildings, and the provision of adequate lighting in the town will increase its overall attractiveness.

Retailing

Reference is made to the new shopping centre currently under construction at Corban's Lane with the hope that this will provide a new focus to regenerate the Main Street. However, one submission recommends that large supermarkets should be encouraged to move out of the Main Street to allow redevelopment of the sites for other uses. As previously stated, the impact of out-of-town retailing on the town centre is a concern, with one submission recommending that no additional retail/commercial parks should be permitted on the edge of the town. In contrast to this viewpoint, a number of submissions recognise the benefit of retail parks and cite the ease of accessibility and availability of car-parking as positive aspects.

It is submitted that a retail strategy should be carried out with an aim to attract quality and niche retailers to Naas. The Canal Harbour area is mentioned as a suitable location for the establishment of niche retailing.

A number of specific submissions have been received regarding the zoning of lands for retail purposes including requests to rezone land at Jigginstown from "Industry-Warehousing" to full retail use and to allow for a significant level of retail use at the former Magna Donnelly site on the Dublin Road.

6.4.2 Manager's Opinion

There is a need to protect and reinforce the town centre as the prime retailing and service area of Naas. It is recognised that the town centre has a vital social, cultural and employment function that needs to be catered for in the context of future growth and/ or redevelopment. Maintaining and promoting the future viability and vitality of Naas Town will be an important objective of the proposed Draft Development Plan. The Council will seek to enhance the town centre of Naas and encourage the re-use and regeneration of sites, particularly those located to the rear of the Main Street area.

The challenge for the next Development Plan will be facilitating the uptake of retail floorspace already constructed in the town centre, the development of backland sites and to encourage an increase in footfall in the town centre. The Development Plan, through the promotion of the use of good urban design and architecture, can encourage new developments in the town centre that will provide connectivity and will be visually attractive.

The concerns raised in relation to traffic congestion will be considered in light of a traffic management plan for the town which will inform the transportation chapter of the Draft Development Plan.

In terms of retail provision, there is a clear retail hierarchy of centres in the current County Development Plan. This seeks to meet the retail needs of the County and identifies Naas as a Level 2 centre. A new Retail Strategy is currently being prepared for the County including Naas which will have regard to forecasted population growth in Kildare and distribution trends in accordance with the Regional Planning Guidelines, will identify the location and quantum of both convenience and comparison retail facilities throughout the county in order to inform future retail proposals for Naas. A Draft Retail Strategy is expected in Autumn 2009. The retail chapter of the County Development Plan 2011-2017 will subsequently be drafted based on the findings and recommendations of the Retail Strategy. The issue of retailing and any designations will be examined in the course of preparing the proposed Draft Plan.

The Retail Strategy for the Greater Dublin Area (GDA), 2008 – 2016 promotes the provision of easily accessible retail facilities within a central area, supported by community and civic functions. An analysis of local convenience retailing with regard to residential development will be carried out as part of the review of the Development Plan.

6.5 Economic Development and Employment

6.5.1 Summary of Issues Raised

Key strengths of Naas were identified at the public meeting as being its strategic location adjacent to an efficient road and rail network, its young and educated population and the overall attractiveness of the town. However it is acknowledged in many written submissions that the current economic downturn and the rise in unemployment are important issues for consideration in the Draft Development Plan.

It is submitted that commercial and employment uses should be encouraged and the Council must play an active role through the provision of adequate infrastructure, facilitation of small to medium sized business, by harnessing local labour skills and by a reduction in rates and financial contributions. Improvements to public transport and increased access to broadband are also cited as important factors in attracting new enterprise to Naas. One submission recommends a complete review of all employment lands in Naas in addition to the establishment of a specific taskforce to inform the preparation of an economic and employment strategy for the town.

It is submitted that there is an abundance of land zoned H-"Industry and Warehousing" in the current Development Plan and that this particular zoning fails to attract high-end enterprise to Naas. It is recommended that a mix of employment uses would be more appropriate to maximise employment creation. A number of specific requests have been made for the rezoning of land for mixed use/general development with one submission relating to approximately 70 Ha of land at Jigginstown.

Specific reference is made to lands at "Osberstown Northwest Quadrant" which offer huge potential for the creation of a new sustainable employment and residential quarter, it is suggested that a new Motorway Interchange at Osberstown would increase accessibility to these lands.

Support was expressed for the zoning of lands dedicated to the knowledge based economy, for small and medium enterprises and indigenous businesses. The promotion of reasonably priced land to accommodate start up business, in conjunction with a Council initiative to raise the profile of Naas to encourage inward investment is supported. It is submitted that the Council should engage with local employers and Naas Chamber in attempt to raise the economic profile of Naas.

Tourism is identified as a key focus particularly associated with heritage, amenity and cultural resources.

The promotion of Naas as a third level education destination connected with NUI Maynooth was supported at the public meeting.

6.5.2 Manager's Opinion:

The promotion of a strategic, sustainable economic strategy is a priority in the preparation of the Development Plan. The key message from the current economic strategy for County Kildare "Competing in a Globalised World – An Economic Strategy for Kildare" is that Kildare has to compete internationally in order to attract and retain investment and skills to stay ahead. It recognises that the county will need

to develop and attract activities in the manufacturing sectors and re-orientate towards high value added traded services. At a strategic level it advocates the importance of identifying locations that have the highest potential for the attraction of high-tech, high-value added and research intensive activities and that these sites be ring fenced specifically for those developments. One of the main challenges in the future will be facilitating the continuance of inward investment and the development of indigenous businesses in Naas. The recommendations put forward in the County Economic Strategy are relevant to the economic development of Naas and will inform the Draft Development Plan.

The importance of quality of life is identified in the County Economic Strategy as a key component to facilitate future economic development, which depends not solely on employment status and income but on factors such as commuting times, availability of childcare, recreation opportunities and on the quality of the built and natural environment. The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2008 also place emphasis on the need to provide community facilities such as schools and health centres in tandem with the provision of residential units.

Naas has been well provided for in terms of zoned land for enterprise and employment uses with approximately 163 Hectares zoned H-“Industry and Warehousing” in the 2005-2011 Development Plan. Approximately 69 Ha of the total land zoned for industry-warehousing uses is located within the Naas Northwest Quadrant Masterplan area. The Masterplan was agreed with the Council in 2007 and includes land zoned for uses including, industry/warehousing, urban village, educational, and residential uses with the potential for up to 6000 employees.

As part of the survey for the review of the Development Plan, it is calculated that approximately 98 Hectares of land designated for industry and warehousing uses in Naas remains undeveloped. It will be necessary to assess the appropriateness of the Industry-Warehousing zoning. A key factor in the review process will be to assess the adequacy of the existing employment-zoned lands and to consider whether additional lands may be required to meet employment needs over the plan period 2001-2017. Particular focus will also be paid to the range of permissible uses within the employment land-use zoning objective.

The development plan will also have regard to the government's framework for economic recovery entitled “Building Ireland's Smart Economy. A Framework for Sustainable Economic Renewal 2008”. This framework focuses on building a smart economy with a thriving enterprise sector, high quality employment, secure energy supplies, an attractive environment and first class infrastructure. Naas Town Council will also continue to work with national, regional and local development agencies and to work in conjunction with the County Development Board.

6.6 Movement and Transport

6.6.1 Summary of Issues Raised

The need for interconnectivity and sustainable development through the integration of land use and transportation are identified as key issues. The integration of land use and transportation planning, the optimisation of public transport and walking and cycling are recommended.

Public Transport

A number of submissions make reference to the rail service from Dublin to Sallins which connects to Naas via a local bus service and support recent improvements to the line. There are some concerns regarding the lack of public transport linking residential areas to the town centre and employment areas in Naas. It is suggested that the Council should facilitate a local feeder bus service to assist connectivity.

Land-Use and Transport

It is recommended that the principles and policy recommendations of the Naas Integrated Framework for Land use and Planning Plan (IFPLUT), which aimed to integrate existing and future land uses with transport, are upheld and incorporated into the Draft Development Plan.

Traffic Management and Planning

The National Roads Authority (NRA) calls for the Development Plan to ensure the safety, carrying capacity and efficiency of the existing (and future) national roads network is maintained and that an integrated approach to land use and transportation solutions throughout the County be promoted. Local traffic generated by developments should be catered for primarily within the framework of the local (i.e. non-national) road network. Reference is also made in a number of submissions to the need to comply with policy documents including 'A Platform for Change', 'Transport 21', 'Smarter Travel – A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020' and the 'National Cycle Policy Framework'.

A number of submissions express concern regarding traffic management in Naas, with particular emphasis on the town centre. It is recommended that a traffic management plan is prepared for the entire town which would include improved and integrated traffic management measures, traffic calming measures, policy for removal of heavy goods vehicles from the town centre, and for the upgrading of the local road network. Two submissions on behalf of local schools in the town centre raise concern in relation to inadequate set down and pick up areas, safe access into the schools and general traffic management.

Road Infrastructure

In terms of road infrastructure, a number of submissions support the construction of the Outer Ring Roads in Naas. The status of the current road objective to construct a road from the Blessington Road to the Dublin Road is also questioned.

Car-Parking

Opinions on car-parking are varied. Several submissions recommend a reassessment of car parking standards in the Draft Development Plan. The need to increase car-parking spaces in the town centre is proposed. There is a viewpoint that the current car-parking requirements may act as a deterrent to developers and therefore should be reduced in the town centre. Others suggest that the current requirement of 1.5 spaces per residential dwelling is insufficient and leads to traffic congestion within residential areas.

Cycling and Walking

It is recommended that specific policies should be included in the Development Plan that promote cycling and walking. Walking and cycling friendly environments can be promoted through a combination of reducing traffic volumes, slower traffic, quality surfacing, quality cycle parking, reducing constraints to cycling and walking, providing continuous and comfortable routes, ensuring the permeability of new development areas and identify and implement or maintain key walking networks. It is submitted that the Draft Development Plan should contain policies to improve the safety of walkways/cycle ways along the Canal, connect areas of existing open space by provision of new walkways and to facilitate new walkways along the old railway line in Naas.

6.6.2 Manager's Opinion

Integrated land use and transportation has a key role in delivering social, economic and environmental sustainability. It is also clear, from the volume of written submissions which raised the issue and from the concern expressed at the public consultation meetings, that this is an issue which people view as critical to their quality of life.

Naas Town Council continues to support an integrated approach to sustainable transport and land use planning and the development of a high quality, sustainable and integrated transport system is a priority. The Council seeks to encourage patterns of economic growth which can be achieved with maximum transport efficiency. It is also proposed to facilitate the provision of strategic park and ride facilities at appropriate locations. Transport 21 and the Smarter Travel Policy for Ireland 2009 – 2020, place an increasing emphasis on the provision of public transport, a critical feature of a sustainable and integrated transportation network. The promotion of modal split to sustainable and public transport through land use and transportation planning is a central feature of the preparation of a local perspective on sustainable transport. The Development Plan will seek to generate sustainable travel patterns by locating uses at appropriate locations.

In relation to some of the issues raised, (e.g. public transport improvements), these strictly-speaking fall under the control of other agencies such as the transport-providers. However, as Roads Authority and as a key player in development arena with a remit for the promotion of sustainable development, the Council has the potential to influence the decisions of other relevant agencies. As such, the new Draft Development Plan should reflect this with policies to promote and improve public transport.

It is considered that some of the other issues raised could be addressed at the planning and design stage of developments e.g. traffic calming and an improved environment for pedestrians and cyclists. Through better design incorporating best practice from experience in other locations in Ireland and Europe, more people-friendly places can be created. The Development Plan will endeavour to facilitate the provision of a robust movement network for pedestrians and cyclists throughout the town.

In areas already developed, which are experiencing traffic problems, it will be necessary to adapt with existing infrastructure in order to create an improved environment e.g. through installation of traffic calming measures, cycle lanes, improved footpaths, etc.

The Development Plan will contain policies in relation to accessibility, traffic management, parking, pedestrian and cycling with the objective of ensuring that accessibility issues do not inhibit the sustainable development of the town.

The *"Naas Integrated Framework for Land Use and Transportation Plan"* 2003, provides a framework plan for the future development of Naas up to 2020. The Plan sets out an integrated vision for the future development of Naas and has been used as a key tool in all major public and private projects. It will be a primary aim of the Development Plan to integrate existing and future land uses with transportation and seek to deliver a sustainable and efficient town with a balanced range of functions, facilities and amenities.

With respect to individual road projects, the Southern Ring Road has recently been completed and is now open from the Newbridge Road to the Blessington Road. Future road proposals/upgrading will be examined in the review of the Council's movement and transportation strategy.

6.7 Infrastructure and Environmental Services

6.7.1 Summary of Issues Raised

Environmental

Water Supply and Drainage

Concern regarding constraints on the current water supply was raised both at the public meeting and in written submissions. It is further submitted that the Council seek alternative methods of sourcing water such as through rain-water harvesting for new residential developments. The importance of sustainable urban drainage and the need to promote same in new developments is recommended. The need for water conservation was also raised.

Wastewater

It is submitted that the current deficiencies in the Osberstown Wastewater Treatment Plant should be prioritised with an aim to increase capacity in the short term. There are concerns regarding current restrictions and apparent lack of capacity to cater for existing zoned lands in Naas. Given the associated environmental concerns, it is generally recommended that no further development should be permitted until such time as additional capacity is available.

Waste Management

Support was expressed regarding the increase in recycling facilities in Naas in recent years and also the introduction of litter wardens in the town. A greater emphasis on promoting awareness of recycling and town cleaning was requested, including the active involvement of community groups and young people in cleaning. One submission suggests that the community could work with FÁS workers in an attempt to help clean-up residential estates. The importance of maintaining a clean and attractive town is mentioned in a number of submissions. One submission recommends an increase in the number of bins throughout the town.

Lakes and Water Quality

There is some concern raised in relation to the environmental quality of the lakes at Fairgreen in Naas with suggestions that they should be dredged to increase their capacity and also to protect wildlife and habitats. Submission from the Eastern Fisheries Board refer to the importance of the Lakelands Stream (Craddockstown), the Morell River and the Convent/Oldtown Demesne Stream in Naas. The submission recommends that specific policies are put in place requiring development buffers along rivers and suggest that the Northwest Quadrant lands should provide for salmonoid water constraints. The importance of SUDS is also recognised in protecting water quality.

Energy and Telecommunications

Electricity Network

Submissions from Eirgrid and the ESB seek support for the development of the electricity network and identify specific projects for reference in the forthcoming plan together with appropriate policies and specific objectives to be included. It further seeks acknowledgement in the plan that the development of secure and reliable electricity transmission infrastructure is a key factor supporting social and economic

development and attracting investment to an area. It is submitted that renewable energy targets can only be achieved if the national transmission network is facilitated, strengthened and upgraded.

Telecommunications

The promotion of telecommunications in particular broadband infrastructure is highlighted as important to the strategic development of Naas. A number of submissions seek the further development of broadband infrastructure throughout Naas.

Renewable Energy

Efficiency, together with the role of renewable energy is recognised as a key issue which it is recommended should be considered in the Draft Development Plan. Eirgrid recommend that the Plan should have regard to the government's energy strategies and include an objective of achieving 40% renewable energy by 2020. It is submitted that the new Plan should recognise the initiatives to stimulate and develop new enterprise in the area of renewable energy.

One submission requests that the new Development Plan should facilitate and encourage renewable energy generation, by the inclusion of a specific local objective to facilitate the development of wind turbines on an area of raised ground between the Western Distributor Road and the M7 Motorway.

6.7.2 Manager's Opinion

The adequate provision and safeguarding of infrastructural investment is a fundamental component of the sustainable development of Naas. The provision of, or the facilitation of, environmental infrastructure is a mandatory objective required by legislation to be included in the Development Plan. The Council is fully committed to the continued development and improvement of water supply, drainage and waste management systems to meet the anticipated future demands generated in Naas. A major investment programme is currently underway to upgrade the Osberstown Wastewater Treatment Plant which is due for completion in 2012.

The protection of water quality and ecology systems is a key priority which will now be informed by the Eastern and South Eastern River Basin Management Plans. These plans contain core objectives which include restoring good status to waterbodies, preventing deterioration, achieving protected area objectives and reducing chemical pollution. The new Development Plan, will review, as appropriate the inclusion of relevant management plan objectives and recommendations as they relate to land use planning considerations.

With regard to waste management the Council is active in the promotion and encouragement in the reduction, reuse and recycling of waste, all with the primary objective of minimising the quantity of waste going to landfill. A household recycling collection, in combination with a number of bring banks across Naas are the primary means of collecting recyclable materials. It will be a policy of the Development Plan to encourage the adequate provision of bins and recycling facilities in the town. The new Development Plan will require the provision of appropriate recycling facilities in all new large-scale commercial developments, and residential developments greater than 3 units in size.

Issues relating to the development of the electricity network infrastructure in Naas will need to be addressed as part of a renewed emphasis on promoting economic development, particularly in light of the recent significant decline in economic activity at national level. The renewable energy potential of Naas will need to be investigated and appropriate measures taken to ensure that such resources are exploited in the most sustainable manner in accordance with the proper planning and sustainable development and in line with the requirements of the Development Plan.

While the issue of flooding was not specifically raised in the submissions, and while there is no major river in Naas, it is worthy noting that the Department of Environment, Heritage and Local Government and the Office of Public Works published Draft Guidelines for Planning Authorities entitled '*The Planning System and Flood Risk Management*'. These Guidelines introduce comprehensive mechanisms to incorporate flood risk identification, assessment and management into the overall planning process – including Development Plans and Development Management.

The new development plan will have regard to the Greater Dublin Strategic Drainage Study recommendations in terms of sustainable drainage systems.

It will be an objective to assess stability and capacity of the Lakes on the Ballymore Road and if necessary, to dredge them in an environmentally and ecologically sensitive manner so as to ensure their long-term viability.

6.8 Social, Community and Cultural Development

6.8.1 Summary of Issues Raised

A large number of submissions received focused on social, community and cultural facilities in Naas. A recurring criticism is the inability of service providers and support agencies, including the Council, to deliver community facilities in tandem with new residential development.

Community

It is submitted that previous development plans made laudable aspirations to support the development of strong vibrant and socially inclusive, communities. Despite some successes, it is contended that there is a lack of community facilities in Naas to cater for the existing and future population. It is recommended that a comprehensive audit of all sporting, community and recreational organisations, active in Naas, be undertaken to identify the range of facilities available, the level of social inclusion/exclusion that exists and to identify any gaps in these areas. It is further submitted that each organisation should identify their plans for development and estimate their needs for additional or enhanced facilities. It is submitted that the new Development Plan should identify lands required for community and recreational development and thereby appropriately zone land required for the community.

The need to provide, maintain and promote multi-purpose, multi-sectoral community facilities for use by all age cohorts and groups of the community was identified as a major concern. Services to be provided by various public sector agencies – sports and recreation facilities, schools and health services need to be delivered in tandem with residential development. One submission commented that there are incidences whereby some sports lands are becoming “land-locked” by residential land which then restricts the expansion of sports lands.

Notwithstanding the above, there is a general view that the role of the Council in the provision of certain community infrastructure such as education, healthcare and social services is necessarily limited. It is recommended that developers should contribute to the provision of necessary community infrastructure as part of major developments. One submission recommends that there should be capital support for the construction of a Community Family Support Centre in Naas. It is further submitted that the Town Hall should be further used for the benefit of the community and a number of submitters support the future growth of Naas library as a community centre for the town.

Lack of facilities for young people is highlighted as an area of concern in a number of submissions which it suggests can lead to anti-social activity in the town. It is submitted that any re-development of the former swimming pool site and fire station at Fairgreen, which are within Council ownership should include a facility such as cafe/youth centre or include other community/cultural uses. It is recommended that a site should be identified for a skateboard park in the town. Kildare Youth Services recommend the need for several indoor and outdoor facilities in the town and suggest that young people should be consulted in the design of these facilities.

It is recommended that the Draft Development Plan should include a policy to seek an "Age Friendly" status for the town, it is suggested that a consultative process could be initiated to enable older people with reduced mobility to be socially included. Accessibility to public buildings and seating at public bus stops is raised as a concern for the elderly.

Three submissions were received in relation to the traveling community. Submission on behalf of Kildare Traveller Action fully supports policies relating to the "travelling community" in the current Development Plan. There are concerns that there is no designated halting site or group housing scheme appropriate to the traveler culture in Naas and it is suggested that provision should be made for adequate facilities in the new Development Plan.

Education

The provision of facilities for education services from crèches to primary and post primary schools was highlighted. With regard to location of schools, some submissions recommend that new schools should be located outside or on the edge of the town, adjacent to newly zoned residential development, e.g. VEC at Pipers Hill. Others suggest that the town centre is most appropriate location for schools. The Department of Education made a submission recommending that sites are reserved for new schools close to community facilities, the idea of multi-campus type of development is open for consideration. Attention is drawn to the Department's technical guidance on site selection and also to the DoEHLG guidelines on "Sustainable Residential Development in Urban Areas" which recommend that future residential developments should not take place until an assessment of impact of school provision is carried out.

6.8.2 Manager's Opinion

The Planning and Development Act places a statutory obligation on planning authorities to ensure integration between the planning and sustainable development of an area and the delivery of social, community and cultural infrastructure and services to address the needs of that area and its population. The National Action Plan for Social Inclusion 2007-2016 details the main sections of society and the needs of each in terms of achieving social inclusion and tackling poverty and access to quality services.

It is recognised that the provision of community infrastructure contributes to the quality of life for citizens in Naas and it is important that such facilities be provided in tandem with the provision of residential developments. Sustainable neighbourhoods require a range of community facilities. It can include community halls, sports & recreation facilities, libraries, playgrounds, post offices, health facilities etc. In recognition of the major concerns regarding community facilities and services, it is considered that the new Development Plan should contain a strong commitment to retaining and facilitating the provision of services within safe walking distance of communities, through prudent and inclusive planning.

A number of issues raised in the submissions strictly speaking lie outside the remit of Development Plans, however the Development Plan will encourage the facilitation of social and community infrastructure, by reserving and protecting appropriately sized and located sites for specific uses.

In terms of direct provision the Council has an extensive ongoing commitment to the delivery of additional social and community infrastructure throughout Naas funded through a combination of its own financial resources and channelling of specific development levies. The recently opened sports and leisure campus at Caragh Road provides an important facility for the community. Community and recreational facilities will continue to be supported in the Draft Development Plan.

In terms of social inclusion and community development, the County Development Board (CDB) Strategy Kildare 2012- Social, Economic and Cultural Development of Kildare will continue to be the key policy mechanism for the co-ordination of local delivery of community infrastructure and services.

The Council's role with regard to education is somewhat confined to ensuring security and reservation of sites. The provision of schools for existing and future population of the town should occur within the joint code of practice set out by the Department of Education and Science and the Department of Environment, Heritage and Local Government. The Council will liaise closely with the Department of Education with regard to the provision of new schools in Naas to ensure development of educational needs is carried out in a timely and cost effective manner.

6.9 Architectural, Archaeological and Natural Heritage

6.9.1 Summary of Issues Raised

A large number of submissions directly or indirectly relate to heritage based issues. There is growing recognition of the importance of the rich and diverse architectural, archaeological and natural heritage in Naas. Nonetheless, there is some concern that the pressures of development can lead to the destruction of our heritage and it is generally submitted that the Council should ensure the protection of the built and natural heritage of Naas.

Architectural Heritage

A concern arising from the submissions was the protection and preservation of architectural heritage. There are concerns regarding the impact of development on the character of protected structures and other buildings of historical interest. Particular reference is made to structures of importance such as St. Davids Church, Market House, the Town Hall, Courthouse, Jigginstown Castle and buildings along the Main Street. Of growing concern is the vacancy level and lack of use associated with a number of prominent buildings and it is suggested that the Council should actively encourage the re-use and renovation of dilapidated structures in Naas. Anti-social behaviour associated with derelict properties is highlighted and there are growing safety concerns as a result of this.

Submissions highlighted the role of the planning process in terms of negating the impact and promoting the sensitive rehabilitation and reuse of existing older structures. It is submitted that this may be achieved through financial incentives or reduction on development contributions. It is further submitted that protected structures/older buildings within Council ownership are maintained and protected. The re-use and restoration of structures is generally promoted and there are requests that sufficient flexibility is incorporated into the Development Plan to respond to appropriate alternative uses for such structures. It is further submitted that any redevelopment must be carried out sensitively with specific guidelines to be included in the new Development Plan.

It is suggested that a number of buildings in particular, Jigginstown Castle are at risk and are in danger of further dilapidation and recommend that a specific preservation order should be placed to ensure its retention. Buildings such as Market House at the Canal Harbour are recommended for redevelopment for public/tourist related uses to attract visitors to the town. One submission suggests the re-use of Leinster Mills as an industrial museum, restaurant with some element of residential use. A specific request is also made for use of the Town Hall as a local historical centre.

A number of submissions recommend a complete review of the Record of Protected Structures (RPS) and suggest the need for additions and/or deletions of properties from the list. Two submissions specifically request that the buildings in their ownership are deleted from the Record of Protected Structures and question the democracy of the process involved in the inclusion of buildings on the RPS. A request to extend the designated Architectural Conservation Areas in Naas has also been made.

Archaeological Heritage

The protection of archaeological heritage is also an issue which featured in the submissions, it is recommended to retain the "zone of archaeological potential" currently identified in the Development Plan.

Natural Heritage

The Grand Canal and Harbour area of Naas are recognised as features of importance in terms of heritage and amenity. A number of submissions support the designated set back of development from the Canal and suggest that this set-back should be included in the new Development Plan, with the possibility of a further set back at the harbour area. It is submitted that the Canal and the Corbally branch could be utilised for water-based activities. The amenity of the Canal is valued in the submissions with recommendations to maintain and preserve it as a designated amenity area in the new Development Plan.

The Eastern Fisheries Board requests that the Council maintain watercourses and riparian zones in their natural state protect habitats outside designated areas and provide undisturbed buffer zones between development areas and river banks. Waterways Ireland have put forward proposals in relation to the Canal and recommend that any proposed cycle routes, widening of bridges or change in boundaries in the new Development Plan would require consultation with Waterways Ireland to ensure the proposals are in keeping with the character of the canal.

It is submitted that tree/hedgerow protection should be promoted in the new Development Plan and that requirements are put in place to ensure important trees and hedgerows are retained/protected in new developments.

6.9.2 Manager's Opinion

The rich legacy of built heritage in Naas and the importance it has for those living in the town is acknowledged. It is evident from the submissions that there is support from residents for the conservation and protection of the built heritage and this should be reflected in the policies of the new Development Plan. Indeed, there is a statutory obligation under the Planning and Development Act for Planning Authorities to include in their Development Plan objectives to conserve and protect the environment, archaeological and natural heritage and the character of Architectural Conservation Areas and Protected Structures.

A challenge for the new Development Plan will be to encourage the re-use and regeneration of protected structures and older properties in Naas. While the current Naas Town Plan contains a Record of Protected structures covering 185 structures, it is proposed to conduct a comprehensive review of each structure on that list. The National Inventory of Architectural Heritage for County Kildare provided the Council with recommendations for further additions to the Record of Protected Structures (RPS). Each of these properties will be assessed and a report presented to the Council as part of the Development Plan Review. The survey will ensure that only appropriate structures are retained on the RPS. Any recommendations received from the submissions will be considered against the categories of

special interest under the following headings: architectural, historical, archaeological, artistic, cultural, scientific, technical, and social as set out in the Architectural Heritage Protection Guidelines.

The Council is required to incorporate policies and objectives in the Development Plan to protect and conserve the various designated nature conservation sites in the town, (pNHAs, SACs, SPAs). The Grand Canal which runs through Naas is designated as a pNHA and its importance as an amenity and ecological asset is recognised and will continue to be protected and preserved by the inclusion of specific policies and objectives in the Draft Development Plan.

The Council has, and will continue to, encourage the protection and conservation of natural heritage and biodiversity through the County Heritage Plan. The objectives of the current Heritage Plan and the findings of the evaluation on this plan will feed into policies and objectives for the new Naas Town Development Plan.

Although not specifically raised in the submissions, a County Biodiversity Plan was prepared for County Kildare and adopted in November 2008. The policies and objectives of the Draft Development Plan which serve to protect and enhance biodiversity will fully reflect, and will be compatible with, the Heritage and Biodiversity Plans.

6.10 Open Space and Amenity

6.10.1 Summary of Issues Raised

A number of submissions make specific reference to the quality of public open space within residential areas and throughout the town as a whole. It is submitted that parks, open spaces and recreational facilities should be an integral part of the design of new development and their subsequent delivery by developers should be encouraged. It is suggested that an analysis of lands currently zoned as open space is necessary to assess the use and functionality of these open spaces. It is further submitted that there needs to be a distinction between public and private amenity lands, in an attempt to provide a hierarchy of open spaces.

A policy of "greening" the town centre and other built up parts of the town is promoted - including a street tree planting programme. It is submitted that areas of public open space which form part of existing residential areas should be clearly defined in an attempt to stop future development on these sites and to protect their status as open space. One submission recommends that areas of open space within estates are fenced off to secure them.

A number of proposed walkways are suggested for inclusion in the new Development Plan with one submission recommending the inclusion of pedestrian walkways/paths on amenity lands at the Caragh Sports Campus, and recommends that part of the grounds are utilised as a public park. It is further submitted that the old railway line running between Kilcullen Road and Ballymore Road be retained and an objective be included investigating the possibility of developing this route as a walking route and linking to the existing lakes area and rail walk. It is further submitted that lands at Canal Harbour could be utilised as a public park and a number of submissions recommend that links are created between existing amenity lands. It is recommended that the Council should consider innovative uses for existing open spaces such as a skateboard park, additional playgrounds, establishment of a "dog park" and the creation of "green gyms" throughout the town.

6.10.2 Manager's Opinion

Open space and amenity are clearly viewed as important issues which contribute greatly to quality of life. Open space standards have tended to focus on quantitative standards, but there is now an increasing focus on the quality of open space including quality of design, accessibility, variety, shared use etc. While quantitative standards are likely to continue to be used especially within residential developments, consideration will also be placed on the importance of qualitative standards in the Draft Development Plan.

There is a need for a comprehensive open space and amenity policy which includes guidelines for active and passive recreational spaces and associated facilities. A review of lands currently designated as open space and amenity will form part of the Draft Development Plan.

6.11 Architecture and Urban Design

6.11.1 Summary of Issues Raised

A number of submissions recommend that the focus of the new Development Plan should be to make Naas an attractive place to live and work, and it is recognised that a high quality of urban design is necessary to achieve this. It is generally submitted that an increased quality in living environments is important and that the built environment impacts upon people's daily lives.

Some concern is expressed regarding perceived incompatible contrasting zonings e.g. placing commercial uses adjacent to residential uses, which due to noise/traffic can lead to a loss of residential amenity. It is submitted that the Council should carefully consider the impacts of contrasting zonings in the new Development Plan.

Other submissions, relating to design and height issues recommend that restrictions need to be put in place in the new Development Plan regarding the height of new buildings. Furthermore, it is suggested that a requirement be included that new developments should reflect the character of existing areas. This was particularly mentioned in relation to town centre development in Naas. Another concern was the lack of connectivity between new and established parts of the town. It is submitted that the design of housing estates is sometimes restricted by engineering standards e.g. road widths/boundary walls and this may result in a lack of quality in terms of layout and design. Further design guidance, to be contained in the new Development Plan, is recommended.

Some concern was raised regarding the suitability of higher density development in Naas, it is submitted that this type of development is more suitable to town centres and along public transport routes.

6.11.2 Manager's Opinion

In relation to improved quality of new developments, a number of DoEHLG guidance documents have been published in the last number of years such as 'Sustainable Urban Housing: Design Standards for Apartments, 2007', 'Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes Sustaining Communities 2007; Urban Design Manual; a Best Practice Guide 2009 and Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' 2009. These guidelines seek to improve the quality and liveability of the built environment but also ensure the timely delivery of essential and supporting community and social infrastructure. The Council will have regard to these guidelines in the new Draft Development Plan.

6.12 Development Management

6.12.1 Summary of Issues Raised

A number of submissions which relate directly or indirectly to development management are also referred to elsewhere in this report. The majority of issues raised related to existing and proposed Development Management standards such as: dwelling standards, street naming, numbering of housing, suitability of apartment development, apartment size, height of town centre development, external lighting, light and noise pollution, private open space, public open space, side garden development, use of open space for development and finishes to open space, boundary treatments, energy efficiency, protection of trees and hedgerows, and car parking standards.

There were two requests seeking the restriction of non retail uses in the Main Street. There have been various requests for the change of wording or clarification of existing paragraphs within the Plan.

6.12.2 Manager's Opinion

It is the goal of the Development Management Guidelines 2007 issued by the DoEHLG to get 'the right development in the right place' and to improve the service of the Local Authority. The majority of the issues raised require the Development Plan to contain standards that would help to create more sustainable and balanced communities. This will be considered in the review of the Development Plan.

The Development Management section of the plan will incorporate all updated documents and guidance and will include any changes in policy. Therefore, the changing of the wording of parts of the chapter, as requested by some of the submissions, will be reviewed and taken into consideration when drafting the next Development Plan.

6.13 Strategic Environmental Assessment

6.13.1 Summary of Issues Raised

A submission on behalf of the Environmental Protection Agency addresses the issue of strategic environmental assessment and provides information in relation to the process to be carried out in conjunction with the preparation of the Draft Development Plan for Naas.

6.13.2. Manager's Opinion

Strategic Environmental Assessment (SEA) is a formal process that involves the systematic evaluation of the likely significant environmental effects of implementing the new Naas Town Development Plan before a decision has been made to adopt it. An SEA is carried out as a parallel process to the Development Plan. Any significant environmental effects must be taken into account prior to the adoption of the plan. Submissions received in relation to the SEA have been referred to the SEA Consultants for their consideration.

PART 3

POLICY RECOMMENDATIONS

Part 3: Manager's Recommendations on Policies to be contained in the Draft Naas Town Development Plan

7.0 Introduction

- 7.0.1 This part of the report sets out recommendations on the broad policies to be included in the Draft Development Plan. It is presented mainly as a response to the issues raised in the public submissions. The statutory requirements of the Planning and Development Act 2000 must also be followed. These requirements are set out in **Appendix H** of this Report.
- 7.0.2 The Draft Plan will have regard to the objectives of the Government and Ministers of the Government. With regard to these, some of the principal documents and guidelines are set out at **Appendix G**. They include the National Spatial Strategy, the National Development Plan, Regional Planning Guidelines, Sustainable Development – A Strategy for Ireland, Retail Planning Guidelines, Sustainable Residential Development in Urban Areas etc.
- 7.0.3 The Regional Planning Guidelines and the Retail Planning Strategy for the Greater Dublin Area are among the documents which help set the role of the county in its strategic context. A number of plans and programmes including the 2005 County Development Plan, 2005 Naas Town Development Plan, the County Development Board Strategy Kildare 2012 A Strategy for the Social, Economic and Cultural Development of Kildare, the Council's Corporate Plan 2005-2009 have set out strategies for the social, economic and cultural development of the County.
- 7.0.4 **The recommendations set out below are not the precise wording of policies to be included in the draft Plan – they are indicative of them.**

7.1 Recommended Policy Approaches

	Overall Strategy
<p>Recommended Approach</p> <p>Policy</p>	<p>Policies and objectives should reinforce and support national and regional policies in a manner consistent with the National Spatial Strategy and Regional Planning Guidelines.</p> <p>Seek to provide for the well being of residents of Naas by:</p> <ul style="list-style-type: none"> ▪ Developing a unique identity and build on the strengths of Naas. ▪ Promoting balanced and sustainable development in Naas by developing a high quality, vibrant town centre. ▪ Facilitating the provision of high quality employment opportunities. ▪ Ensuring the provision of necessary infrastructural services. ▪ Providing communities with appropriate, community and recreational facilities. ▪ Promoting energy efficiency through the integration of land use and transportation by promoting and facilitating development to be more energy efficient. ▪ Ensuring objectives are set out in accordance with policies for sustainable development of the town. <p>Ensuring a sufficient supply of zoned lands to meet forecasted social and economic needs.</p> <p>Promote and maximise the development of Naas as part of the "Primary Dynamic Cluster of Naas/Newbridge/Kilcullen" and as a Large Growth Town" in accordance with the "The Regional Planning Guidelines for the Greater Dublin Area", 2004.</p> <p>Enable population growth in Naas having regard to overall population forecasts as set out in the County Development Plan and the Regional Planning Guidelines.</p> <p>Seek to achieve a compact urban settlement and to identify opportunities for infill development and consolidation of the existing town centre.</p>

	<p>Land Use Zoning</p>
<p>Recommended Policy Approach</p>	<p>Conduct an objective, needs driven assessment of future development requirements for land use zonings in accordance with the criteria set out by the DoEHLG and in this Managers report.</p> <p>Ensure an adequate supply of zoned lands to meet anticipated needs.</p> <p>Provide for a reassessment of all land use zonings including the addition of new zoning categories and appropriate changes to existing zonings. The reassessment will include an analysis of the uses for each that are 'permitted in principle', 'open for consideration', and 'not permitted', and their possible amendment, where appropriate.</p>

	<p>Residential Development</p>
<p>Recommended Policy Approach</p>	<p>Provide a framework for the sufficient supply of land to meet the broad range of housing needs arising in Naas.</p> <p>Promote high quality residential environments – attractive, vibrant and safe places which function effectively.</p> <p>To ensure that new residential developments are of high quality in terms of layout and architectural design having regard to the "Sustainable Residential Development in Urban Areas", 2009.</p> <p>Develop an appropriate mix of house types and different densities having regard to public transport infrastructure and government guidelines on residential density.</p> <p>Promote high standards of energy performance in residential development.</p> <p>Promote standards in relation to apartments that will provide good quality, permanent and sustainable living accommodation.</p>

	<p>To accommodate requirements of Members of the Travelling Community in accordance with the Traveller Accommodation Programme 2009-2013.</p> <p>To seek the provision of neighbourhood services and facilities at appropriate locations in Naas that are compatible with and sustain new residential developments.</p>
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	<p>Town Centre and Retailing</p>
<p>Recommended Policy Approach</p>	<p>To support, protect and reinforce the role of the town centre as the central retailing and service area of Naas through the intensification and consolidation of the town centre, and to facilitate the provision of high level and broad ranging retailing, along with a broad range of services and other functions.</p> <p>Continue to enhance and develop the urban fabric of the town centre in accordance with the principles of urban design.</p> <p>To promote the appropriate use and re-use of town centre backland sites and to promote the regeneration of areas in need of renewal.</p> <p>Provide for flexibility in policy instruments to encourage the use and revitalisation of the town centre.</p> <p>To promote and encourage a level of residential development in the town centre.</p> <p>To implement and give effect to the "Retail Planning Strategy for the Greater Dublin Area", 2008-2016 including forecasts for additional floorspace in Naas.</p> <p>To adhere to the provisions of the sequential approach to retailing and to encourage the provision of retailing in the town centre.</p> <p>To ensure that retail needs are met in an efficient, equitable and sustainable way throughout Naas.</p>

	Facilitate neighbourhood shopping in residential areas where appropriate.
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	Economic Development and Employment
Recommended Policy Approach	<p>Continue to support Naas as an attractive location for employment development and to identify locations that have the highest potential for the attraction of high-tech, high value added and research intensive activities.</p> <p>Encourage a wide range of enterprise and employment opportunities from business parks to enterprise centres.</p> <p>Promote the establishment of entrepreneurial start up business and small scale employment generating activities in Naas.</p> <p>Promote the self-sustainability of Naas in employment terms in order to reduce the need to travel and the dependence on private transport.</p> <p>To continue to support the development of existing areas identified for employment generating uses such as the Northwest Quadrant area of Naas.</p> <p>To focus on the timely delivery of physical infrastructure in employment-zoned lands, and to ensure that sufficient serviced lands are available for employment generation.</p> <p>Review the Industrial-Warehousing zoning category and review other employment zoning objectives in the Development Plan.</p> <p>Facilitate future economic development of Naas through the implementation of appropriate land use considerations.</p>

	<p>Movement and Transport</p> <p>(Future infrastructure development will be subject to the availability of resources)</p>
<p>Recommended Approach</p>	<p>Policy</p> <p>Co-operate with other agencies to promote and facilitate the implementation of a sustainable transportation strategy for the County and the wider Greater Dublin Area as set out in Transport 21 (2006-2015), Department of Transport's "Smarter Travel – A Sustainable Transport Future 2009-2020" and the Dublin Transportation Office's strategic document "Platform for Change 2000-2016".</p> <p>Promote and encourage the development and growth of Naas in line with the principles of sustainable development and support and implement the Naas Integrated Framework Plans for Land Use and Transportation (IFPLUT) where appropriate.</p> <p>Promote the integration of land use planning with the development of a high quality, sustainable and integrated transportation system.</p> <p>Seek to influence the relevant agencies to promote and improve public transport including the facilitation of a public transport system that is more accessible, affordable, integrated and effective.</p> <p>Continue to develop a safe, sustainable, more efficient and integrated transport system within Naas, with improvements to the road network, other forms of the transport network including cycleways and pedestrian friendly environments.</p> <p>Encourage traffic calming through careful design of new developments.</p> <p>Continue to support outer and inner ring- roads to alleviate traffic from the town centre of Naas</p> <p>To re-assess car-parking standards.</p>

	<p>Infrastructure and Environment</p> <p>(Future infrastructure development will be subject to the availability of resources)</p>
<p>Recommended Policy Approach</p>	<p>Continue the development and improvement of infrastructure including water supply and drainage systems to meet the anticipated requirements of the area.</p> <p>Upgrade existing water and wastewater facilities to ensure adequate water supply is available to cater for existing and future demands.</p> <p>Ensure the infrastructure resources are used and maintained in a sustainable and efficient manner to promote social and economic well-being of Naas and its population.</p> <p>Ensure the continued implementation of the Kildare Waste Management Plan, as may be amended.</p> <p>Explore sustainable water conservation initiatives including rainwater harvesting, re-use of grey water and improved leakage control.</p> <p>Ensure that the Council fully complies with EU and National policy – including the Waste Water Directive- in relation to the protection of the environment and the pursuance of sustainable development.</p> <p>Include relevant objectives and recommendations arising from the Eastern and South Eastern River Basin Management Plans as they relate to land use planning considerations.</p> <p>Facilitate energy infrastructure provision including the development of renewable energy sources to provide for the further physical and economic development of Naas.</p> <p>To facilitate energy providers in provision of infrastructure for Naas.</p> <p>Mitigate climate change by integrating land-use and transportation and by promoting and facilitating development to be more energy efficient.</p> <p>Include robust flood risk policies. Ensure the use of promotion of flood alleviation policies which include attenuation of surface water</p>

	flows, the implementation of sustainable Urban Drainage Systems (SUDS) and the use of Green Infrastructure.
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	Social, Community and Cultural Development
Recommended Policy Approach	<p>To promote equality of access to services and facilities and assist in the removal of barriers to full participation in society.</p> <p>In developing objectives for community facilities and amenities regard will be had to the relevant provisions related to land –use as outlined in the County Development Board Strategy “Kildare – 2012 Strategy for the Economic, Social and Cultural Development of Kildare”.</p> <p>Maintain and develop policies to provide community and recreational facilities in tandem with new development.</p> <p>Support the provision of community, sports and recreational facilities, within easy access by walking and cycling.</p> <p>Ensure effective policies conform with the Provision of Schools and the Planning System – Code of practice, published by the Dept. of Education and Dept. of Environment, Heritage and Local Government.</p>

	Open Space and Amenity
Recommended Policy Approach	<p>To assess current open space and amenity zonings and to set out clear objectives in relation to the type and quality of open space and recreation facilities required on open space adjacent to new developments.</p> <p>To facilitate and develop a hierarchy of open space throughout the town to provide greater opportunities for recreation and amenity.</p> <p>Generate an increased awareness of Naas walking routes and heritage routes as attractive and unique recreational and educational</p>

	<p>amenity.</p> <p>Encourage the development of amenity and recreational use of the canal systems. Particularly the development of walkways and linear parks.</p>
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	<p>Architectural, Archaeological and Natural Heritage</p>
<p>Recommended Policy Approach</p>	<p>Review existing Record of Protected Structures (RPS) and update as appropriate.</p> <p>Review Minister of the Environment, Heritage and Local Government's recommendations on possible additions to the RPS set out in National Inventory of Architectural Heritage.</p> <p>Review the area currently designated as Architectural Conservation Area and Archaeological Zone with view to extending or amending as may be appropriate.</p> <p>Ensure that the responsibilities of owners of protected structures are enshrined in the development plan and reflected in policies for reuse and rehabilitation.</p> <p>Encourage and support the sensitive re-use/restoration of protected structures in Naas.</p> <p>Ensure that new developments within the town centre and Architectural Conservation Area is of a high architectural quality and respect its unique character</p> <p>Ensure that policies in the plan addressing Architectural and Archaeological heritage are in accordance with the DoEHLG guidelines in addition and the Heritage Plan for the County.</p> <p>To ensure that the conservation and enhancement of natural</p>

	<p>heritage is a key priority and to ensure that the Council liaises closely with the Department of Environment, Heritage and Local government in relation to natural heritage issues within Naas.</p> <p>To facilitate the protection of the Canal (pNHA) and to preserve its conservation value.</p>
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	<p>Architecture and Urban Design</p>
<p>Recommended Policy Approach</p>	<p>Reference and incorporate key principles from the following guidance documents:</p> <p>Quality Housing for Sustainable Communities – Best Practice for Delivering Homes Sustaining Communities 2007;</p> <p>Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities, May 2009.</p> <p>Urban Design Manual: A Best Practice Guide May 2009.</p> <p>Sustainable Urban Housing: Design Standards for Apartments, 2007</p>

	<p>Development Management</p>
<p>Recommended Policy Approach</p>	<p>To have regard to the Development Management Guidelines (2007) issued by the DoEHLG.</p>

APPENDICES

- Appendix A** List of Persons/Bodies Informed of Review of the Development Plan
- Appendix B** List of Service Providers & Others Consulted
- Appendix C** List of Persons/Bodies who Made Written Submissions
- Appendix D** Breakdown of Main Views/Concerns Raised in Pre-draft Written Submissions/Observations
- Appendix E** Summary of the Written Submission/Observations
- Appendix F** Report on Public Consultation Meetings
- Appendix G** National, Regional & Local Context for the Preparation of Development Plans
- Appendix H** Requirements for a Development Plan
- Appendix 1** Glossary of Terms

APPENDIX A

LIST OF PERSONS/BODIES INFORMED OF REVIEW OF THE DEVELOPMENT PLAN

Appendix A: List of Persons/Bodies who were informed of the Review of the Development Plan.

Prescribed Bodies

The Minister Department of the Environment Heritage & Local Government

The Minister Department of Agriculture, Food & Rural Development

The Minister Department of Arts, Heritage, Gaeltacht & The Islands

The Minister Department of Defence

The Minister Department of Education & Science

The Minister Department of the Marine & Natural Resources

The Minister Department of Public Enterprise

The Minister Department of the Environment Heritage & Local Government

An Bord Pleanala

Aer Rianta

Fáilte Ireland

Central Fisheries Board

Comhairle Ealaoin- Arts Council

Office of Public Works

Dublin Transportation Office

Electricity Supply Board

Forfas

Health Service Executive

Ms. Martina Queally Area Chief Executive Kildare West Wicklow

National Heritage Council

National Authority for Occupational

National Roads Authority

Eastern Regional Fisheries Board

The Southern Regional Fisheries Board

The Chief Executive Southern & Regional Assembly

An Taisce

Director of Planning South Dublin County Council

Director of Planning Fingal County Council

Director of Planning Wicklow County Council

Director of Planning Carlow County Council

Director of Planning Meath County Council

Director of Planning Laois County Council

Director of Planning Offaly County Council

The Town Clerk Athy Town Council

Newbridge Town Council

Leixlip Town Council

Mid-East Regional Authority

Dublin Regional Authority

Midlands Regional Authority
South East Regional Authority
Kildare County Development Board
Environmental Protection Agency

TD's

Deputy Aine Brady, Minister of State
Deputy Bernard Durkan, T.D.
Deputy Michael Fitzpatrick, T.D.
Deputy Emmett Stagg, T.D.
Deputy Sean O'Fearghaill, T.D.
Deputy Sean Power, T.D.
Deputy Jack Wall, T.D.

Councillors

Councillor Paddy Behan
Councillor Willie Callaghan
Councillor Pat Clear
Councillor Anthony Creevey
Councillor Mary Glennon
Councillor Pat McCarthy
Mayor Seamie Moore
Councillor JJ Power
Councillor Darren Scully

APPENDIX B

LIST OF SERVICE PROVIDERS & OTHERS CONSULTED

Appendix B: Lists the Service Providers and others consulted about the Review of the Development Plan

Waterways Ireland
National Parks & Wildlife
Bord Gais Eireann
BT Global Networks
Budget Irl. Telecomms Ltd.
Cable & Wireless Services Irl. Ltd.
Conduit Enterprises Irl. Ltd.
Eircom Ltd.
Energis Holdings Ltd.
ESAT Telecomms.
Global Crossing Irl. Ltd.
NTL
O2 Communications Irl. Ltd.
Vodafone Irl. Ltd.
Hutchinson 3G
Meteor Mobile Comm. Ltd.
AT&T Global Network Services Irl.
Broadband Irl.
ESB Telecoms
Dept. of Education Strategic Planning Unit
Iarnrod Eireann, Corporate Affairs
Busaras
Eirgrid Plc.
Dept of Transport
Irish Aviation Authority
ISME
Construction Industry Federation
ICTU
IBEC
Engineers Ireland
RIAI
IPI

As part of the Public Consultation Process the following residents, community groups and organisations were consulted.

Residents Associations and Community Groups

Alderwood Residents Association
Arconagh Residents Association
Ashgrove Residents Association
Aylmer Residents Association

Broadfield View Residents Association
Bru Na Riogh Residents Association
Caragh Court/Meadows/Green Residents Association
Caragh View Residents Association
Carraig Oscair Residents Association
Cherrygrove Residents Association
Cois Na Feadain Residents Association
Corbally Court Residents Association
Dun Na Riogh Green Residents Association
Elmwood Residents Association
Esmondale Residents Association
Gleann na Riogh Residents Association
Greenaun Residents Association
Hillside Drive Residents Association
Hollywood Park Residents Association
Jigginstown Residents Association
Kerdiff Residents Association
Killashee View Residents Association
Kingscourt Residents Association
Kingsfurze Residents Association
Lakelands Residents Association
Meadow Court/Lakeside Park Residents Association
Mill Lane Residents Association
Millbrook Court Residents Association
Monread Court Residents Association
Morell Grove/Rise/Way & Court Residents Association
Morrell Park Residents Association
Mountain View Res. Association
New Oldtown Residents Association
Oakfield Heights Maintenance Committee
Oakfield Park Residents Association
Oldtown Demesne Residents Association
Oldtown Green Residents Association
Oldtown Residents Association
Patrician Crescent Residents Association
Roselawn Residents Association
Roseville Residents Association
Sarto Park Residents Association
Spring Gardens Residents Association
St Gabriels Place Residents Association
Sundays Well Residents Association
The Gallops Residents Association

The Paddocks Residents Association
The Park Residents Association
The Sycamores Residents Association
Thornbrook Resident Association
Woodlands Residents Association
Woodside Park Residents Association
4th Kildare Scout Group Naas
Acorn 50+ Group
Citizens Information Centre
Downes Syndrome Swimming Club
Maps & Mazes Drama Group
Johnstown Bowling Club
Mercy Convent Primary School
Naas Arch Club
Naas Art Group
Naas Association Football Club
Naas Athletic Club
Naas Camogie Club
Naas Care of Aged
Naas Cobras Volleyball Club
Naas East Community Games
Naas Film Club
Naas GAA Club
Naas GAA Junior Badminton Club
Naas GAA Adult Football Section
Naas GAA Juvenile Football
Naas Girl Guides (incl. Naas Ladybirds & Fairy Flax Brownies)
Naas Hospital Arts Committee
Naas Ladies Basketball Club
Naas Local History Group
Naas Musical Society
Naas Rugby Football Club
Naas Serpents Basketball Club
Naas Special Olympics Club
Naas West Community Games
The Nas na Riogh Singers
Show Stoppers
Society of St Vincent De Paul
St Corbans Primary School
The Moat Club
Naas Chamber of Commerce

APPENDIX C

LIST OF PERSONS/BODIES WHO MADE WRITTEN SUBMISSIONS

Appendix C: List of Persons / Bodies who made Written Submissions

Sub. No.	Name	Topic
1	Michael Roddy on behalf of Eircom	Infrastructure & Environment
2	Olivia Morgan on behalf of the National Roads Authority	Movement and Transport
3	Brian Wylie on behalf of Irish Rail	Infrastructure and Environment
4	Deborah Meghen on behalf of Eirgrid	Infrastructure and Environment
5	Derek Higgins on behalf of Waterways Ireland	Infrastructure and Environment
6	Tara Spain on behalf of the National Roads Authority	Movement and Transport
7	Moira Walsh	General, Community, Heritage, Town centre
8	John & Jenny MacNamara	General, Population, Housing, Employment, Transport, Infrastructure and environment, Community
9	Noel & Bridget Geary	General, Town Centre
10	Brian Beckett of the Eastern Regional Fisheries Board	Infrastructure & Environment, Natural Heritage, Open Space, Amenity
11	Denis Costello	Strategic, Residential Amenity, Town centre, Built Heritage, no further rezoning
12	Declan McGovern, Nollaig Merrick and Desmond O'Sullivan of the Naas Integrated Community and Educational Campus	Education, Movement and Transport, Community
13	Jenny Blackford of Waterways Ireland	Infrastructure & Environment, Natural Amenity and Heritage
14	Conor Furey & Associates n behalf of M.A Finlay and Co.	Land Use zoning
15	Cian O'Mahony on behalf of the Environmental Protection Agency	Strategic Environmental Assessment
16	Des Hipwell	Movement and Transport, Open Space and Amenity
17	Jim O'Sullivan	Strategic and Population, Open Space and Amenity, Natural Heritage, Tourism
18	Col. Joe O'Sullivan	Strategic, Naas Environs, Movement and Transport Infrastructure and Environment
19	Cunnane Stratton Reynolds on behalf of Tesco Ireland	Land Use zoning
20	Cunnane Stratton Reynolds on behalf of Tesco Ireland	Land Use zoning
21	Anonymous	Residential Development, Amenity, Employment
22	Kieran Rush on behalf of Ballymore Group	Strategic, Population, Land Use zonings request
23	Shirley Kearney on behalf of Department of Education and	Social, Community and Cultural

	Science	
24	Frank Joyce on behalf of Cumann Luthchleas Gael- Naas GAA	Strategic, Social, Community and Cultural, Amenity and Open Space
25	Thomas Maguire of Maguire Associates on behalf of Springwood Limited	Land Use Zoning
26	Thomas Maguire of Maguire Associates on behalf of Ivor Queally	Land Use zoning
27	RPS on behalf of Oldtown PTG Ltd.	Land Use Zoning, Infrastructure and Environment, Retail
28	Margarita Solon on behalf of Nas Na Riogh Housing Association Ltd.	Social, Community and Cultural
29	RPS on behalf of Osberstown Developments Ltd.	Land-use zoning, Enterprise and Employment, Strategic
30	RPS on behalf of Osberstown Developments Ltd.	Movement and Transport, Land-use zoning
31	RPS on behalf of Quinby Holdings and Twangbrook Ltd.	Strategic, Land Use Zoning, Economic Development
32	RPS on behalf of Quinby Holdings	Strategic, Land Use zoning, Economic Development
33	Simon Wallace on behalf of Kildare County Council	Open Space and Amenity, Social, community and cultural
34	Trevor Moore	Infrastructure & Environment
35	Desmond O'Sullivan on behalf of Kildare Youth Services	Social, Community and Cultural, Movement and Transport
36	B & C Kenny	Strategic, Residential Development, Infrastructure and Environment
37	Louis Wildenboer on behalf of Eirgrid	Infrastructure & Environment, Economic Development and Employment
38	Sorcha Turnbull on behalf of Treasury Holdings Ireland	Strategic and Population, Land Use Zoning, Economic Development and Employment
39	RPS on behalf of Quinby Holdings	Built and Natural Heritage, Social, Community and Cultural
40	PJ Dooley on behalf of Kildare Traveller Action Ltd.	Residential Development, Social, Community and Cultural
41	Elizabeth Trappe	General, Community, Movement and Transport, Built and Natural Heritage
42	John Henry, Dublin Transportation Office	Movement and Transport
43	John O'Reilly on behalf of Sherry Fitzgerald O'Reilly	Residential, Town Centre, Retailing, Movement and Transport
44	O'Loughlin Architects Ltd. on behalf of Michael Nolan	Land Use Zoning
45	Lar McKenna on behalf of Castlekeel Ltd.	Built and Natural Heritage-Record of Protected Structures Infrastructure and Environment
46	Lar McKenna on behalf of Rossmore Properties Ltd.	Land Use Zoning
47	Fergus Phelan	Land Use Zoning
48	Alan Morris on behalf of the Cluain Aoibhinn / Sli Cluain	Strategic, Amenity and Open Space, Movement and Transport

	Aoibhinn & Ard na Laoi Residents Association	Social, Community and Cultural, Heritage and Amenity
49	Rose McCabe on behalf of the Naas Local History Group	Social, community and cultural, Built and Natural Heritage
50	John Dunne on behalf of the Residents of St. Corban's Place	Built Heritage
51	Larry Breen	Movement and Transport, Social, Community and Cultural Open Space and Amenity, Town Centre
52	Cllr. Anne Breen and Cllr. Ger Dunne on behalf of Naas Labour Party	Strategic, Population, Land-use zoning, Social, Community and Cultural, Economy and Employment, Movement and Transport, Tourism, Open Space
53	Clarke & Company on behalf of Jack Tierney	Land Use Zoning
54	Ronan Clarke on behalf of Clarke & Company	Land Use Zoning
55	Thomas Maguire of Maguire & Associates on behalf of Queally Group	Land Use Zoning
56	Thomas Maguire of Maguire & Associates on behalf of Joan Purcell	Land Use Zoning
57	Thomas Maguire of Maguire & Associates on behalf of Jerome & Patricia O'Connor	Land Use Zoning
58	Thomas Maguire of Maguire & Associates on behalf of Robin Skelton & Aidan Shirley	Movement and Transport
59	Thomas Maguire of Maguire & Associates on behalf of Springwood Limited	Land Use zoning
60	Patrick J. Fadden, Le-Monde Holdings	Land Use Zoning
61	Brady Shipman Martin on behalf of the Keredern Partnership	Land Use Zoning
62	Jim Brogan on behalf of Dominic Fagan, Edelvale Property Ltd.	Land Use zoning, Economic Development and Employment, Retailing
63	Jim Brogan on behalf of the Burke family	Land Use Zoning
64	Thomas Maguire of Maguire & Associates	Land Use Zoning
65	Brady Shipman Martin on behalf of Oak Lodge Stud	Land Use Zoning
66	Declan Brassil & Co Ltd. on behalf of J.H. Property Developments	Land Use Zoning
67	Cyril Ferris on behalf of the Lakelands Residents Association	Open Space and Amenity, Natural Heritage, Social, Community and Cultural
68	Lar McKenna on behalf of Castlekeel Ltd.	Land Use Zoning

69	Philip Farrelly & Co. (linked to no. 68)	Residential Development, Amenity
70	William Donovan on behalf of the Mercy Convent Primary School	Social, Community and Cultural, Transport and Movement
71	Tom Ryan on behalf of Naas Racecourse	Land Use Zoning
72	Tom Ryan on behalf of Naas Racecourse	Land Use Zoning
73	Kevin Greene on behalf of Naas Rugby Football Club	Land Use Zoning
74	Thomas Maguire of Maguire Associates on behalf of Headfort Properties Ltd	Land Use Zoning, Architecture and Urban Design
75	Thomas Maguire on behalf of Seamus, Liam & Paul O'Brien	Land Use Zoning, Architecture and Urban Design
76	Mary Dalton on behalf of Local Traveller Accommodation Committee, Kildare County Council	Social, Community and Cultural

APPENDIX D

BREAKDOWN OF MAIN VIEWS/CONCERNS RAISED IN PRE-DRAFT WRITTEN SUBMISSIONS/OBSERVATIONS

Appendix D: Breakdown of Main Views / Concerns Raised in Pre-draft Written

Submissions / Observations

TOPIC	NUMBER OF TIMES TOPIC WAS RAISED
STRATEGIC PLANNING AND POPULATION	
General	2
Population	5
Promotion of Naas as County Town	6
Provision of Infrastructure with Population Growth	15
TOTAL	28
LAND USE ZONING	
Zoning Objectives	6
No Further Residential Zoning	5
Request Zoning/Rezoning	30
Request to Maintain Existing Zoning	4
Zoning Matrix	1
TOTAL	46
RESIDENTIAL DEVELOPMENT	
Quality of Development	7
Housing Mix	4
Residential Density	5
Design Standards	2
Open Space	3
Car-Parking Standards	3
Apartment Development	5
Energy Efficiency	2
Town Centre Residential	3
Traveller Accommodation	4
Social and Affordable Housing	2
Management Companies	1
Taking in Charge	2
TOTAL	43
TOWN CENTRE	
Character/identity of Town Centre	6
Improvement to Town Centre	5
Derelict/vacant Properties	4
Consolidation- Use of Backlands/Brownfield Sites	5

Protected Structures	1
Promotion of First floor use	2
Mix of Use	3
Traffic Congestion	2
Car-Parking	3
TOTAL	31

RETAILING

Out of Town Retailing	3
Niche Retailing	2
Mix of Uses	2
Promotion of Town Centre for Retail	5
TOTAL	12

ECONOMIC DEVELOPMENT AND EMPLOYMENT

National, Regional, Local Context	8
Strategic Sites in Naas	4
Promote Image of Naas	5
Northwest Quadrant Area (Masterplan)	4
Promotion of High-level, high value Development	5
Promotion of Mixed Use Development	7
Promotion of Local Enterprise/start-up business	4
Employment and Public Transport	2
Audit of Employment Lands	2
Rates/incentives	2
Development Contributions	1
TOTAL	44

MOVEMENT AND TRANSPORT

Land Use and Transport	5
Road Infrastructure	6
Public Transport	8
Local Bus Service	3
Cycling, Walking	8
HGV'S	4
Car-Parking (& standards)	4
Traffic Management	5
TOTAL	43

INFRASTRUCTURE AND ENVIRONMENT

Water Supply	4
Wastewater (upgrade of Osberstown WWTP in conjunction with	7

residential development)	
Surface Water and Drainage	4
Rainwater Harvesting	1
Waste Management	2
Energy and Telecommunications	6
Strategic Environmental Assessment	2
TOTAL	26

ARCHITECTURAL, ARCHAEOLOGICAL AND NATURAL HERITAGE

General Heritage	4
Architectural Heritage	6
Record of Protected Structures	4
Re-Use of Protected Structures/older buildings	5
Architectural Conservation Areas	1
Archaeological Heritage	1
Preservation Orders	1
Canal	6
Protection of Trees/Hedgerows	2
TOTAL	30

OPEN SPACE AND AMENITY AND TOURISM

Public Park	5
Fairgreen Lakes	4
Open space	5
Zoning of open space	3
Walking routes	4
Tourism	4
TOTAL	25

SOCIAL COMMUNITY AND CULTURAL

Community Facilities (including sports, leisure, community centre, cultural, library)	12
Youth Facilities	5
Playgrounds	2
Facilities for Aging Population	3
Health (hospital)	1
Education/schools	8
Audit of all Community facilities/sports land	2
Accessibility to Public Buildings	1
Social Inclusion	3
Anti-social Behavior	4

Use of Town Hall- museum, public events	3
Travelling Community	3
Linking Development and Infrastructure	7
Community interests	1
TOTAL	55
ARCHITECTURE AND URBAN DESIGN	
Quality in New Areas	2
Design Guidance	1
Connectivity between New and Existing areas	2
TOTAL	5
DEVELOPMENT MANAGEMENT	
Objectives Requests	8
Development Standards	7
TOTAL	15
 TOTAL	 403

APPENDIX E

SUMMARY OF WRITTEN SUBMISSIONS/OBSERVATIONS

Appendix E: Summary of Written submissions/Observations**1.1 OVERALL STRATEGY AND POPULATION**

- 1) The Regional Planning Guidelines population target of 40,000 people by 2016 seems excessive, it is suggested that a maximum population of 30,000 by 2016 as being more realistic. (Submission No. 17)
- 2) It is submitted that no more houses should be built in Naas until adequate infrastructure is in place to support further development. (Submission No. 8)
- 3) Submission relates to the development of Naas and its Environs. One of the main points made is that it is hoped that no further lands are zoned for residential development, and that the Council should realise that there is a shortage in infrastructure and community facilities available in Naas and its hinterland. (Submission No. 18)
- 4) It is recommended that the Council should utilise the period of the Development Plan to consolidate development with minimal change in land zoning and no change in existing residential zoning. The Council should prepare a Strategic Plan for the future of the area to cater for the environmental and recreational benefit of the people of Naas. (Submission No. 18)
- 5) It is submitted that the existing Naas Town Development Plan was formulated during a period of unprecedented growth characterised by exponential demographic growth and as such the underlying objectives of the plan centre on accommodating continued growth. (Submission No. 19)
- 6) It is submitted that there is excessive dereliction in the town centre and in large commercial parks and that this indicates that there should be no rezoning of residential areas in the new development plan. (Submission No. 11)
- 7) The submission sets out the policy context of Naas and states that the town will be subject to significant future population and economic growth having regard to its designations under national and regional policy. It is submitted that the Draft Naas Town Development Plan and Kildare County Development Plan must include suitable policies and objectives which will allow for the continued sustainable growth of the town. (Submission No. 30)
- 8) Submission recommends the promotion of employment generating uses and states that their promotion will be essential in the draft plan to ensure that Naas becomes a self-sustaining settlement. It is submitted that mixed use zones are necessary to ensure a balanced, sustainable community and should be promoted in the new development plan for Naas. (Submission No. 31)
- 9) It is submitted that the promotion of Naas to deliver additional population, employment and supporting functions is important as well as balanced development and that the subject site is suitable for residential development. (Submission No. 61)
- 10) The submission relates to the future strategic development of Naas and in particular to lands measuring 71Ha at Jigginstown which currently have an "Agricultural" zoning. The submission makes reference to the Regional Planning Guidelines and the importance of

Naas as a "Large Growth" town in the GDA which has a projected population of up to 40,000 people. The submission contends that Naas should provide the greatest range of activities and facilities to achieve a substantial level of self sufficiency of all the large growth towns in the GDA. In terms of population and housing, the submission states that Naas should provide approx. 10.7% of households as it did in the 2006 census but even with 116Ha of zoned available land, it is submitted that given existing permissions, the current zoning does not allow for overzoning as is recommended in the DoE Guidelines for Development Plans. (Submission No. 65)

1.2 LAND USE ZONING

General

- 1) It is submitted that the revised Regional Planning Guidelines figures for the GDA project an additional 99,429 population for Kildare between 2003-2016. Given the projected average household size of 2.52 by 2016 the town will need a total of between 11,905 and 14,286 dwellings to accommodate its population. The DoEHLG guidelines on development plans recommend sufficient lands for the following 9 years. It is stated that given that approx. 7,950 houses existing in the 2006 census and the 2005 plan zoned sufficient lands to accommodate 3,177 houses, a total of 11,127 houses were provided for under the existing plan. It is submitted that it is appropriate for the 2011 plan to zone for an additional 4000 dwellings over and above the 2005 plan zonings which translates to approx 133ha of new residential zoning dispersed throughout the town. (Submission No. 22)

Town Centre

- 1) It is requested that the current town centre zoning for a Tesco site on the Blessinton Road be retained. (Submission No. 20)
- 2) Submission requests the rezoning of 0.25 Ha on Blessington Road from "Residential" to "Town centre" (Submission No. 54)
- 3) Submission requests the rezoning of 0.1 Ha at Fairgreen from "Residential" to "Town Centre" use. (Submission No. 75)

Residential

- 1) Submission relates to a site at Sallins Road which is currently zoned L- Leisure and Amenity and measures 3.1 Ha. It is submitted that there are two other sites with the same zoning, i.e. the Storm cinema site and the other at the entrance to Naas Racecourse. It is stated that despite the strategic location of the site, the lands remain undeveloped. Since the adoption of the existing plan, the new public swimming pool has opened, a number of hotels with associated sport and leisure have been constructed and the Moat Theatre has re-established itself. It is contended that Naas is experiencing an over-supply of sport and leisure facilities. Large areas adjacent to the site are zoned for open space and amenity. It is submitted that rezoning the site for residential use would allow redevelopment of this undeveloped yet strategically located site. (Submission No. 19)

- 2) It is requested that approximately 25 Ha of lands currently zoned I "Agricultural" at Blessington Road and Tipper Road are rezoned D: New Residential in the 2011 Naas Development Plan. It is submitted that these lands form a natural extension of the zoning for development and it is requested that these lands be zoned D: "New residential" in the 2011 plan. (Submission No. 22)
- 3) Submission relates to approximately 1.4 Ha at Kingsfurze, Fishery Lane. It is requested to rezone the site from "Agriculture" to "Low-density Residential". It is submitted that infrastructural services including foul sewer, surface water, water mains ESB, Gas, Eircom are readily available in the area. The lands should be zoned for low density residential development taking into consideration the pattern of development in this area, the availability of infrastructure and existing residential land use of the area. The lands are in close proximity to the Dublin Road, where there are good transport links to the town centre. (Submission No. 26)
- 4) Submission relates to land at Ballymore Road, Naas measuring 2.2 Ha, the land is currently zoned for agricultural use and it is requested that the land is rezoned for residential purposes. (Submission No. 47)
- 5) Submission requests rezoning of 2.2 Ha at Craddockstown, from "Agricultural" to "Medium-density Residential" use. (Submission No. 44)
- 6) Submission requests rezoning 0.2 Ha on the Dublin Road, from "Existing Residential" to "New Residential" use. (Submission No. 53)
- 7) Submissions request rezoning of 3.9 Ha at Killcullen Road from "Agricultural" to "Residential" use. (Submission No. 55)
- 8) Submission requests rezoning of 7.3Ha at Naas East from "Agricultural" to "Residential" use. (Submission. No. 56)
- 9) Submission requests rezoning of 6.23 Ha at Fishery Lane from "Agricultural" to "Residential" use. (Submission No. 57)
- 10) Submission requests rezoning of 4.06 Ha at Tipper South from "Agricultural" to "Residential" use. (Submission No. 59)
- 11) It is submitted that the promotion of Naas to deliver additional population, employment and supporting functions is important as well as balanced development and that the subject site is suitable for residential development for the following reasons. Submission requests rezoning of 1.4 Ha at Oldtown Demesne from "Future Park" to "Residential" use. (Submission No. 61)
- 12) Submission relates to 3 no. land use zoning objectives in the current Naas Town Development Plan: Western part of the landholding- Zoning Objective "*W- White Land*". This is within the area covered by the Northwest Quadrant Masterplan 2007. Eastern part of the landholding- Zoning Objective "*M-Greenfield/Future Park*". Small area to the south- Zoning objective "*C-New residential*" Submission requests the rezoning of 29.5 Ha from "White Land" to "Residential/other uses" and to review the adjoining lands zoned for Future Park. (Submission No. 63)
- 13) Submissions request the rezoning of 7.8 Ha adjacent to Naas Racecourse from "Open Space" to "Residential" use. (Submission No. 71)
- 14) Submissions request the rezoning of 16 Ha adjacent to Naas Racecourse from "Agriculture" to "Residential" use. (Submission No. 72)

Retail/Commercial

- 1) The submission refers to land at the edge of Millennium Business Park and measures approximately 5 Ha. Submissions proposes the rezoning of the subject lands from H "Industrial and Warehousing" and E" Community and Education" to R-"Commercial/Retail". It is stated that this will facilitate the location of new retail and commercial uses at this site which will generate jobs. It is contended that the rezoning of lands for retail/commercial would constitute a logical and more sensitive transitional zone between existing employment lands to the west and residential and retail to the south and east, especially having regard to established deficiencies in retail provision in Naas. The submission states that there is low potential economic viability for industrial/warehouse uses on this small site and it is further restricted by current development plan requirements for a 30m landscaped buffer zone where the site adjoins different land uses. It is submitted that there is market demand and that the expansion of the retail floor space supply in this area, would complement existing proposals for district centre and retail warehouse uses on the Monread Road and will continue to reinforce Naas as a designated Primary Development Centre/County Town/Large Growth Town 1 as identified in the NSS, NDP and RPG's. (Submission No. 27)
- 2) Submission requests a change in land-use zonings in relation to a site at Jigginstown measuring 1.1Ha. The site is currently zoned for Industry-Warehousing and it is requested to rezone the lands to allow for full retail use. (Submission No. 14)
- 3) A submission requests the rezoning of 0.8 Ha at Dublin Road from "Residential" to "Retail/Commercial" uses. (Submission No. 64)

Mixed Use/General Development

- 1) Submission relates to 0.9 Ha of land at Oldtown Demesne, Sallins Road, Naas. It is proposed to change the existing land use zoning objective of open space and amenity to general development land use. It is submitted that there are large areas of land zoned F "Open Space and Amenity" and zoned M "Future Park" in the existing Naas Town Development Plan 2005-2011. In addition to this, it is submitted that there are a variety of land uses with available infrastructure services including good public transport and adequate social, recreational and other types of facilities in the area and the lands are strategically located. In conclusion it is requested that the lands be rezoned to "General Development" which would facilitate the following types of development: medical and related consultant, health centre, nursing home, crèche/playschool, restaurant, retail, offices, tourist camping site/park, and associated development. (Submission No.25)
- 2) Submission requests the rezoning of approximately 21 Ha at Jigginstown from "Agricultural" to "Mixed-use Development". It is submitted that the subject lands would be suitable to accommodate mixed use residential/commercial development. It is submitted that the lands have a strategic role to play in facilitating an integrated land use approach to the future development of the town. It is stated that these lands are strategically located and within walking distance of the town. Apart from the K- "Residential/Commercial" zoning in the existing Naas Town Development Plan, there are no mixed use zonings in the current plan. (Submission No. 31)

- 3) Submission requests the rezoning of approximately 1.5 Ha from "Industry/Warehousing" to "Mixed-Use Development" at Tipper Road. The submission makes reference to national and regional guidance on economic policies. It is submitted that low density industrial and warehousing in such proximity to the town centre does not represent the most sustainable development of these strategically located lands. It is submitted that the current zoning objective of "H-Industrial and Warehousing" and associated mix of uses allowed would not deliver upon the Governments' desire to promote a "Smart Economy". It is submitted that an alteration to the zoning objective to K Residential/Commercial would assist in delivering a mix of uses and the format of buildings, which this new knowledge economy will require. It is submitted that the inclusion of a new "mixed use" MU zoning objective in place of (or to complement (K) zoned sites in Naas. (Submission No. 32)
- 4) Submissions relates to a large landholding of approximately 71Ha. It is requested to rezone the land from "Agriculture" to "Mix of Residential, Employment and Amenity" The submission contends that "leap-fogging" of zoning has already occurred with existing development and further zoned lands at Newhall Interchange, therefore the rezoning of lands is appropriate. It is submitted that the lands represent an infill development and are in close proximity to motorway and public transport and the development of the lands will balance the growth of Naas. It is submitted that the key to development of Jigginstown is the Southern Ring Road which will open up the lands. (Submission No. 65)

Industrial/Warehousing

- 1) Submission requests the rezoning of lands measuring 20.8 Ha from "W-White Lands" to "H-Industrial & Warehousing". It is submitted that the lands are strategically located within the designated Northwest Quadrant Masterplan area, in close proximity to lands currently undergoing major development proposals for industrial and warehousing uses as well as new road infrastructure. The current zoning reflects that the site is a future landbank and it is envisaged that they will be reserved for development in a sequential approach thereby consolidating future development for Naas. It is therefore submitted that given the current market demand for lower density employment development, the proposed location on lands previously indicated as white lands represents a logical extension to the existing employment lands. It is submitted that the site has been identified by the Naas IFPLUT and the Northwest Quadrant Masterplan as the likely future location to meet current employment generating market demands. (Submission No. 29)

Naas Environs/Lands outside administrate boundary of Naas Town Council

- 1) Submission made to Kildare County Council and Naas Town Council in relation to 48.56 Hectares of land located to the north-west of Naas proximate to the Northwest Quadrant at Osberstown. The overall lands straddle the development boundaries of Naas Town Council and Kildare County Council and include lands within the Sallins LAP boundary- (13.76Ha in Naas, 15.35Ha in Sallins and 19.45Ha in KCC). Within Naas Town Council area it is requested that agricultural land be rezoned as follows: 5.01Ha new residential (suburban low density), 4.05Ha new residential (high density), 2.27Ha Community and Educational. In summary, the

submission proposes the rezoning of lands which are within the ownership of Osberstown Developments Ltd for a range of uses as follows:

- Strategic Park and Ride facility and associated uses.
 - High density housing (proximate to proposed public transport interchange)
 - Education/community facility comprising a school and associated playing pitches
 - Low density housing (Submission No. 30)
- 2) Submission relates to lands measuring 17.4Ha of land which are located at the N7 at Maudlins Interchange. The key issues in the submission are:
- Inclusion of Roseboro within Naas Town Council boundary
 - Re-zoning of lands
 - Potential of Roseboro Lands
 - Provision of neighbourhood retail at Roseboro (Submission No. 38)
- 3) Submission refers to a site measuring 43.2Ha located outside administrative boundary of Naas Town Council. It is requested that the lands are rezoned for employment uses. (Submission No. 66)
- 4) Submission requests rezoning of approximately 2.6Ha for residential and recreational uses. (Submission No. 73)

General Zoning Requests including policy Comments or Specific Objectives

- 1) It is requested that the new development Plan address anomalies in existing zoning at Pipers Hill, to reflect the existing planning permission. The submission refers to approximately 12.5Ha of lands zoned for residential development together with 1.2 Ha zoned for "Community and Enterprise" and 1Ha zoned for "neighbourhood centre" at Pipers Hill off the Kilcullen Road. Planning permission 05/5000021 was granted for a mixed use development at these lands and the permission predated the zoning. It is therefore requested that the Council address the anomalies by adjusting the zonings. It is requested that the Council amend the zoning of the school site to reflect the VEC ownership. 1 Ha of lands zoned "Community and Educational" lie to the north of the school access road (now built) and outside the ownership of the VEC. It is requested that the Council change the zoning of lands for Community and Educational outside the ownership of KVEC to "neighbourhood centre". It is submitted that these lands immediately opposite the school are more appropriate location for a neighbourhood centre than the existing Neighbourhood Centre zonings. It is further requested that the Council amend the existing neighbourhood centre to D "new residential" which will compensate for the loss of lands zoned "New residential" taken by the school. (Submission No. 22)
- 2) Submission refers to approximately 11 Ha of lands at Craddockstown zoned D: "New residential" in the current development plan. Together with neighbouring lands owned by Respond Housing Association, there was a requirement for an Action Area Plan. This was approved in principle by the Planning Authority in 2007. Given the existence of this draft AAP and the current uncertainty over future development, it is submitted that the requirement for an AAP is now redundant and it is requested the requirement be deleted in the new Development Plan for Naas. (Submission No. 22)
- 3) It is requested that the new Development Plan include a specific objective in relation to protected structures to encourage their re-use and renovation. The submissions relates to

Leinster Mills which is currently listed as a Protected Structure. It is submitted that rewording of objective for protected structures to: *"AH8 Naas Town Council actively encourages uses that are compatible with the character of protected structures. In certain cases, the Planning Authority may relax site zoning restrictions and to be responsive to appropriate alternative uses for a structure in order to secure the protection and restoration of the structures."* (Submission No. 39)

- 4) Submission seeks the amendment of two of the specific zoning objectives for the site in question which is located at Fishery Lane and is zoned "Leisure and Amenity" in the current Naas Development Plan. It is requested that the zoning is amended to allow for a broader range of uses as it is currently limited to a bowling, swimming pool and hotel/gym. It is suggested that the following text should be included as specific zoning objective for the site: *"The purpose of this zone is to provide for new leisure and recreational and facilities in the town. This zoning may include a range of leisure and amenity and related uses including: bowling, children's soft play area, swimming pool and water based leisure, hotel, gym, video entertainment, health care, café/restaurant, crèche playschool and family entertainment uses"* (Submission No. 46)
- 5) Submission request the rezoning of a site which straddles both Kildare County Council (4.7Ha), and Naas Town Council (1.7 Ha). It is requested to rezone total of 6.4 Ha from "Industry/Warehousing" to "Strategic site". Possible wording proposed: *"To facilitate and provide for the creation and development of enterprise and employment opportunities in order to promote the physical and economic regeneration of this strategic Brownfield site"* (Submission No. 62)
- 6) It is submitted that the lands at Naas Harbour and Abbeybridge which have been subject of a local area plan following on from the adoption of the existing town plan be considered for a mixed use development in the Naas Town Development Plan 2011. (Submission No. 60)
- 7) There is a request to include objective to provide Southern Ring Road from Newhall Interchange to Killcullen Road with link to existing Inner Relief Road and possibly to Devoy Barracks. (Submission No. 65)
- 8) Submission relates to site at Fishery Lane zoned as "Residential/Commercial". Seeks to rezone for neighbourhood centre and to amend current objective "to keep residential development to the western edge of the site to read as: *"Development in this area must have regard to the established uses in its immediate vicinity. A 2 metre concrete wall shall be provided along the eastern boundary of the site inside which is a scheme of screen planting in a belt at least 4 metres wide of appropriate native species including semi-mature broadleaf (heavy standard 12-14cm girth) and fast growing shrubs shall be carried out along the eastern site boundary to provide a buffer between existing and proposed land uses. Any development on this area shall require a detailed landscaping scheme prepared by a suitably qualified person providing precise detail of screen planting/buffer zone"* (Submission No. 68)
- 9) Submission on behalf of the Naas Local History Group, it is requested that the Naas Development Plan 2011-2017 includes the following objective: *"That the development plan provides a location/room in the Town Hall in Main Street for the establishment of a local History Centre"*. (Submission. No. 49)

1.3 RESIDENTIAL DEVELOPMENT

General

- 1) It is submitted that there is too much emphasis on the rezoning of land for residential development, and it is submitted that there is currently an oversupply of housing in Naas. (Submission No. 36)
- 2) Submission recommends that no further lands should be rezoned for residential development. (Submission No. 52)
- 3) It is recommended that a plan be prepared for the provision of traveller accommodation. (Submission No. 35)
- 4) It is submitted that a motion was passed at the Traveller Accommodation Committee that *"specific traveller accommodation (preferably group housing) be provided in Naas and that a suitable location be identified in the review of the Town Plan due this year"*. (Submission No. 76)

Design

- 1) It is recommended that the design of buildings should be sympathetic to surroundings. (Submission No. 52)
- 2) It is recommended that the minimum size of apartments should be increased. (Submission No. 52)

Housing Mix

- 1) It is submitted that as of July 2009 there are less than 35 new 3 bedroom semi-detached homes available in Naas which could lead to a shortage of housing especially for first time buyers. (Submission No. 43)
- 2) It is recommended that higher density development such as apartment type developments should only be permitted in the town centre or along public transport nodes. (Submission No. 43)

Open Space

- 1) Submission recommended that a minimum of 10% public open space should be provided in residential developments in addition to private open space. (Submission No. 52)

Social and Affordable Housing

- 1) Submission suggests that Part V housing should be located within an application site and should not be located at an alternative site. (Submission No. 52)

1.4 TOWN CENTRE AND RETAILING

- 1) The level of dereliction throughout Naas town, particularly on Main Street creates an unattractive image of the town. (Submission No. 41)

- 2) It is submitted that the possibility of establishing an international type market at Market Square or Poplar Square to create an attraction for the public to shop in Naas was discussed at the public consultation evening for Naas. (Submission No. 9)
- 3) It is hoped the new shopping centre will provide a focus to regenerate the Main Street. (Submission No. 8)
- 4) It is submitted that St. Johns Lane should be made into a one-way street. (Submission No. 8)
- 5) It is suggested that Superquinn and Tesco should be offered incentives to move out of town centre. (Submission No. 8)
- 6) It is recommended that the parking which was removed from the public by selling the town car parking as a shopping centre should be replaced in some other form. (Submission No. 35)
- 7) An increase in "greening" and pedestrianisation of the town centre is recommended. (Submission No. 16)
- 8) Need to explore and implement rates in Naas and establish whether they have a detrimental effect on business in town (Submission No. 41)
- 9) It is vital to have an element of residential development along the Main Street to create a vibrant living town, it is submitted that the current requirement for car-parking hinders this (Submission No. 43)
- 10) It is submitted that future proposals for the Harbour area be included in the new development plan (Submission No. 17)
- 11) Submission refers to the consolidation of the existing town centre of Naas, and states that it is central to meeting the new challenges presented by the present economic downturn. (Submission No. 20)
- 12) It is submitted that the new plan should emphasise the importance that retail development has on the town centre. (Submission No. 43)
- 13) It is suggested that the use of a rate rebate or reduction should be considered to encourage town centre development. (Submission No. 43)
- 14) It is submitted that HGV's should be banned from the Main Street (Submission No. 8)
- 15) Submissions recommends a ban on all HGV's from the town centre (Submission No. 51)

1.5 ECONOMIC DEVELOPMENT AND EMPLOYMENT

- 1) It is submitted that the lack of an IDA campus is a loss to Naas and concerns are cited that the Millennium Business Park has not yet developed to its potential. (Submission No. 8)
- 2) It is submitted that Naas Town Council should identify new opportunities within the town boundary to facilitate the creation of new integrated mixed use developments, particularly where large land banks may be under the control of a limited number of landowners. (Submission No. 30)
- 3) Submission sets out the policy context and states that Naas will be subject to significant future population and economic growth having regard to its designations under national and regional policy. It is submitted that the Draft Naas Town Development Plan and Kildare County Development Plan must include suitable policies and objectives which will allow for the continued sustainable growth of the town. (Submission No. 30)

- 4) It is submitted that the "Northwest Quadrant" area is identified as the last remaining undeveloped land bank in close proximity to Naas and is strategically located in terms of future development. A Masterplan has been prepared for the north-west quadrant and agreed with Naas Town Council in 2007. The Masterplan provides for the future expansion of the town for commercial, community, residential and amenity purposes. (Submission No. 30)
- 5) It is submitted that no further retail/commercial parks should be permitted on the edge of the town. It is suggested that this pattern of development has detracted from Naas and particularly the town centre. It is recommended that Naas Town Council should establish a taskforce to encourage development in Naas. It is also recommended that outstanding development contributions should be recouped. (Submission No. 52)
- 6) It is submitted that there is a substantial employment and retail base in Naas and this should be fully harnessed. (Submission No. 62)
- 7) It is submitted that low density industrial and warehousing in such proximity to the town centre does not represent the most sustainable development of these strategically located lands. (Submission No. 32)
- 8) The submission primarily relates to a zoning request, it also seeks to identify and address economic and employment related issues. It assesses the planning policies applicable from national to local policies and it recommends a review of employment lands, the preparation of an economic and employment strategy development of policies and objectives etc. It is submitted that having regard to the outstanding, committed and pipeline industrial development, it is very likely that the quantum of available employment lands in the location would be insufficient to meet employment needs over the period of the plan. (Submission No. 66)

1.6 MOVEMENT AND TRANSPORT

Land Use and Transportation

- 1) It is submitted that an application for development of a grade separated interchange on the M7 at Osberstown is currently under consideration by Bord Pleanala. The lands to which the submission relates will facilitate the construction of the Sallins By-pass and it is stated that the M7 Interchange will significantly enhance the connections between the lands to the north and south of the M7. (Submission No. 30)
- 2) It is recommended that the Council produce a Traffic Management Plan for the local roads in Naas and prioritise the completion of the Inner Relief Road through the racecourse. It is submitted that the Council should not be swayed by landowners and or developers who offer to provide land swaps or other deals in return for rezoning which is not in conformity with best planning practice. (Submission No. 18)

Public Transport

- 1) In the long-term, the upgrade of public transport and the idea of a loop line from Sallins to Naas should be considered. (Submission No.16)
- 2) The submission outlines the importance of rail development as an important driver of local, regional and national planning and the challenge involved in providing frequent quality services

to meet needs of the users. Of relevance to Naas is the development of Commuter/Regional/Intercity rail links to and from Dublin city. One of the key Transport 21 rail infrastructure projects will provide a significant boost to rail frequency and capacity in Kildare. (Submission No. 3)

Roads Infrastructure

- 1) Submission states that in the short term, the completion of the new "ring roads project" linking Dublin Road to Blessington Road should be addressed allowing vehicular traffic divert around the town avoiding the centre. (Submission No. 16)
- 2) It is requested that an objective be included in the new Development Plan to provide Southern Ring Road from Newhall Interchange to Killcullen Road with link to existing Inner Relief Road and possibly to Devoy Barracks. (Submission No. 65)
- 3) It is submitted that the DTO is currently preparing a new Transport Strategy for the GDA for the period 2010-2030. There is an opportunity to ensure the highest level of compatibility between the DTO's Transport Strategy and regional level policies. (Submission No. 42)
- 4) It is submitted that the new development plan should prioritise the completion of the road link from Blessington Road to the Dublin Road (Submission No. 43)
- 5) Submission relates to a zoning request for lands at Oldtown Demesne, the submissions also proposed upgrading of junction and junction realignment on the Sallins Road, it is submitted that these road improvement works will increase the flow of traffic on the Sallins Road. (Submission No. 61)
- 6) Submission on behalf of the Dublin Transportation office recommends that the Planning Authority refer to the Leinster Orbital Route Corridor Protection Study. A feasibility study for the Leinster Orbital Route (LOR) has been issued to Kildare County Council identifying possible junction locations, which should be considered in the draft Naas Town Development Plan. (Submission No. 2)

Traffic Management

- 1) Traffic calming measures on the Monread Road are suggested. (Submission No. 8)
- 2) It is requested that a secure fence be placed around the large green at Craddockstown Road Roundabout to protect children's play area and provide segregation from large traffic volumes. (Submission No. 48)
- 3) It is proposed that traffic lights are installed at Craddockstown Road Roundabout to control traffic with signalised pedestrian crossing. Pedestrian crossing at the entrance to the hospital is also recommended. It is requested that all HGV's should be banned and directed to use the motorways and Bypass. (Submission No. 51)
- 4) It is recommended that the Tipper Road should be preserved and that no further residential development be permitted. (Submission No. 51)
- 5) The submission relates to an individual site on the Dublin Road where there is a double yellow line in front of the "Crossings Shopping Centre" which is having a negative impact on the clients tenants. It is requested that the new plan includes an objective for a loading bay to ensure that goods can be delivered to the shopping centre to maintain its viability. (Submission No.58)

- 6) It is submitted that traffic lights in the town should be rationalised especially where they are in close proximity to schools and junctions. (Submission No. 41)
- 7) Submission on behalf of the Parents Council of the Mercy Convent Primary School which is located on the Sallins Road, adjacent to the Church of Our Lady and St. David adjacent to the town centre. The submission includes a previous submission put forward in relation to the Traffic Management Plan for Naas. The short term measures include:
 - Erect adequate safety signage to alert motorists of "school ahead"
 - Implement temporary speed limits at school times
 - Create safe parking for buses
 - Create safe drop-off zone
 - Implement time restricted parking/clearways
 - Provide subsidy for the use of school buses
 - Immediate review of parking arrangements (Submission No. 70)

Pedestrian and Cyclist:

- 1) It is submitted that additional cycle lanes are necessary throughout the town. (Submission No. 8)
- 2) Submission support any measures proposed to improve walking route from Craddockstown Road to Punchestown. (Submission No. 48)
- 3) It is recommended that cycle lanes are provided through the town particularly in Main Street area. (Submission No. 51)
- 4) The plan should allow for bicycle parking stands, particularly in the Canal area. (Submission No. 52)
- 5) It is recommended that cycle routes should be maintained and there should be an increase in cycle spaces in the town. (Submission No. 52)
- 6) It is submitted that the old railway line which runs between Kilcullen Road and the Ballymore Road is retained and an objective included in the draft plan to investigate the feasibility of developing this as a walking route and linking to the existing lakes area and rail walk. (Submission No.33)

Car Parking

- 1) It is also strongly suggested that the parking provision which was removed from the public by selling the town car parking as a shopping centre be replaced in some other form. (Submission No. 35)
- 2) It is recommended that car-parking standards should be relaxed. (Submission No. 74 and 75)

1.7 INFRASTRUCTURE AND ENVIRONMENT

Water Supply

- 1) It is recommended that rain water harvesting be included as an objective in the Naas Town Development Plan to help address flooding problems and matters associated with hard water and water supplies. (Submission No. 34)

Wastewater

- 1) It is submitted that it is vital that Osberstown Treatment Plant is upgraded. (Submission No. 43)
- 2) Submission recommended that Naas Town Council and Kiildare County Council should work closely to upgrade Osberstown Treatment Plant. (Submission No. 52)

Surface Water/Drainage

- 1) It is suggested that an objective be included that no surface water be permitted to discharge to the canal or its feeders. (Submission No. 13)

Energy and Telecommunications

- 1) The submission outlines Eircom's requirements as service provider of telecommunications infrastructure and outlines that Eircom's requirements for infrastructure should be included in the design stage for new roads or developments in the town of Naas. It is suggested that where new greenfield developments are proposed that provision for a new Eircom telecommunication node/hub be considered to facilitate the deployment of full telecommunications services. (Submission No. 1)
- 2) It is requested that the Naas Town Development Plan 2011-2017 should facilitate and encourage the location of wind turbines on the area of raised ground between the Western Distributor Road and the M7 motorway also in the submitters ownership by way of a local objective. It is submitted that this will help to realise the potential for renewable energy generation in Naas in harmony with the provisions of the Issues Paper. (Submission No. 27)
- 3) Submission on behalf of Eirgrid which states that there are no projects planned in the Naas area. The submission sets out that Eirgrid is independent electricity Transmission System Operator (TSO) in Ireland and the Market operator in the wholesale electricity trading system. Eirgrid's role is to deliver quality connection, transmission and market services to generators, supplies and customers utilising the high voltage electricity system. Eirgrid is concerned that the Town Development Plan should support the provision for new High Voltage electrical infrastructure, including high voltage transformer stations and new overhead transmission power lines. It is submitted that the Draft plan should have regard to the government's energy strategies, should include an objective inline with the government objective of achieving 40% renewable energy by 2020 by the upgrading and strengthening of the grid by Eirgrid. It is proposed that the plan should include an overall objective to support and facilitate bulk energy infrastructure as the underlying principle of development in the region. It is proposed that the

concept of corridor development be applied to facilitate the important county wide national electrical Grid and Grid connections. (Submission No. 37)

- 4) It is recommended that the Council should move toward an LED system of public lighting. (Submission No. 52)

General Environment

- 1) It is also submitted that the lakes need to be dredged to increase their capacity (Submission No. 8)

1.8 SOCIAL, COMMUNITY AND CULTURAL DEVELOPMENT

General

- 1) It is submitted that historically the speed of residential development exceeds that of the necessary infrastructure and amenities which leads to an unacceptable situation and disproportionate residential development in relation to amenity or infrastructural development. (Submission No. 36)
- 2) It is recommended that developments over a certain size should contribute to long term needs of community. (Submission No. 52)

Social Inclusion

- 1) It is submitted that the group facilitator reported back that the group would like to have a policy to make Naas Town "Age Friendly" included in the new plan. It is suggested that the consultative process used by County Louth could be used in Naas and County Kildare which would enable older persons with reduced mobility to be socially included. Raised seating should be available in Post Offices, banks, at bus stops etc to aid the elderly. (Submission No. 28)
- 2) Submission on behalf of Kildare Traveller Action states that the current policies in the Naas Town Development Plan under the heading "Traveller Community" but it is suggested that more must be done to achieve these policies. (Submission No. 40)

Community Facilities

- 1) There is need for additional playgrounds, school capacity, library, community centres, street lighting, and recycling facilities provided in Naas. (Submission No. 7)
- 2) There are very limited facilities in Naas for after-school activities (Submission No. 8)
- 3) It is submitted that there should be capital support for the building of the Community Family Support Centre. It is further submitted that there is a need for a youth hostel is needed in Naas preferably by the Canal or Canal Harbour as it is stated that the nearest youth hostel is in Glendalough. (Submission No. 35)
- 4) Any re-development proposal for the Fairgreen area, which may include the development of a multi-use functions/campus style is supported. (Submission No. 48)
- 5) It is recommended that the Town Hall should be used for the benefit of the community, priority should be given to its use by voluntary community groups. (Submission No. 51)

- 6) It is recommended that the Library should be developed and supported so as to act as a community centre for the town. (Submission No. 52)
- 7) There is a need for a skateboard park in Naas and this should be developed in consultation with young people. The development of a youthcafe is also recommended. (Submission No. 52)
- 8) Submission recommended that any new public building on the swimming pool and fire station site at Fairgreen should be of a cultural nature. (Submission No. 67)
- 9) There is a general objection to then possible use of Fairgreen area for a car-parking, particularly a multi-storey. (Submission No. 67)

Education

- 1) A joint submission is made on behalf of St Corban's Primary School, Meanscoil Iognid Ris (Naas CBS) and Kildare Youth Services). A feasibility study regarding redevelopment of the old Naas Swimming pool site and surrounding grounds adjoining both St. Corbans Primary School and Naas CBS is submitted. It states that in recent years the schools have come under increased pressure and with traffic problems in the town and a change in surrounding land-uses, there are both opportunities and threats posed. It is suggested that the creation of a Naas Integrated Community and Educational Campus which would utilise the school sites and the swimming pool site (currently owned by KCC) would enhance facilities and contribute to recreational needs of young people in Naas. It is suggested that more efficient traffic management within the town and safer alternative access to the schools will enable a safe set down area and alleviate traffic congestion. A proposed layout/access plan is included in the submission which includes new school extensions, new playing pitches, new sports hall and alternative vehicular access from Craddockstown Road (Submission No. 12)
- 2) It is submitted that the schools are currently at capacity in Naas (Submission No. 8)
- 3) It is recommended that future new schools should be located in new development areas. (Submission No. 67)

Sports Facilities

- 1) It is contended that Naas is experiencing an over-supply of sport and leisure facilities and that there are large areas in Naas zoned for open space and amenity. (Submission No. 19)
- 2) It is submitted that there is a need for the provision of 3 dedicated indoor and 3 outdoor Youth Facilities in the town which should be designed for and in conjunction with young people. (Submission No. 35)
- 3) It is submitted that the overzoning of land for residential development in Naas has lead to some sports clubs being "land-locked" with little opportunity to develop further. (Submission No. 36)
- 4) The land adjacent to GAA Club on the Sallins Road should be kept and allocated for further development of GAA facilities. (Submission No. 52)

Anti-Social Behaviour

- 1) It is submitted that the dereliction of large houses in Naas is causing anti-social concern. It is further submitted that there is a need for safe walking areas throughout the town. (Submission No. 9)
- 2) Kildare Youth Services support the Garda ban on mosquito devices which generate a loud, high pitched noise that can only be heard by young people. (Submission No. 35)

Health

- 1) It is stated that improvements are required to Naas hospital and it is further submitted that there are very limited facilities in Naas for after-school activities. (Submission No.8)

Accessibility

- 1) The submission contends that improved access is needed to public buildings in Naas. (Submission No. 7)

1.9 ARCHITECTURAL, ARCHAEOLOGICAL AND NATURAL HERITAGE

Architectural Heritage

- 1) The submission relates to the preservation of certain buildings and in particular Protected Structures. Reference is made to Leinster Mill, which was refurbished 10 years ago and has an established office use. It states sufficient flexibility should be incorporated into the Development plan to be responsive to the appropriate alternative uses for such structures. (Submission No. 39)
- 2) The submission submitted was enquiring as to whether the walls and surrounds of St David's Castle are preserved? (Submission No. 41).
- 3) The submission requests a review of the Record Of Protected Structures and suggests the removal of an existing derelict structure from the RPS (NS19-095) Monread road.
- 4) (Submission No. 45)
- 5) The Naas Local History Group make the following submission – '*That the development plan provides a location/room in the Town Hall in Main Street for the establishment of a local History Centre*'. It is submitted that the history group have a long association in Naas and has over 100 members. It is stated that towns such as Athy & Kilcullen have established heritage centres and given Naas rich history, the establishment of a history/heritage centre would provide the town with a facility, which is lacking. (Submission No. 49)
- 6) The submission objects to the inclusion of St Corbans Place on the RPS. It is stated that the inclusion would have a detrimental effect on the ability of the residents to gain access or qualify for SEI grants. (Submission No. 50)
- 7) The submission highlights that there should be a 90m set back from the Harbour to Leinster Mills (PS) and renovation and regeneration of older structures should be carried out sensitively. (Submission No. 51).

Natural Heritage

- 1) The submission includes a copy of Waterways Ireland Corporate Plan 2008-2011. It is recommended that consultation be carried out with Waterways Ireland for any development that may have an impact on the canal. The following developments were listed: -
 - a. Any proposed cycle routes as sufficient width is required and that needs to be in keeping with the character of the canal in the area.
 - b. Any new footbridges to ensure sufficient air draft is maintained for canal users.
 - c. Any widening of Canal Bridges to ensure sufficient air draft is maintained for canal users.
 - d. Any changes in boundaries that are shared with the canal and the canal corridor
(Submission No. 5)
- 2) The submission focuses on the importance of Lakestroom (Craddockstown), the Morell River and the Convent/Oldtown Demesne Stream in Naas. It recommends that an undisturbed buffer of 10m between the development area and the riverbank should be strengthened and objectives should be put forward for salmonoid water constraints in the northwest quadrant. Natural heritage objectives for maintenance of buffer zones of 10m from water edge along banks would help protect fisheries and ecological interests. (Submission No. 10)
- 3) Reference is made to tree protection and that all new developments or planning applications with trees or Hedgerow on site should comply with standards. (Submission No. 33)
- 4) Reference is made to the importance of the Canal in relation to the Built Heritage in Naas in terms of its associated buildings and bridges. It is submitted that the following amended policy be included in the NDP.
 ' AH8 Naas Town Council actively encourages uses that are compatible with the character of protected structures. In certain cases, the Planning Authority may relax site-zoning restrictions and to be responsive to appropriate alternative uses for a structure in order to secure the protection and restoration of the structures'. (Submission No. 39)

1.10 OPEN SPACE AND AMENITY

- 1) The submission makes reference to the need for additional playgrounds. (Submission No. 7).
- 2) The submission relates to lands which were previously included as an LAP area- the harbour and realises scope is there for a significant park area which would be complemented by proposed linear park at the canal and Oldtown Demesne. (Submission No. 17)
- 3) The submission makes reference to the amenity lands at Caragh Sports Ground be developed to include a series of pedestrian paths to cater for casual users of the ground and design the lands along the lines of a public park which would cater for the needs of sporting clubs but also casual users. The lands should also cater for another playground. It is submitted that all the open spaces within existing residential development are marked as open space to prevent them from being developed further for residential units and protect their status as open space. It is submitted that the old railway line which runs between Kilcullen road and the Ballymore road is retained and an objective included in the draft plan to investigate the feasibility of developing this as a walking route and linking it to the existing lake areas and

rail walk. In conclusion it is submitted that if lands along the distributor road from Newbridge Road to Kilcullen and Ballymore roads are rezoned from agricultural use that provision is made to allocate open space to connect the existing amenity lands at Caragh Road and the lakes area on the Ballymore road. (Submission No. 33)

- 4) The submission supports any measures to improve a walking route from Craddockstown Road to Punchestown. (Submission No. 48)
- 5) The submission states the canal area should be maintained and preserved as an amenity area. It is also highlighted that a 90m set back should be strongly enforced from the Harbour to the Leinster Mills. The provision of a public park at the green area adjacent the Canal Harbour at the junction of Corbally and Naas line should be considered (Submission No. 51.)
- 6) The submission puts forward that the Corbally canal extension should be navigable for barges and investigate method to ensure the harbour basin is free of algae. The provision of dog parks should be encouraged. Need for more bins and green gyms in our open spaces. (Submission No. 52)
- 7) The submission submitted relates to Lakefield estate. It is requested that lake 3 in the estate and its green space should be maintained to Public Park standard and that increased care of the lake is carried out. This submission also relates to Naas as whole. It recommends that there shall be no further reduction in green space in Naas. (Submission No. 67)

1.11 ARCHITECTURE & URBAN DESIGN

- 1) The submission contends that improved access is needed to public buildings in the town. Safe areas for walking are needed together with the provision of adequate street lighting. (Submission No. 7)
- 2) The submission hopes that the new shopping centre will provide a new focus to regenerate the main street. It is submitted that St John's lane should be one-way street and that Superquinn and Tesco should be offered incentives to move out of the town centre. (Submission No. 8)
- 3) This submission relates to dereliction in the town centre and large commercial parks indicate that there should be no rezoning of residential areas and that the new development plan should include an objective to protect residential areas from the blight of vacant and dereliction properties. (Submission No. 11)
- 4) The submission recommends an increase in 'greening' and pedestrianisation of the town centre. (Submission No. 16)
- 5) The submission submits that the Council policy to require block work boundary walls between neighbouring properties in housing estates is unduly restrictive, expensive and environmentally unsustainable. (Submission No. 22)
- 6) The submission puts forward the requirement of the Department of Education in relation to the provision of new primary and post primary schools. It is further submitted that the department requests that site reservations to be made as close as possible to community facilities. The idea of multi-campus type of development should be open for consideration. (Submission No. 23)

- 7) The submission points out that the level of dereliction throughout Naas town particularly on the main street creates an unattractive image of the town. (Submission No. 41)
- 8) The submission puts forward the following considerations in review of the Naas Development Plan:
 - It is submitted that it is vital to the development of a vibrant living town that we have people living on or near the Main Street and the requirement of car parking hinders this.
 - It is submitted that the new plan should emphasise the importance that retail development has on the town centre. The use of a rate rebate or reduction should be available for use in current times.
 - The town centre should be the only place where apartments are permitted and along the public transport corridor. (Submission No. 43)
- 9) The submission requests that a secure fence be placed around the large green at Craddockstown Road Roundabout to protect the children's play area and provide segregation from large traffic volumes. (Submission No. 48)
- 10) The submission proposes that the renovation and regeneration of older structures should be carried out sensitively. (Submission No. 51)
- 11) The submission includes issues to be included in the Naas Town Development Plan 2011-2017:
 - Design of buildings should be sympathetic to surroundings.
 - Increase of density may be acceptable in or adjacent to town centre
 - Development over a certain size should contribute to long-term needs of the community.
 - Part V housing should be located on the proposed site.
 - Minimum 10 % public open space in addition to private open space.
 - Minimum size of apartments should be increased.

(Submission No. 52)

1.12 DEVELOPMENT MANAGEMENT

- 1) The submission contends that improved access is needed to public buildings in the town. Safe areas for walking are needed together with the provision of adequate street lighting. (Submission No. 7)
- 2) The submission suggests that an objective be included that no surface water be permitted to discharge to canal or its feeders. (Submission No. 13)
- 3) The submission states that the plan should include policies for housing estates. A greater emphasis should be placed on street cleaning, e.g. Fas workers could assist community strategies. (Submission No. 21)
- 4) The submission submits that the Council policy to require block work boundary walls between neighbouring properties in housing estates is unduly restrictive, expensive and environmentally unsustainable. (Submission No. 22)
- 5) The submission submits that reference should be made to tree protection and that all new developments or planning applications with trees or hedgerow on site shall comply with standards. (Submission No. 33)
- 6) The submission recommends that the parking provision that was removed from the public by selling the town car parking as a shopping centre be replaced in some form. (Submission No. 35)

- 7) The submission states that the town centre should be the only place where apartments are permitted and along the public transport corridor. (Submission No. 43)
- 8) The submission includes issues to be included in the Naas Town Development Plan 2011-2017-
- Design of buildings should be sympathetic to surroundings.
 - Increase of density may be acceptable in or adjacent to town centre.
 - Development over a certain size should contribute to long-term needs of the community.
 - Part V housing should be located on the proposed site.
 - Minimum 10 % public open space in addition to private open space.
 - Minimum size of apartments should be increased.
- (Submission No. 52)
- 9) The submission provides for an agricultural impact assessment of any proposed mixed-use commercial and residential development of the lands on Fishery Lane. The study assesses the possible impact on the existing adjoining farm and farmyard of proposed commercial/residential development. The report concludes farming is not the principal activity in the adjacent lands as the majority of surrounding area is commercially developed. It is suggested that conditions to mitigate any potential adverse impacts relating to the development can be put in place by the Planning Authority pursuant of a grant of permission. (Submission No. 69)
- 10) The submission relates to lands at Fairgreen Naas, which formed part of an Action Area Plan. A submission was made to the AAP in August 2008 and it is submitted that the content of same be taken into consideration in the new Naas Town Development Plan 2011-2017. The site in question adjoins Corban's Lane to the north and by the CBS primary school to the western and southern boundary. It is submitted that the following policies and objectives could be listed in the proposed Fairgreen Action Area Plan in relation to the site:
- Extend proposed Fairgreen AAP to include adjoining site
 - Provide vehicular entrance to service this site and adjoining site of Millbrook Court.
 - Provide streetscape along site frontage to include a "Landmark" building on the corner of Corbans Lane and Millbrook Court.
 - Building heights to reflect existing heights in the immediate vicinity of the site.
 - Allow for increased density on the site.
 - Allow for car-park standards to be relaxed. (Submission No. 74)

1.13 STRATEGIC ENVIRONMENTAL ASSESSMENT

- 1) Submission refers to Strategic Environmental Assessment and provides information in relation to EPA Strategic Environmental Assessment guidance pack. (Submission No. 15)

APPENDIX F

REPORT ON ISSUES RAISED AT NAAS PUBLIC CONSULTATION MEETING

Appendix F: Report on Issues Raised at Naas Public Consultation Meeting

STRATEGIC PLANNING AND POPULATION

Strategic Growth: The future planning of Naas town and Naas Environs area should involve a more co-ordinated approach to avoid inconsistency in zoning. The development of Naas has "spread outwards" in recent years and there is a need for new plan to address this concern, particularly with regard to residential development.

Employment: The Development Plan should be based on the vision of continuing to support employment based activities. This can be facilitated by providing an Interchange at the Millennium Park/Northwest quadrant.

Community/Social/Recreational: The development of community facilities is necessary to sustain a growing population. There is need for additional facilities and these should be located throughout the town – both in the town centre and adjacent to existing and proposed residential areas.

Sustainable development: The level of potential population growth indicated in the RPGs would be acceptable if infrastructure and community facilities, particularly primary schools are provided in tandem with development.

RESIDENTIAL DEVELOPMENT

Pattern: The location of new residential development on the periphery of Naas town should be avoided.

Quality: There is a need to create high quality residential areas in Naas and to have regard to new guidelines published in relation to quality development.

Residential standards: In order to create quality built environments it is important that new developments comply with standard requirements, however there is a need to review current residential standards for Naas.

Car-parking: The current requirement of 1.5 spaces per house is considered insufficient and leads to traffic congestion. Each unit should have a car parking requirement of at least 2 cars within the curtilage of the dwelling.

Design: Residential areas are being designed to engineering standards which does not allow for creative design. Need for design guidelines in new development plan.

Apartments: Concerns regarding their suitability to Naas, the town centre is considered only suitable location for new apartment developments.

Vacancy: Concern regarding levels of vacancy in new residential development in Naas

Open space: Inadequate private gardens and public open space in new estates.

Amenity: Need to protect residential amenity- recent encroachment of commercial development into existing residential areas. Lack of open space provided in new developments.

Housing Mix: Need for more provision of the standard 3-4 bed semi-detached house with own rear garden.

Density: High density/apartments are more suited to the town centre. High density tends to result in a lack of amenities, especially open space.

Energy: Use of energy saving building techniques, solar panels should be encouraged.

Management: Need to evaluate policies on management companies and make distinction between developments which will be taken in charge and private developments.

Housing in side gardens: Size of the site is not sufficient to provide adequate car-parking and open space.

Social and Affordable Housing: Need to debate the issue of social and affordable housing. Housing for elderly people should be provided for in the new development plan.

Taking in charge of Estates: Complaints that the process is too slow, other services cannot be installed until state is taken in charge i.e. Gas. Naas Industrial Estate not yet taken in charge. There should be more follow up once permission is granted, inspection after 2 years to determine what has been carried out.

ECONOMIC DEVELOPMENT ENTERPRISE AND EMPLOYMENT

Use: Depending on the type of employment, mixed use development might be more appropriate - commercial/office type uses can be integrated with residential/social/community type development.

Zoning: There seems to be excessive amount of land zoned H-Industry & Warehousing in existing development plan.

Location: Specific locations/sites for heavy manufacturing should be identified throughout the town.

In order to attract high-end enterprise development to Naas the Council could:

- Reduce/eliminate rates in Naas
- Reconsider development contributions
- Incentives for development of brownfield
- Lobby and engage with ICT businesses
- Help to subsidise local enterprise development
- Assisting small to medium sized enterprises in start-up businesses and utilising local labour force skills
- Greater support/grants for Osberstown area (Northwest Quadrant)
- Greater support needed for Naas Industrial Estate, prime location for businesses near the M7.

Additional employment creation could be facilitated in Naas by the provision of:

- A new interchange at Millennium Park/Northwest Quadrant would improve access to the motorway.
- Luas/light rail should link the town centre and the train station through Millennium Park/Northwest Quadrant increasing the attractiveness of Naas as an employment area.
- Increased access to broadband services in the town.
- Provision of public transport to employment areas.
- Promotion of Naas as 3rd level Education destinations- develop links with NIU Maynooth.
- Retail Parks provide level of employment and are safe retail areas.

Key Strengths of Naas are identified as:

- The location of the town adjacent to the road/rail network and proximity to Dublin/airport & port.
- Young educated population.
- Attractive place to live.

Constraints of Naas are identified as:

- Poor public transport linkages to railway station and within the town.
- Lack of adequate parking at railway station.
- Lack of capacity of Osberstown WasteWater Treatment Plant

TOWN CENTRE

Role of Town Centre: The role of the town centre should be primarily retailing. Over the last number of years there has been a reduction in retailing in the town centre, and an increase in the number of financial/professional service type uses. Need to restrict the out of town retailing which affects the town centre

Derelict sites: There are concerns regarding the increase in dereliction and the lack of activity in the town centre with recent businesses closing. Brownfield Sites – there may need to be flexibility on the zoning of these sites to encourage re-development. There is a need to redevelop Poplar square and to replace the Poplars and to encourage a “café-culture” along Main Street and at squares in Naas.

Appearance: The new development plan should ensure the vitality and improve the attractiveness of the town centre.

Mix of uses: Need a good mix of uses e.g.-town museum, promote tourism, cultural art facilities, use of the town hall for town activities, redevelopment of backland sites, annual festival for Naas etc.

New retail: Concerns that the new shopping centre will impact further to the reduction of retailing along Main Street.

Expansion of Town Centre: concerns regarding the development of a new town centre beyond the Harbour area.

Residential: Need for more residential units to be provided and encouraged in the town centre/main street.

Car-parking: The current fees are too restrictive and consideration to be given to free car parking at weekends.

Pedestrian: Consideration of pedestrian only parts of the town centre. There is a lack of public seating and street furniture in town centre. There is a need more pedestrian links between Canal and the town centre

Traffic: Need to restrict commercial traffic at certain times of the day, HGV's should be banned.

Safety: There are some safety concerns regarding some side streets- need more surveillance and activity

RETAILING

- There are concerns that the new town shopping centre will impact on the existing town centre/main street, especially on the smaller shops.
- There are concerns in relation to additional traffic which the new development will generate.
- Concerns that the pattern of out of town retailing has a negative impact on town centre, but it is also pointed out that retail parks are easily accessible and have adequate car-parking.
- Need to open up the Canal Harbour area for niche retailing.
- The Council should promote a Retail Strategy/Promotion of Quality Retailers for the town- more consideration should be given to the type of shops that are suitable to Naas.

MOVEMENT AND TRANSPORT

Land-use and Transportation: Need to establish where new development will occur in Naas and establish if it corresponds to the recommendations of the Naas Integrated Framework for Land Use and Transportation (IFPLUTS).

Traffic Management: There is a need for a cohesive Traffic Management Plan for the town and to provide an integrated transport system.

Public Transport: Need for improved public transport linkages between residential areas, employment areas and the town centre. E.g. Main Street and Millennium Park and also to Sallins train station. There is need for local transport service/bus service from the residential areas to the town centre.

Schools: There are concerns regarding the current inadequate and unsafe drop off facilities (particularly at Corban's Lane).

Cycle Lanes: Need for continuation and joining of cycle lanes throughout the town and environs, in particular linking residential areas to the town centre. It is currently unsafe along the Sallins Road. There is a general lack throughout of safe lanes throughout the town. A reduction in the width of footpaths may be necessary to facilitate the provision of cycle lanes in existing parts of Naas.

Car- Parking: Need to remove spaces on Main Street and squares as they distract from the town centre. Parking at the new shopping centre in Corbans lane should be free to anyone shopping in town centre. The car-parking standards need to be more flexible in the Draft Development Plan.

Road Infrastructure: There is a need for additional road infrastructure such as:

- Completion of inner ring road (the race course portion) in order to reduce the unnecessary traffic within the centre of the town.
- The provision of a new interchange at the Northwest Quadrant to encourage employment opportunities by providing better access to the Motorway.
- Completion of the outer ring roads- particularly at Ballymore Road.

INFRASTRUCTURE AND ENVIRONMENT

Osberstown WWTP: There is a recognition that Osberstown Wastewater Treatment Plant is at capacity. It is recommended that the Council should restrict planning permissions pending on the upgrade of Osberstown Treatment Plant.

Environmental issues/concerns: The following are raised as being of concern:

- Traffic and congestion
- Litter
- Antisocial behaviour
- Clean water provision
- Sewage problems

AMENITY AND OPEN SPACE

Green Belt: A green-belt should be maintained between towns to stop them merging/urban sprawl.

Lakes: There are relatively well kept and provide a good level of amenity for the town. Need to maintain and landscape lakes area and to ensure it is maintained as open space. There are some concerns regarding anti-social behaviour at lakes area.

Open space: All open spaces areas should to be properly landscaped and maintained- this will lead to reduction in dumping etc.

Zoning: There is an anomaly in the current zoning map for Naas- A green area is marked "M" on one side of the Canal and not the other- concern regarding the designation. There should be a distinction between private lands and public lands in the new plan. There is currently only one zoning for all. There should be no change (down-zoning) to the current amenity zonings.

Amenity walks: Need to improve amenity walks, along the canal & Craddockstown Road.

Amenity: Racecourse is underutilised as a public amenity and should be made more available to the public.

BUILT AND NATURAL HERITAGE

Built Heritage: There is a need to protect and preserve historic buildings in Naas. Historic look of the town centre should be maintained and protected.

RPS: The Record of Protected Structures needs to be revised and additions/deletions made to it. Concerns raised that the process of the RPS has been undemocratic in the past and may contain onerous listings.

Repair and renovation: The Council should repair any buildings in its ownership and help property owners to maintain their buildings of historic character.

Development Contribution: There should be a reduction in development contributions for owners of Protected Structures.

Archaeology: Need to re-assess the current zone of archaeological potential in town centre.

Canal: The Canal is recognised as being a high-quality amenity feature but there are concerns that it is unsafe to walk beside because of cars. There should be more use of the Canals, there is scope for the provision of a water bus and jetties. It could be utilised more to attract tourism to the town.

Specific buildings in Naas:

- Historic building adjacent to the council offices should be redeveloped as community type building, art gallery, etc.
- Buildings such as Gibbson's Castle and the Market House are important heritage buildings and should be developed for public/tourist use.
- The Lantern Building should be repaired and conserved.
- Market House- Canal Harbour area all should be listed as preserved/preservation areas.
- Courthouse, Town Hall, St David's and Jigginstown, should all be protected and preserved. The current state of Jigginstown is unacceptable and there are concerns that St. David's Castle may be in danger of destruction.

SOCIAL, COMMUNITY AND CULTURAL DEVELOPMENT

Balanced Development: Social and community infrastructure should be developed in tandem with new residential development and as the town grows in the future.

Community Facilities: Need for additional community infrastructure to be provided throughout the town.

Education: Provision of new schools might be better located outside the town centre, adjacent to newly zoned residential areas. Possibility of providing an educational campus on Blessington Road. A number of submitters were of the opinion that educational facilities should be located near or within new and existing residential developments not primarily in the town centre.

Older population: Naas should be developed as an "age-friendly" town. There is a need to develop an age friendly strategy for the development of the town in the Draft development plan.

Swimming pool site: Former swimming pool site could be used for car-parking for the schools and/or used as a youth centre or community facility.

Anti-social behaviour: There is a need for more CCTV and a multi agency approach to anti social behaviour i.e. Garda, Local Authority and Social services. Need for greater co-operation between the Council, Gardai (other agencies). There is a general lack of policing in the town. The Development Plan has a role to play in supporting local clubs.

Amenity Lands: Amenity lands should be located adjacent to schools and should have more play equipment provided.

Use of Buildings: The Town Hall should be open to more community groups/cultural uses and should be more accessible.

Sports Facilities: There is a lack of facilities, currently inadequate and should be more dispersed throughout the town. They should have multi-uses and be shared between clubs etc. Playing fields should be provided on the Sallins Road and Craddockstown area.

Insufficient facilities for youth: There is a need to address anti-social behaviour by provision of adequate facilities. These facilities should be located adjacent to open spaces to provide passive surveillance.

URBAN DESIGN AND ARCHITECTURE

Design guidance should be introduced in the new plan but should not be too prescriptive as to stifle the architectural design.

There is a concern that the quality of the built environment could worsen if densities were increased- high density should be designed to high standard.

Design guidance should provide the parameters for overall development such as:

- Building setback
- Height
- Materials
- Boundary Treatment
- Planting
- Shopfront design in town centre
- Protection of historic buildings
- New housing estates

MISCELLANEOUS ISSUES RAISED

- Taking in charge of Estates- Complaints that the process is too slow, other services cannot be installed until state is taken in charge i.e. Gas. Naas Industrial Estate not yet taken in charge.
- Development should be dictated to by the market and not by planners (apartment developments).
- Concerns that there are too many taxi licences issued in Naas.
- Power lines should be put underground.
- All properties should be numbered to aid identification.
- Use of the "Globe" sculpture on the Dublin Road to advertise Naas.
- Use of funds from parking meters should go to fund a local bus service.

- Lack of information on the Naas Town Council website, particularly in relation to environmental issues
- Need for greater co-operation between the Council, Gardai (other agencies). There is a general lack of policing in the town.
- The circle shape for the administrative boundary of Naas Town Council does not reflect the pattern of development on the ground and needs to be reviewed
- Need to establish one local authority in Naas to deal with the roads- current overlap between the County and Kildare County Council is not working effectively.
- Stricter enforcement of unauthorised development is needed.

APPENDIX G

NATIONAL, REGIONAL & LOCAL CONTEXT FOR THE PREPARATION OF DEVELOPMENT PLANS

PLANNING AND DEVELOPMENT ACTS, 2000-2007
NATIONAL MONUMENTS ACTS, 1930-1994
NATIONAL CULTURAL INSTITUTION ACT, 1997
ARCHITECTURAL HERITAGE (NATIONAL INVENTORY) AND HISTORIC MONUMENTS MISCELLANEOUS PROVISIONS) ACT, 1999
HERITAGE ACT, 1995
WATER SERVICES ACT, 2007
PLANNING AND DEVELOPMENT REGULATIONS, 2001-2007
PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS, 2004
ENVIRONMENTAL NOISE REGULATIONS RELATING TO THE ASSESSMENT AND MANAGEMENT OF ENVIRONMENTAL NOISE, 2006
A PLATFORM FOR CHANGE, DUBLIN TRANSPORTATION OFFICE STRATEGY 2000-2016 (2001)
ACTION ON HOUSING (2000)
BIO-ENERGY ACTION PLAN (2007)
DELIVERING A SUSTAINABLE ENERGY FUTURE FOR IRELAND. GOVERNMENT WHITE PAPER ON THE ENERGY POLICY FRAMEWORK (2007)
DELIVERING HOMES SUSTAINING COMMUNITIES, STATEMENT ON HOUSING POLICY FRAMEWORK AND PRINCIPLES FOR THE PROTECTION OF THE ARCHAEOLOGICAL HERITAGE (1999)
GREATER DUBLIN STRATEGIC DRAINAGE STUDY (2005)
GREATER DUBLIN WATER SUPPLY STRATEGIC STUDY 1996-2016
HOUSING IN IRELAND PERFORMANCE AND POLICY
PROPOSED NATIONAL HAZARDOUS WASTE MANAGEMENT PLAN 2008 – 2012
NATIONAL DEVELOPMENT PLAN 2007-2013
NATIONAL SPATIAL STRATEGY PEOPLE PLACES POTENTIAL 2002-2020, (2002)
NATIONAL BIODIVERSITY PLAN, DEPARTMENT OF ARTS, HERITAGE, GAELTACHT & THE ISLANDS 2002)
NATIONAL HERITAGE PLAN, DEPARTMENT OF ARTS, HERITAGE GAELTACHT AND THE ISLANDS (2002)
NATIONAL CHILDCARE STRATEGY 2006-2010 (2006)
NATIONAL ACTION PLAN FOR SOCIAL INCLUSION 2007-2016 (2007)
NATIONAL CLIMATE CHANGE STRATEGY 2007-2012 (2006)
NRA DEVELOPMENT MANAGEMENT AND ACCESS TO NATIONAL ROADS - POLICY STATEMENT (2006)
NATIONAL COUNTRYSIDE RECREATION STRATEGY AS RECOMMENDED BY COMHAIRLE NA TUAITHE
READY STEADY PLAY! A NATIONAL PLAY STRATEGY (2004)
REGIONAL PLANNING GUIDELINES FOR THE GREATER DUBLIN AREA 2004-2016 (2004)
RETAIL STRATEGY FOR THE GREATER DUBLIN AREA 2008-2016 (2008)
RIVER BASIN MANAGEMENT PLANS – SOUTH EASTERN AND EASTERN
SUSTAINABLE DEVELOPMENT – A STRATEGY FOR IRELAND (1997)
TOWARDS 2016 TEN YEAR FRAMEWORK SOCIAL PARTNERSHIP AGREEMENT 2006-2015 (2006)
TOWARDS SUSTAINABLE LOCAL COMMUNITIES: GUIDELINES ON LOCAL AGENDA 21 (2001)
TRANSPORT 21, 2006-2015

2020 VISION – SUSTAINABLE TRAVEL AND TRANSPORT: PUBLIC CONSULTATION DOCUMENT
TRANSPORT STRATEGY FOR THE GREATER DUBLIN AREA 2010-2030 (2008)
WASTE MANAGEMENT - CHANGING OUR WAYS (1998)
WASTE MANAGEMENT PLAN FOR THE DUBLIN REGION 2005-2010 (2005)
ARCHITECTURAL HERITAGE PROTECTION, GUIDELINES FOR PLANNING AUTHORITIES (2004)
ARCHITECTURAL HERITAGE PROTECTION FOR PLACES OF WORSHIP, GUIDELINES FOR PLANNING
AUTHORITIES (2003)
CHILDCARE FACILITIES, GUIDELINES FOR PLANNING AUTHORITIES (2001)
DEVELOPMENT MANAGEMENT GUIDELINES, (2007)
LANDSCAPE AND LANDSCAPE ASSESSMENT GUIDELINES, CONSULTATION DRAFT GUIDELINES FOR
PLANNING AUTHORITIES (2000)
DEVELOPMENT PLANS GUIDELINES, (2007)
FUNFAIR GUIDANCE- PLANNING AND DEVELOPMENT ACT 2000 (CERTIFICATION OF FAIRGROUND
EQUIPMENT) REGULATIONS (2003)
IMPLEMENTING REGIONAL PLANNING GUIDELINES - BEST PRACTICE GUIDANCE (2005)
IMPLEMENTATION OF SEA DIRECTIVE, ASSESSMENT OF THE EFFECTS OF CERTAIN PLANS AND
PROGRAMMES ON THE ENVIRONMENT, GUIDELINES FOR REGIONAL AUTHORITIES AND PLANNING
AUTHORITIES (2004)
PROVISION OF SCHOOLS AND THE PLANNING SYSTEM, A CODE OF PRACTICE FOR PLANNING
AUTHORITIES, THE DEPARTMENT OF EDUCATION & SCIENCE AND THE DEPARTMENT OF THE
ENVIRONMENT, HERITAGE AND LOCAL GOVERNMENT (2008)
QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES (2007)
QUARRIES AND ANCILLARY ACTIVITIES, GUIDELINES FOR PLANNING AUTHORITIES (2004)
RETAIL PLANNING, GUIDELINES FOR PLANNING AUTHORITIES (2005)
SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS, GUIDELINES FOR
PLANNING UTHORITIES (2007)
SUSTAINABLE RURAL HOUSING, GUIDELINES FOR PLANNING AUTHORITIES (2005)
TELECOMMUNICATIONS ANTENNAE AND SUPPORT STRUCTURES, GUIDELINES FOR PLANNING
AUTHORITIES (1996)
TREE PRESERVATION, GUIDELINES FOR PLANNING AUTHORITIES (1994)
SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS, GUIDELINES FOR PLANNING
AUTHORITIES (2009)
URBAN DESIGN MANUAL; A BEST PRACTICE GUIDE, A COMPANION DOCUMENT TO THE GUIDELINES
FOR PLANNING AUTHORITIES ON SUSTAINABLE RESIDENTIAL DEVELOPMENT IN URBAN AREAS
(2009)
WIND ENERGY DEVELOPMENT, GUIDELINES FOR PLANNING AUTHORITIES (2006)
THE PLANNING SYSTEM AND FLOOD RISK MANAGEMENT - CONSULTATION DRAFT GUIDELINES
(2008)
DRAFT GUIDELINES ON THE IMPLICATIONS OF THE CHANGES TO PART V CONTAINED IN THE
PLANNING AND DEVELOPMENT (AMENDMENT) ACT 2002, 2003
TAKING IN CHARGE OF RESIDENTIAL DEVELOPMENTS CIRCULAR LETTER PD 1/08 (2008)

KILDARE COUNTY DEVELOPMENT PLAN 2005-2011

NAAS TOWN DEVELOPMENT PLAN 2005-2011
FINGAL COUNTY DEVELOPMENT PLAN 2005-2011
SOUTH DUBLIN COUNTY DEVELOPMENT PLAN 2004- 2010
MEATH COUNTY DEVELOPMENT PLAN 2007-2013
WICKLOW COUNTY DEVELOPMENT PLAN 2004-2010
OFFALY COUNTY DEVELOPMENT PLAN 2009-2015
LAOIS COUNTY DEVELOPMENT PLAN 2006-2012
CARLOW COUNTY DEVELOPMENT PLAN 2009-2015

COUNTY DEVELOPMENT BOARD STRATEGY KILDARE 2012 -SOCIAL, ECONOMIC AND CULTURAL DEVELOPMENT OF KILDARE.

COMPETITING IN A GLOBALISED WORLD – AN ECONOMIC STRATEGY FOR KILDARE COUNTY COUNCIL.

NAAS INTEGRATED FRAMEWORK AND LAND-USE PLAN, 2003

NAAS NORTHWEST QUADRANT MASTERPLAN 2007

APPENDIX H

REQUIREMENTS FOR A DEVELOPMENT PLAN

Appendix J Requirements for a Development Plan

The Planning and Development Act 2000 sets out clearly those matters that must be included in a Development Plan as well as those matters that may be included.

1.0 below is a summary of the items, which must be addressed in the new Development Plan.

2.0 below gives a summary of the type of matters, which may be addressed in the Plan. This list is not exhaustive.

Throughout the Planning Act it is continually stressed that consideration can be give only to matters which relate to the proper planning and sustainable development of Naas.

1.0 Matters, which must be addressed in the Development Plan.

1. A Planning Authority must make a Development Plan, every six years, for the whole of its area.
2. The Plan shall have regard to the Development Plans of adjoining Planning Authorities and shall take into account any likely effects the implementation of the plan may have on the area of any adjoining Planning Authority, having regard, in particular, to any submission or observation made by the adjoining Planning Authority.
3. The Plan shall be consistent with national plans, policies or strategies, which relate to the proper planning and sustainable development.
4. The Development Plan shall set out an overall strategy for the proper planning and sustainable development of the county.
5. The Plan must contain a written statement and a plan or plans indicating the development objectives for the county.
6. The Development Plan shall include objectives for the Zoning of land.
7. The Development Plan shall include objectives for provision or facilitation of provision of infrastructure, including transport, energy, communication facilities, water supply, waste water services, waste recovery and disposal facilities.
8. The Development Plan shall include an objective for the conservation and protection of the environment.
9. The Development Plan shall include an objective for the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.
10. The Development Plan shall include an objective for preservation of the character of the landscape and of architectural conservation areas.
11. The Development Plan shall include an objective for protection of structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
12. The Development Plan shall include an objective for preservation of the character of Architectural Conservation Areas.
13. The Development Plan shall include an objective for renewal of areas in need of regeneration.
14. The Development Plan shall include an objective for provision of travellers' accommodation and the use of particular areas for that purpose.

15. The Development Plan shall include an objective for preservation, improvement and extension of recreational amenities.

16. The Development Plan shall include objectives for the control of establishments under the E.U. Major Accidents Directive.

17. The Development Plan shall include an objective for provision of community services, including schools, crèches and childcare facilities.

18. The Development plan must include sufficient and suitable land zoned for residential use, or a mixture of residential and other uses, to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the lifetime of the Plan.

19. The Plan must include clear policies and proposals for retail development in the County in accordance with the Retail Planning Guidelines.

20. Naas Town Council must have regard to the Regional Planning Guidelines for the Greater Dublin Area.

21. The Plan must contain information on the likely significant effects on the environment of implementing the Plan.

2.0 Matters which may be included in the Development Plan

1. The Plan may include objectives on the location and pattern of development.

2. The Plan may include objectives on control of areas and structures.

3. The Plan may include objectives on community facilities.

4. The Plan may include objectives on environment and amenities

5. The Plan may include objectives on infrastructure and transport.

It is the duty of Naas Town Council to take such steps within its powers as may be necessary for securing the objectives of the Development Plan.

The Development Plan must not include any objective which relies on another Local Authority to achieve it, except after consultation with the other local authority.

Not later than two years after the making of the Development Plan the Manager must give a report to Members of the Council on the progress achieved in securing the objectives of the Plan.

Not later than four years after the making of the Plan, Naas Town Council must give notice of its intention to review the Plan and to prepare a new Development Plan.

NOTE: This Appendix does not purport to be a legal interpretation. For full details see Part II and the First Schedule of the Planning and Development Act, 2000.

APPENDIX I

GLOSSARY OF TERMS

Appendix 1 Glossary of Terms

ABP	An Bórd Pleanála
ACA	Architectural Conservation Area
CBS	Christian Brothers School
CCTV	Closed Circuit Television
CDP	County Development Plan
CSO	Central Statistics Office
DoEHLG	Department of the Environment, Heritage & Local Government
DTO	Dublin Transportation Authority
EPA	Environmental Protection Agency
EU	European Union
GDA	Greater Dublin Area
HGVs	Heavy Goods Vehicles
IDA	Industrial Development Agency
IFPLUT	Integrated Framework Plan for Land Use & Transportation
KCC	Kildare County Council
KYS	Kildare Youth Services
LA	Local Authority
LAP	Local Area Plan
LOOR	Leinster Outer Orbital Route
NHA	Natural Heritage Area
NRA	National Roads Authority
NSS	National Spatial Strategy
NTC	Naas Town Council
NTDP	Naas Town Development Plan
NUI	National University of Ireland
OPW	Office of Public Works
RFC	Rugby Football Club
RPG	Regional Planning Guidelines
RPS	Record of Protected Structures
SAC	Special Areas of Conservation
SEA	Strategic Environment Assessment
SPA	Special Protection Area
SUDS	Sustainable Urban Drainage Systems
TPO	Tree Preservation Order
VEC	Vocational Education Committee
WWTP	Waste Water Treatment Plant