

KILDARE COUNTY COUNCIL

Minutes of Special meeting of Naas Municipal District Held at 6.30 p.m on Thursday, 22 October 2015 at Áras Chill Dara, Devoy Park, Naas, Co Kildare

Members Present: Councillor J Lawless (Mayor), Councillors A Breen, F Brett, D Callaghan, B Hillis, S O'Neill, R Power and D Scully.

Apologies: Councillors S. Moore.

Also Present: Messrs. P Minnock, E O'Sullivan (Directors of Services), Mr. M Kenny (Senior Planner) Mr. B Keaney (Senior Executive Planner), Mr. K Kavanagh (Meetings Administrator) Mr. A. Cunniffe, (Executive Planner), Ms. V. Cooke (Administrative Officer) and other officials.

01/1015SP

To consider the Chief Executive's Report on submissions and observations to the Draft Sallins Local Area Plan 2015-2021.

The Mayor welcomed everyone to the meeting and briefed the members on the steps that had been undertaken to date in the review of the Sallins Local Area Plan and on the purpose of the meeting which was to consider the Chief Executive's report. The Mayor thanked the members for their efforts to date and all staff who had worked on the updating of the Plan.

The Meetings Administrator reminded the members that they must consider the Draft Local Area Plan (LAP), material alterations to the Draft LAP, any environmental reports and the Chief Executive's Report on any submissions received and decide whether to make the Draft LAP with or without the material alterations.

In making the LAP, the elected members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (June 2004) prepared under the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 20(3) of the Planning and Development Acts 2000 to 2015 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the development plan relates;
- The statutory obligations of the local authority; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

Mr. Kenny gave the members an overview of the submissions received. Mr. Kenny also referred to the fact that a number of submissions had been received outside of

the statutory display period and could not be taken into consideration as a result. Mr. Kenny referred to the vision for the future of Sallins and stated that the draft Plan would allow for the development and consolidation of the centre of the village. Mr. Kenny informed the members that the draft Plan had to be compatible with the County Development Plan, the Core Strategy and the Regional Planning Guidelines.

Mr. Cunniffe then informed the meeting that an Urban Design study of Sallins village had been undertaken and recommended to the members that they agree to incorporate the study into the draft Plan for publication as a material alteration to the draft plan.

It was agreed by all the members present that the Urban Design study which had been attached as an appendix to the Chief Executive's Report on submissions to the draft Sallins LAP be put on public display as a material alteration to the draft.

It was also agreed by all the members present that they had **read and noted** the Chief Executive's report on the Submissions to the Draft Sallins Local Area Plan 2015 - 2021 and that they would discuss submissions 6, 8 and 35 in detail and would submit notices of motion on the three submissions for consideration at the meeting.

Mr. Cunniffe informed the members that 36 submissions had been received during the display period of 26th June, 2015 to 11th August, 2015 and these were listed and responded to in the Chief Executive's report which issued on 11th September, 2015.

It was agreed by all the members present that submission numbers 6, 8 and 35 would be considered after all the other submissions had been considered.

The members then discussed the content of Appendix 1 which had also been attached to the end of the Chief Executive's Report. The members referred to the fact that they considered Sallins to be very close to Naas but that it had a Level 4 status in the Retail Strategy for the Greater Dublin Area 2008 - 2016 rather than the Level 1 status allocated to Naas and that this did not adequately allow for the growth of Sallins. Mr. Cunniffe informed the meeting that Sallins is designated in the Retail Strategy for the Greater Dublin Area 2008 - 2016 as a Level 4 centre in the retail hierarchy. Sallins is designated as a Small Town in the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022. These designations cannot be changed by the Council but will be subject to review as part of the formulation of the new regional strategy which will be prepared by the Eastern and Midland Regional Assembly. The members referred to the fact that a number of submissions had addressed the retail issue and Mr. Cunniffe briefed the members on the County Development Plan strategy and the fact that the Sallins Local Area Plans needed to dove-tail with the county strategy.

Resolved on the proposal of Councillor Power, seconded by Councillor Callaghan, it was **agreed** by all members present that Appendix 1 be included in the draft plan and be put on public display as a material alteration to the draft.

Submission 1 - Department of the Environment, Community and Local Government (DECLG)

Sub. 1 (a) - Flood Risk Assessment:

Advises that a Stage 2 level Flood Risk Assessment for the whole Plan area is required.

Chief Executive's Opinion

A Stage 2 Flood Risk Assessment (also referred to as an 'Initial FRA') was carried out for all lands within the LAP boundary that are classified for land use not compatible with flood-risk.

In those lands where the LAP proposes to zone green-field lands for land-use not compatible with flood-risk, the initial FRA determined that the impact of flood-risk zones on these lands would be confined to marginal areas and would not be of such significance as to undermine the strategic zoning decision. To ensure that the flood-risk in the marginal areas is incorporated into subsequent development of these lands, the SFRA recommended that development of these lands be subject to Site Specific FRA in accordance with the "*Flood Risk Management Guidelines*" (2009).

Where the draft LAP proposes to zone lands already developed for land-use not compatible with flood risk and where these lands were identified by the Initial FRA as being at risk of flooding, the SFRA recommended that further development of these lands be subject to Site Specific FRA in accordance with the Flood Risk Management Guidelines.

Chief Executive's Recommendation - No Change

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Sub 1 (b) - Housing Land & Unit Requirement to 2021:

The Department notes that there are a number of sites within the LAP zoned Objective 'A Town Centre' and 'K Commercial/Residential' which both permit residential as part of mixed use development. The Council is requested to provide a housing estimate (unit target) for these lands and that the overall housing unit target is revised accordingly.

Site C4 is c. 700m of the rail station and is >3ha. As such it should have a density similar to sites C5 & C6 (i.e. 30+ units). Table 5 should be revised accordingly.

Chief Executive's Opinion:

The Draft LAP is based on an urban design strategy for the town. This strategy includes a number of Design Briefs for key areas with the goal of regenerating key sites (A1, A2, A3 and K2) in and around the town centre. Rather than prescribe indicative layouts, the Council has set a vision for each area. The exact quantum of

residential development on each site will be determined on a case by case basis. However in order to estimate the potential on such lands (including the K1 Commercial Residential lands), an indicative quantum is proposed in a revised Table 5 – attached in Appendix 1.

The density on site C4 has also been amended as per Table 5 attached in Appendix 1.

Given the unit potential on the Town Centre and Commercial/Residential lands, and considering the infrastructural constraints in relation to wastewater, a revised phasing arrangement is also included in Appendix 1.

Chief Executive's Recommendation:

Revised Table 5 and associated text/phasing are included in Appendix 1 setting out indicative quantum of units on Town Centre and Commercial/Residential lands.

Resolved: It was agreed by all members present to accept the Chief Executive's.

Sub. 1 (c) - Reference should be made to the designation of Sallins as a Level 4 Centre in the *"Retail Hierarchy under the Retail Strategy for the GDA 2008-2016"*.

Chief Executive's Opinion

Agreed.

Chief Executive's Recommendation:

Under section 10.0 *"Town Centre"*, the following addition is proposed: *'Sallins is designated as a Level 4 centre (Small Town) in the Retail Hierarchy of the Retail Strategy for the GDA 2008-2016. The Retail Planning Guidelines 2012 (and supporting Retail Design Manual) place a renewed emphasis on supporting and enhancing our town centres rather than permitting out of centre or edge of centre developments. A key tenet of the guidelines is to have a plan led approach to developing town centres.*

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Sub. 1 (d) - The Department recommends a phasing arrangement for development in Sallins to ensure the timely delivery of development in tandem with the required infrastructure.

Chief Executive's Opinion

The phasing arrangement set out in Table 5 has had due regard to the infrastructural constraints on a site by site basis. In addition specific objectives under designated areas are attached where appropriate to address community/infrastructural deficits.

Chief Executive's Recommendation

As per 1 (b) above (i.e. revised Table 5 including phasing of development).

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 2 - National Transport Authority (NTA).

The NTA is satisfied that the Plan represents an appropriate basis for the development of Sallins over the plan period.

Sub. 2 (a) - In addition the NTA recommends the following:

- That the design briefs reflect the function of the station as a multi-modal public transport node, and the need to accommodate interchange with the car, bus and rail. There is a need to provide for an improved environment for interchange between modes of transport on the R407 in vicinity of the station
- Safe cyclist and pedestrian access to the rail station is required, having particular regard to vehicular access to the station
- The issues could be best dealt with through the preparation of a Traffic Management Plan for the rail station/environs and the town centre.

Chief Executive's Opinion

In order to recognise the importance of the multi-modal public transport node in Sallins, each design brief should include the following point under the '**Connectivity/Movement**' heading;

'Any development in the area should clearly outline how development can accommodate a modal change and maximises the benefits of the multi-modal transport node at the Rail Station'.

A policy supporting a Traffic Management Plan for Sallins will be included.

Chief Executive's Recommendation

Amend each design brief to include text as indicated above.
Insert an objective (under section 12.4) to prepare a Traffic Management Plan as follows;

SIO 6 To prepare a Traffic Management Plan for Sallins in conjunction with the NTA and to implement and support the recommendations of this plan, subject to the availability of funding.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Sub. 2 (b)

Due to the peripherality of the lands zoned H Industry and to the north of Sallins, offices should be 'not permitted' under the zoning matrix. To permit offices at this location would be contrary to the Authority's "*Integrated Implementation Plan for Transport in the GDA (2013-2018)*".

Chief Executive's Opinion

Noted. The inclusion of office use within the zoning category H is considered acceptable in principle. It is located within walking distance (approx. 1.5 km) of the train station and other public transport servicing the town. With the construction of the bypass this site will be easily access by car and public transport while causing minimal traffic disruption within the town centre.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Sub. 2 (c)

Reference to the Authority's *Statement of Strategy* under TCO 6 in the Draft LAP should be replaced with the Authority's *Integrated Implementation Plan for Transport in the GDA (2013-2018)*.

Sub. 2 (c)

Agreed.

Chief Executive's Recommendation

Amend Objective TCO 6 to read as follows:

*To prepare and implement (subject to funding) a detailed Town Improvement Scheme to visually enhance the streetscapes and key urban spaces in the town centre and approach roads. The Scheme shall accord with the National Transport Authority's '~~Statement of Strategy 2012-2014~~' **Integrated Implementation Plan for Transport in the GDA (2013-2018)** (or any subsequent Strategy)....*

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 3 – Naas Neighbourhood Greenway

Sub 3 (a)

The Grand Canal Greenway from Dublin to Wexford should be put on the plan that is passing through Sallins. The track should be a sealed tarmac track of 4 metres in width to facilitate all users safely

Chief Executive's Opinion

'Map 2: Movement Objectives' shows a dedicated pedestrian and cycle route along the Grand Canal. Section 12.2 '*Pedestrian and Cyclist Movement*' also has specific objectives to deliver cycle paths along the canal. Determination of finishes and width to the track will be assessed at a further stage following an environmental assessment in conjunction with the statutory bodies and/or public consultation.

Sub 3 (b)

The Naas Greenway proposal that joins Naas to Sallins along the Grand Canal from the Harbour in Naas to the train station in Sallins should be put into the plan. It is important that the station be connected to this network.

Chief Executive's Opinion

'Map 2: Movement Objectives' shows a dedicated off road connection from the Rail Station in Sallins along the Grand Canal to the edge of the LAP boundary in north Naas. This is consistent with the NTA's "Greater Dublin Area Cycle Network Plan". Any future review of the Naas Town Plan will also have due regard to this Cycle Network Plan.

Sub 3 (c)

A cycle route from North Sallins to Naas should be put in on the Sallins road. This should be a cycle track away from the road and not on the road.

Chief Executive's Opinion

'Map 2: Movement Objectives' shows 'Streetscape Improvement Works' along the Sallins Road. In accordance with the "Design Manual for Roads and Streets" (DMURS), any upgrade will include cycle lanes.

Chief Executive's Recommendation – Sub 3(a), (b) and (c)

A footnote to the Legend on Map 2 shall clarify that '*All Streetscape Improvement Works and New Street/Road Improvement Works shall, where appropriate include cycle lanes in accordance with national policy*'.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 4 – Offaly County Council

Offaly County Council has no comments to make on the Draft LAP.

Chief Executive:

Noted.

Resolved: It was agreed by all members present to note the Chief Executive's recommendation.

Submission 5 – Maguire & Associates on behalf of Kieran and Morgan O'Flaherty

Objects to the inclusion of their lands as '*F Open Space & Amenity*' on the grounds that it will interfere with their working farm and could pose security and health and safety implications in terms of trespassing.

Chief Executive's Opinion

The continued operation of the dairy farm will not be affected by the zoning objective, which is to reserve the lands as a strategic open space. The existing agricultural practices will not be affected by the zoning.

Chief Executive's Recommendation.

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 7 – Dr. John Kehoe

This submission seeks the rezoning of lands (5.7 Ha) from '*I Agricultural*' to '*E Community and Educational*' so as to facilitate the development of a nursing home.

Section 15 of the Draft LAP specifically identifies the need for a nursing home/care facility in the town. The planning rationale for a nursing home is as follows:

- The lands are within 1km of the rail station and town centre
- Notwithstanding the setback from the M7 there is considerable space for development
- The provision of nursing home facilities are advocated in the Regional Planning Guidelines, the Kildare County Development Plan 2011-2017 (Section 11.5.3)
- Population profile of the area (details in submission) demonstrates the ageing population in the region as per ESRI and CSO reports.
- There are no nursing homes (existing or permitted) in Sallins and only 3 serving Naas.
- Currently there are over 1,700 persons over 65yrs in Sallins.
- A special category E1 should identify a nursing home on the lands.

Chief Executive's Opinion

There is a substantial quantum of lands zoned for "*A Town Centre*", "*K Commercial/Residential*" and "*E Community & Educational*" in Sallins to provide for such a facility over the plan period.

The distance/isolation of the proposal from the established town centre is also of concern insofar as it is widely recognised that care facilities should be integrated into communities proximate to facilities which permit social interaction and independent living.

Objective SO 6 (Section 3.9 'Settlement Strategy Objectives') of the Kildare County Development Plan 2011-2017 is as follows:

'To identify and retain green belt separation areas between the development boundaries of the county's towns and villages in the interest of avoiding coalescence of settlements and to retain their distinctive character and identity.'

In addition the primary goal of this LAP is to consolidate the town, strengthen the existing town centre and avoid further sprawl/coalescing with Naas.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 9 – Meath County Council

Meath County Council has no submission to make with respect to the Draft LAP.

Chief Executive:

Noted

Resolved: It was agreed by all members present to note the Chief Executive's recommendation.

Submission 10 – Sallins Scout Group

The submission makes the following points:

- Overall the Group welcomes the thrust of the Draft LAP.
- The LAP needs to address the lack of indoor community facilities in Sallins.
- The lack of facilities needs urgent attention as the youth are not mobile and flexible in terms of travelling to adjoining towns.
- Without facilities, the youth are left to hang out at the canal and supermarket car park.

The Group recommends that the Sallins LAP;

- a) prioritises indoor facilities under the community and recreation section of the Plan
- b) identifies a site for a scouts den with storage equipment

Chief Executive's Opinion

The Draft LAP has identified a 4.5ha site "E1 Community & Educational" off the proposed link road to the bypass for various community uses. The zoning objective is as follows:

This site has been identified for the long term strategic needs of the community. Facilities such as community sports halls, meeting rooms, clubs, playgrounds, sports pitches etc are all acceptable in this zone.

A scouts den is therefore a use which could be facilitated in this zone.

Chief Executive's Recommendations

1. Additional text (in bold) will be included under Section 15 Community and Recreational Facilities as follows:

*An increasing population generates increased demand for the provision of services including community facilities, school places and amenities. **Sallins in particular has a demand for a range of indoor and outdoor amenities, both active and passive in nature.** It is imperative that these facilities are provided in tandem with new development as new communities emerge...*

2. Include a specific objective under "A2 Town Centre" as follows:

'The use of this site shall be restricted to mixed use adventure/recreational tourism incorporating the existing industrial architecture into activity based pursuits. A limited amount of residential development may be considered.'

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 11 – Sallins Celtic F.C.

The Club (with over 170 members) acknowledge reference to, and appreciation of, the requirement for a permanent home in the Sallins area under the Draft LAP. The Club is actively working with officials and elected representatives in the area to secure a permanent home.

Chief Executive's Opinion

The Council will continue to work with all community groups in Sallins to enhance existing facilities and secure, where feasible, to ensure their continued success.

The Draft LAP has included a significant tract of open space under FI for a future town park, to encourage a variety of active and passive uses.

Chief Executive's Recommendation

No change

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 12 – Michael & Mairsile Kehoe

The submission seeks the rezoning of circa 1 acre from '1 Agricultural' to 'Residential' for a family home'

Chief Executive's Opinion

As per response in relation to submission no. 7 in relation to consolidation of Sallins and prevention of coalescing of settlements. An application from the applicant's for a house on this site was reused on the grounds of rural housing need and impact on the high amenity areas of the canal (Pl. Reg. Ref 14/331). A subsequent application for a similar development was withdrawn (Pl. Reg. Ref. 15/597).

Chief Executive's Recommendation

No change

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 13 – Richard Murphy (Patrick Murphy)

This submission seeks the rezoning of 30 acres in northern Sallins, south of the approved Sallins bypass. The bypass will divide the farm. The rezoning proposal is as follows:

- 5 acres for open space along the River Liffey.
- 6 acres for Commercial/Community/Leisure etc
- 1 acre for access/circulation
- 18 acres for residential purposes

Should the lands not be zoned, then it will be necessary to construct an overpass/tunnel which will prove costly.

Chief Executive's Opinion

The Core Strategy of the Kildare County Development Plan 2011-2017 (CDP) provides the policy framework for Local Area Plans (LAPs), particularly in relation to zoning at LAP level.

Section 8.0 and Tables 3, 4 and 5 of the Draft LAP sets out the 2021 housing unit target for Sallins. This unit target figure takes account residential units built from 2006 (Census data baseline) to 2015, as well as un-built units with valid planning permissions, including unfinished estates.

Sufficient lands (including revised unit figures and phasing as per Chief Executives Recommendation under Submission no. 6) are zoned in Sallins for residential development over the Plan period.

Given the level of underutilised brownfield sites in Sallins, there is no requirement for additional commercial lands at the edge of Sallins over the plan period. Sufficient community lands have also been identified under lands zoned *E1* over the plan period.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 14 – Leona McDaid

This submission raises a number of issues in relation to the health and vitality of Sallins town centre. The main issues raised are as follows:

Sub 14 (a)

Can the Council implement guidelines on the type of retail premises (and visual nature) permitted on the Main Street of the village

Sub 14 (b)

Can the Council address the problem with the vacant premises, formerly Marron's newsagent on the Main Street?

Sub 14 (c)

Additional lighting is required at Sallins train station to make it safer for pedestrians, particularly at the pedestrian entrance on the Naas side.

Sub 14 (d)

Lighting is also required at the entrance to Osberstown road (to the right when heading to Naas from the village). This is to also protect pedestrians during the winter months.

Sub 14 (e)

The development team should intervene to find a solution to the grossly unappealing empty office spaces, located near SuperValu. These spaces could be used for the local community for foster local enterprise? Local start-up companies could avail of the spaces for a low monthly rental charge.

Sub 14 (f)

Additional cycling routes are required in and around the village while cycling parks for people should be incorporated into the Plan. Schemes such as the Dublin Bicycle Scheme should be considered.

Sub 14 (g)

With Ireland's Ancient East being launched to consumers next year there is huge tourism potential for Sallins village with its local amenities and its proximity to various tourist attractions. However, the village is unattractive at present. The development plan is a real opportunity to put Sallins on the map for all the right reasons.

Chief Executive's Opinion

Sub 14 (a)

Planning applications for various uses in town centres will be assessed on their merits. Details on shopfront design are set out in Chapter 19 of the Kildare County Development Plan 2011-2017.

Sub 14 (b)

Issues relating to vacancy continue to pose problems and undermine the vitality and vibrancy of our main streets. The Council would welcome any suggestions through any landowner to secure alternative use(s) to raise the profile of Sallins town centre. The Planning Authority proactively engages with all owners/prospective developers under the Development Management process in relation to uses (or indeed pop up uses) which are acceptable in town centre sites. In addition the Urban Regeneration Housing Act 2015 provides for the buying of a vacant site by local authorities from 2017. It is envisaged that this will encourage landowners to use or sell their vacant sites.

Sub 14 (c)

Such issues are more appropriately dealt with through the Municipal District Engineer. However it is considered reasonable to include an objective in the LAP as follows:

It is an objective of the Council to provide public lighting at the Naas side of Sallins Train Station along the R407.

Sub 14 (d)

Such issues are more appropriately dealt with through the Municipal District Engineer. However it is considered reasonable to include an objective in the LAP as follows:

It is an objective of the Council to provide public lighting at the Junction of the Osberstown Road and the Naas end of the R407.

Sub 14 (e)

The offices are in private ownership. As such the Planning Authority has no direct role in the free market. However the Council will engage with owners/prospective owners regarding the re-use of these and other vacant premises in the town.

Sub 14 (f)

Map 2 Movement Objectives identifies a number of green routes, including upgrades to the existing street network to include new cycle paths. 3 no. new pedestrian/cycle bridges are also proposed in conjunction with those outlined in the "*Greater Dublin Area Cycle Network Plan 2013 – 2021*". The LAP, in section 12.2 Pedestrian and Cyclist Movement, contains a range of policies and objectives supporting public transport, modal shift and in particular to deliver cycleways in conjunction with the National Transport Authority (objectives PCO 1 to PCO 10 inclusive all refer). A bicycle scheme requires a critical population mass to be viable. Sallins does not have the population base for such a scheme.

Sub 14 (g)

A number of Design Briefs have been prepared in this LAP for the first time with specific reference to addressing the vacancy in the town centre. The Council has also appointed a Landscape Architect who is currently preparing a Masterplan for the enhancement of the town centre and surrounding areas as per Objective TCO 6 /

TCO 7 and Figure 5 of the Draft LAP. The Council will actively seek funding (through various state agencies/departments) to deliver the Masterplan for the people of Sallins following agreement with the Municipal District (and possible public consultation should the Masterplan be included as a material alteration of the draft LAP).

Chief Executive's Recommendation

Sub 14 (a) and Sub 14 (b), Sub 14 (c) and Sub 14 (d) Include additional objectives re provision of public lighting as follows:

It is an objective of the Council to provide public lighting at the Naas side of Sallins Train Station along the R407.

It is an objective of the Council to provide public lighting at the Junction of the Osberstown Road and the R407.

Sub 14 (f) –
No change.

Sub 14 (g) –
As per recommendation under submission No. 28 below.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 15 – National Roads Authority (N.R.A.)

The NRA has no specific comments in relation to the Sallins LAP. The Council is requested to have regard to Environmental Noise Regulations with respect to the proximity of the town to the national road network as per Policy NR4 of the Kildare County Development Plan 2011-2017.

Chief Executive's Opinion

Noted.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 16 – Derek Whyte Planning consultant on behalf of Frank Reynolds
This submission seeks the rezoning of c. 5 acres of land outside the current LAP boundary but adjacent to the existing Willousie residential development for residential purposes. The submission argues *inter alia* the following in support of the zoning:

- a) Spatially the lands are a natural extension to Sallins, allowing for a low density edge of settlement development.
- b) The lands are serviced with footpaths.

Increased permeability through the existing Willouise scheme.

Chief Executive's Opinion

The Core Strategy of the Kildare County Development Plan 2011-2017 (CDP) provides the policy framework for Local Area Plans (LAPs), particularly in relation to zoning at LAP level.

Section 8.0 and Tables 3, 4 and 5 of the Draft LAP sets out the 2021 housing unit target for Sallins. This unit target figure takes account residential units built from 2006 (Census data baseline) to 2015, as well as un-built units with valid planning permissions, including unfinished estates.

Sufficient lands (including revised unit figures and phasing as per Chief Executive's Recommendation under Submission no. 4) are zoned in Sallins for residential development over the Plan period.

Furthermore the lands are constrained by the lack of capacity in the local foul sewer network. The site is not considered a natural extension of the LAP boundary given that there are many sites available proximate to the town centre and rail station.

Chief Executive's Recommendation

No change

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 17 – Ann Byrne

This submission supports the submission made by the 23rd Kildare (Sallins) Scout Group

Chief Executive's Opinion

Noted.

Chief Executive's Recommendation

As per submission no. 10, 18, 22 and 25

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 18 – Cian Gavin

This submission supports the submission made by the 23rd Kildare (Sallins) Scout Group

Chief Executive's Opinion

Noted.

Chief Executive's Recommendation

As per submission no. 10, 17, 22 and 25.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 19 – Environment Protection Agency (EPA).

This submission notes:

Sub 19 (a)

That excess lands were zoned previously, and that to comply with the Core Strategy of the County Development Plan and the Regional Planning Guidelines, the Plan proposes to address this. In relation to the proposed rezoning of excess residential lands to Phase 2 Residential Lands, there is merit in describing whether any of the excess zoned residential lands are proposed to be de-zoned or otherwise rezoned to other land use types

Sub 19 (b)

With regards to the proposed rezoning/development of lands in particular, the Flood Risk Management Guidelines (DEHLG, 2009) should be fully taken into account, as appropriate. The Flood Risk Assessment carried out should, where possible, highlight the identified “Flood Zone A” and “Flood Zone B” vulnerable areas (as described in the Flood Risk Management Guidelines), and also consider providing an overlay map showing the existing and proposed land use zoning in the Plan area relative to the flood risk areas

Sub 19 (c)

The inclusion of policies/objectives to protect environmental sensitivities within the Plan area. In Section 16.4 Nature Conservation outside of Designated Areas, it would also be useful to also consider whether invasive species are present in the area, and whether a commitment in relation to their management and control is required.

Sub 19 (d)

SEA comments: The EPA’s SEA Scoping submission (attached to this submission for reference purposes) provides links to the relevant reports and should be reviewed. A number of recommendations for reference to national policy documents are made in this submission

Chief Executive’s Opinion

Sub 19(a)

The Draft LAP reflects the zoning of lands following consideration of all zonings under the 2009 LAP.

Sub 19 (b)

In order to simplify the process a separate Strategic Flood Risk Assessment Map (Map No. 3) has been prepared in accordance with the stated Guidelines

Sub 19 (c)

Policies and objectives in relation to controlling invasive species are set out under the Kildare County Development Plan.

Sub 19 (d)

The Council will have due regard to the supporting documentation submitted by the EPA. Specific reference to national policy documents will be made in the forthcoming Kildare County Development Plan.

Chief Executive's Recommendation

No change

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 20 – Fewer Harrington & Partners on behalf of Anthony Neville, Briargate Developments

This submission relates to a 6.8ha in Sallins. The main issues raised/amendments sought to the Draft LAP are as follows:

Sub 20 (a)

Lands C4 and C6 be amended to permit New Residential Development in Phase 1. Where this is deemed not to be possible, we would suggest that Policy HP 1 would be amended as follows:

HP 1: To facilitate the sustainable development of lands in Sallins for residential use in accordance with Map 1 to ensure compliance with the Core Strategy and the settlement strategy set out in Kildare County Development Plan 2011 to 2017, or any future plan.

Note:

~~*In the event that permissions expire on existing zoned residential lands designated as Phase 1, consideration may be given to development of Phase 2 lands which are sequentially close to the town centre and are adequately serviced by appropriate infrastructure. The remaining Phase 2 lands will not be eligible for development until such time as Phase 1 lands are developed appropriately or until the review of this LAP through the statutory process reflects any changes to the core strategy set out in the GDP.*~~

Replace text with:

In order to ensure continuity of housing supply during the new plan period, where Phase 1 lands have not progressed within 2 years of the date of adoption of this Plan, consideration may be given to the development of Phase 2 lands.

Sub. 20 (b)

It is considered that the land-holding identified as C6 could be identified as existing residential/infill due to its location immediately adjoining residential use to the east and west.

Sub. 20 (c)

Lands zoned "F1" in the Draft Sallins LAP 2015, should be amended to Industry and Warehousing as per the 2009 LAP.

Sub. 20 (d)

The suitability of lands zoned C7 to deliver residential development is questionable. It is noted that this land-bank is zoned Phase 1 New Residential and, yet, is located significantly further from the town centre than our clients lands. This is contrary to the promotion of proper planning and sustainable development.

Sub. 20 (e)

Town Centre Sites, lands zoned *K1* and *K2*: It is noted that lands zoned town centre and, *K1* and *K2* (commercial/residential) are identified for delivery of a “substantial” quantum of residential units over the plan period, in addition to lands zoned New Residential. The fact that these lands are identified as being suitable for significant residential development within the life of the Plan must surely imply that the required 137 no. units is already redundant.

Sub. 20 (f)

Negative Impact of Phase 2 zoning on delivery of Community Uses: The lack of the provision of community uses in Sallins during the years of rapid delivery of housing is noted in the Draft Plan with the result that there is now a serious under-provision of and, need for, community uses. However securing finance to undertake and complete developments is extremely difficult, the delivery of community uses on our clients’ lands which have been identified for this use (i.e. lands zoned *E1*) would be difficult. Our client would welcome the provision of community uses on his lands , including a nursing home, as indicated in the last masterplan prepared, but can only do this where he can immediately progress with residential development on C4 and C6.

Chief Executive’s Opinion

Sub 20 (a)

The Sallins LAP 2009 was adopted prior to the enacting of the Core Strategy in the Kildare County Development Plan 2011 – 2017 under the Planning and Development (Amendment) Act 2010. The Draft LAP must now conform with the Settlement Hierarchy as set out in the current Kildare County Development Plan 2011-2017 and the Regional Planning Guidelines 2010-2022.

The Core Strategy of the Kildare County Development Plan 2011-2017 (CDP) provides the policy framework for Local Area Plans (LAPs), particularly in relation to zoning for residential purposes at LAP level.

Section 8.0 and Tables 3, 4 and 5 of the Draft LAP sets out the 2021 housing unit target for Sallins. This unit target figure takes account residential units built from 2006 (Census data baseline) to 2015, as well as un-built units with valid planning permissions, including unfinished estates.

Sufficient lands are zoned for residential development in Sallins in this draft LAP, including the revised unit figures and phasing as per Appendix 1.

Identified development lands are constrained by capacity issues in the local foul network. Irish Water is the lead authority with respect to the delivery of such infrastructure. The upgrade of the network in Sallins will be as per Upper Liffey Valley Regional Sewerage Scheme

Following the network upgrade, the priority will be for lands to develop sequentially from the core. In order to ensure compliance with the RPG’s and Core Strategy, the delivery of units must accord with the Core Strategy figures. Social and physical infrastructure must be delivered in tandem with residential development.

Chief Executive's Recommendation

As per submission no. 4 in terms of housing targets and associated text.
Refer to Appendix 1 for amendment to section 8.2.1 'Future Housing Target'.

Chief Executive's Opinion

Sub 20 (b)

C6 is appropriately zoned "C" New Residential given the capacity of the lands to deliver a significant quantum of units.

Chief Executive's Recommendation

No change

Chief Executive's Opinion

Sub. 20 (c)

The lands are zoned F: Open Space and Amenity (including the F1 specific objective) as:

The lands are strategically located between the River Liffey and Grand Canal and as such have the potential to provide an attractive green area between these water bodies;

There is a requirement for a strategic open space for active and passive recreation in Sallins;

The area has been identified under Map 6 Green Infrastructure as a key green area

Industry and warehousing type development is deemed incompatible with the high amenity value of the water bodies; and The industry and warehousing zoning was circa 1km from the large area (c. 24.46 ha) identified for key employment in Millennium Park, Naas.

The lands zoned F to the west of C4 and north of the dense copse of trees should be rezoned to 'I Agriculture'.

Chief Executive's Recommendation

Retain F1 lands as Open Space and Amenity with specific objective for a Town Park i.e. No change

Amend zoning on lands zoned F to the west of C4 and north of the dense copse of trees from "*F Open Space & Amenity*" to '*I Agriculture*'.

Chief Executive's Opinion

Sub. 20 (d)

This infill, serviced, site is within the ownership of Kildare County Council. The Housing Department is currently reviewing the housing land bank for the provision of future social housing. It would be inappropriate at this time to change the zoning of

residential land in the Council's ownership prior to a full assessment of the plans for social housing delivery.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 20 (e)

Table 5 (as amended following submission no. 1 from the Department of Environment) now prescribes unit targets for lands zoned as *A Town Centre* and *K Commercial/Residential*. All phasing shall be as per Appendix 1.

Chief Executive's Recommendation

As per Appendix 1.

Chief Executive's Opinion

Sub. 20 (f)

A key tenet of this LAP is to develop the physical and social infrastructure for a town with a population of 5,283 persons (40% of growth occurred between 2006 and 2011). Lands zoned E1 are required for the delivery of such infrastructure over the short to longer term as the town grows. While the provision of nursing homes is laudable, this use alone will not address the immediate social infrastructural deficit in Sallins.

The existing requirement for a Social Infrastructure Assessment for 25 units or greater (irrespective of phasing) will identify issues and needs in terms of the social infrastructure of Sallins. This requirement shall be incorporated into specific zoning objectives for *C New Residential*, *A Town Centre* and *K Commercial/Residential*.

Chief Executive's Recommendation

Retain lands zoned *E1* for the delivery of social infrastructure in Sallins.

Insert the following statement (as set out under Section 5.0 'Zoning of Lands') under each of the zoning objectives for "*C New Residential*", "*A Town Centre*" and "*K Commercial/Residential*" to ensure compliance/delivery of social infrastructure and associated:

Any future residential development in excess of 25 units must address this social deficit through:

Social Infrastructure Assessment;

Design (e.g. playgrounds, pocket parks); and

Integration of services.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 21 – Eirgrid.

This submission sets out the role of Eirgrid as a Transmission System Operator and the role and responsibilities of same. A map was included in the submission denoting powerlines in the area. The following policy is proposed for inclusion in the LAP:

To ensure safe and efficient use and development of Transmission Infrastructure, by recognising and providing for existing transmission corridors, including when identifying new areas of development.

Chief Executive's Opinion

Noted. The LAP is specific to the local area of Sallins. A strategic policy as the one proposed is best included in the Kildare County Development Plan.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 22 – Denise Daly.

This submission supports the submission made by the 23rd Kildare (Sallins) Scout Group.

Chief Executive's Opinion

Noted.

Chief Executive's Recommendation

As per submission no. 10, 17, 18 and 25.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 23 – Department of Communications, Energy & Natural Resources (DCENR).

This submission advises the Council on various maps/datasets/reports which are available in preparing LAPs. It is recommended that the groundwater is highlighted in the Sallins LAP and SEA.

Chief Executive's Opinion

The SEA carried out for the Draft Sallins LAP has noted groundwater in its assessment on the receiving environment. Groundwater and associated vulnerabilities are mapped at a county level. As the overarching policy framework for the entire county, policies and objectives contained in the CDP also apply at LAP level. Therefore it is not considered necessary to include specific reference to groundwater in the LAP.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 24 – Dublin Airport Authority (DAA).

The DAA has no comment to make on the LAP.

Chief Executive's Opinion

Noted.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 25 – Sonja Owens.

This submission supports the submission made by the 23rd Kildare (Sallins) Scout Group. The population of Sallins has 30% under the age of 18 with many kids hanging around the canal and shops. A den/scouts hall would provide focus for the local youth population and dissuade anti-social behaviour.

Chief Executive's Opinion

Noted. A Social Infrastructure Assessment is also required for 25 housing units or more.

Chief Executive's Recommendation

As per submission 10, 17, 18 and 22 above.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 26 – Department of Arts, Heritage & Gaeltacht (DAHG).

Sub. 26 (a)

Terrestrial Archaeology

The Department recommends that in the case of the proposed zoning of lands at Bodenstown as (H) Industry and warehousing there should be an Archaeological Impact Assessment undertaken in advance of this zoning. These lands lie close to the medieval church at Bodenstown (Recorded Monument KD014-041001-) and there is therefore the possibility that archaeological features could be disturbed by any future industrial and warehousing development here. This archaeological impact assessment should include a geo-physical survey and archaeological testing.

Sub. 26 (b)

The submission also recommends the inclusion of a paragraph regarding the Underwater Archaeology Unit and shipwreck database.

Chief Executive's Opinion

Sub. 26 (a)

The LAP was prepared having due regard to the recorded monuments in the vicinity of the Sallins area. The lands are in excess of 350m from Bodenstown cemetery. Text should be included in the zoning objective requiring an Archaeological Impact Assessment prior to the development of the site. In addition the masterplan for the lands should include specific reference to mitigating the visual impact of development on Bodenstown cemetery. It should also be noted that the area proposed for zoning has been reduced from that zoned in the 2010 LAP for the village.

Chief Executive's Recommendation

Amend the specific objective under the H Industry & Warehousing zoning by inserting the additional text (in bold) as follows:

*The development of lands zoned H will be subject to a Masterplan, to be agreed with the Planning Department prior to/in conjunction with development, achieving a high standard of layout, landscaping, design and phasing of the overall site, with specific reference to infrastructure, layout and the zoning of lands. The existing mature trees on the landholding shall be incorporated into any design. **Supplementary native planting will be required along the northeast boundary to mitigate any visual impact when viewed from Bodenstown graveyard (Recorded Monument KD014-041001). An Archaeological Impact Assessment will also be required prior to the preparation of the Masterplan.***

Chief Executive's Opinion

Sub. 26 (b)

Noted. This paragraph is strategic in nature and more appropriately included in the Kildare County Development Plan.

Chief Executive's Recommendation

No change

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 27 – Donal Meehan.

This submission proposes a number of suggestions (with associated maps and diagrams) to Movement & Transport in Sallins. Comments in relation to the town centre and the H Industry & Warehousing lands are also included. The main points raised are as follows:

Sub. 27 (a)

The existing transport infrastructure in Sallins is poor in quality and not fit for purpose. The town needs to be bypassed as soon as possible. Apart from needing the bypass, the main road and footpaths need complete rejuvenation to bring them up to scratch.

Sub. 27 (b)

The through road is quite wide in parts, with wide car lanes, median divides and right turn lanes, and in some places even what is almost like a marked hard shoulder. This is not an effective use of the space available and this road space should be reclaimed from the motorist for the benefit of the pedestrian and cyclist.

Sub. 27 (c)

The canal bridge is a pinch point, and is a restriction on the town centre feeling joined up north and south. There is only a footpath on one side of the canal bridge, and dangerous blind right turn options for motorists on roads on and off from the canal bridge. Whilst addition multiple footbridges east and west over the canal is a good idea in the LAP, what is also needed is to add a footbridge right beside the canal bridge to enable the main street to be better connected and to be safer for pedestrians and cyclists.

Sub. 27 (d)

Parking in the town is also an issue, with all day train users blocking up available parking that could otherwise be used by business customers. The underground car park at the waterways should be re-opened, some form of pay parking or control on parking introduced and parking warden from Naas to patrol Sallins randomly once a week to keep parking in check.

Sub 27. (e)

Town Centre Zones

- The developments in the town centre zones should have character to them that gives Sallins a unique (and pleasant) feel.
- The Ferrybank House style and Home Farm House (although derelict) should be pervasive through this town centre zone development, as a means to give Sallins that unique feel.
- If possible, if government schemes exist to help, a redevelopment of Home Farm House should be a priority to turn the current derelict blight into an asset for the town.

Sub. 27 (f)

The H Industry & Warehousing landbank to the north of the town should be removed as:

- Naas has Millennium Park (which has yet to be fully developed) and a number of industrial parks
- The zoning backs onto Sallins Park estate with only a 30m buffer – impact of noise, smells etc on the residents
- If the industrial zone is required, it could be located further north outside the bypass
- A business park would be a more appropriate alternative, with potential for high tech IT hub for highly skilled employment opportunities

- The lands should be zoned for community and educational as it provides a larger area than E1
-

The E1 area should be part of a woodland park

Chief Executive's Opinion

Sub. 27 (a)

The Council continues to repair and provide new roads, footpaths and connections in conjunction with the members at Municipal District level.

The proposed bypass of the town received approval from An Bord Pleanála and the Council awaits funding from central government. This project is a priority for the area to alleviate traffic congestion and improve the built fabric and environment for the residents of Sallins.

Map 2 Movement Objectives and section 12.0 Movement and Transport outlines a number of policies and objectives, all of which seek the upgrade the local street network. Any such works must comply with the Design Manual for Urban Roads and Streets (DMURS) which seeks to reduce vehicle speeds and deliver streets which are attractive and safe for vulnerable road users.

Objective RIO2 (c) and Street Infrastructure objectives SIO 1-5 of the Draft LAP refer to road improvements. A strategic policy objective for the route as a whole as included in the draft is preferable to outlining specific works for the route.

The Council has recently appointed a Landscape Architect who is currently preparing a Masterplan for the enhancement of the town centre and surrounding areas as per Objective TCO 7 and Figure 5 of the Draft LAP. The Council will actively seek funding to deliver the Masterplan for the people of Sallins following agreement with the Municipal District.

Chief Executive's Recommendation

The Council will agree a timeframe with the members of the Municipal District in which to present the Masterplan for the town centre as per objective TCO 6 of the Draft Plan. If deemed appropriate by the members, the Masterplan can then be added to the Plan.

Detail of meetings will be agreed with the members of the Municipal District.

Chief Executive's Opinion

Sub. 27 (b)

Objective RIO2 (c) and Street Infrastructure objectives SIO 1-5 of the Draft LAP refer. A strategic policy objective for the route as a whole as included in the draft is preferable to outlining specific works for the route.

The Council has commissioned a study of Sallins village centre as per Sub. 27 (a) above. This will, in conjunction with statutory providers, address the overall transport and urban design strategy for the town centre.

Chief Executive's Recommendation

As per Sub. 27 (a) above.

Chief Executive's Opinion

Sub. 27 (c)

Noted. The Council has commissioned a study in Sallins as per Sub. 27 (a) above. This will address the overall transport and urban design strategy for the town centre.

In addition the Council seeks to construct 3 no. new pedestrian/cyclist bridges over the canal to improve permeability and create safer conditions for vulnerable road users.

Objective PCO 7 also states that it is an objective *'to improve pedestrian and cycle infrastructure at the following bridges:*

Main Street (Rail)

Main Street (Canal)

Osberstown (Canal)'

A cantilevered structure/new bridge may well be considered for the canal bridge as part of this objective, which seeks to add additional capacity for vulnerable road users at the canal in Sallins.

Chief Executive's Recommendation

As per Sub. 27 (a) above.

Chief Executive's Opinion

Sub. 27 (d)

Noted. As part of the Masterplan being prepared, the Council will consider measures to dissuade train users from using spaces which would otherwise contribute to the local economy in the town centre.

The car park referred to is in private ownership. The general enhancement of facilities including car parking at the train station is dealt with by objective PT1 of the Draft LAP. It is preferable to have a strategic objective/policy as opposed to identifying specific areas.

Issues relating to all day parking and the role of a Parking Warden are matters for the Transportation Department and the Members of the Municipal District.

Chief Executive's Recommendation

As per 27 (a) above.

Chief Executive's Opinion

Sub. 27 (e)

Council has engaged an urban designer to study and prepare outline proposals for the town centre area. The LAP also identifies a number of character areas with specific policies and objectives.

The national *'Guidelines for Sustainable Residential Development in Urban Areas'* and the associated Urban Design Manual sets out government policy with respect to the design (including the creation of character areas) of residential schemes.

The houses referenced are of a particular era. New housing could, where appropriate (for example an infill site), have regard to this vernacular style.

Chief Executive's Recommendation

Insert the text below under zoning objective in Table 9 for 'A Town Centre' as follows:

.... Innovative design approaches will be welcomed in the area, particularly with regard to the built environment. *In designing new residential/infill houses in the town centre area, reference to the vernacular architecture (as evident in the Home Farm and Ferrybank house) could be considered, where appropriate.*

Chief Executive's Opinion

Sub. 27 (f)

Notwithstanding the location of Sallins in relation to Millennium Park, Naas, there is a requirement for an area in Sallins to facilitate additional enterprise and industrial employment.

A 30m buffer is considered appropriate. A Masterplan will be required should development proceed on these lands, identifying *inter alia* landscaping. The impact of any form of development on adjoining land uses will be assessed under the development management process.

It is important to consolidate the built (both existing and future) footprint of Sallins to promote sustainable travel and avoid unnecessary urban sprawl into the adjoining countryside. As such it is not appropriate to relocate the employment lands outside the Sallins bypass.

Millennium Park has a significant quantum of lands zoned as Q Enterprise and Employment. This is considered sufficient for the area, having regard to the designation of Naas as a Large Growth Town 1 at regional level. However the zoning on the lands in Sallins for H Industry & warehousing does not preclude uses such as IT.

It is considered that sufficient lands are zoned as E Community and Educational in Sallins over the plan period and beyond. The E1 lands are strategically located off the approved link road and proximate to central Sallins.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 28 – RPS Planning & Environment on behalf of Millennium Properties.

Sub. 28 (a)

This submission requests that the a number of references to Millennium Park as set out in the Draft Sallins LAP are retained in the finalised LAP.

Sub. 28 (b)

Having regard to Section 8.2.1 Future Housing Target it is requested that the following wording is (1) omitted and (2) amended wording to be inserted as set out below:

(1) The removal of the reference to the following wording in Section 8.2.1 (page 15) of the Draft LAP:

“18 ha of land will not be required for residential development during the lifetime of this Plan. These lands are therefore recommended for re zoning”.

The inclusion of the following wording (2):

“The existing zoned residential lands will be developed in a phased manner as set out herein”.

Sub. 28 (c)

It is requested that lands identified in Figure 2.1 of the submission are zoned for residential purposes in the finalisation of the Sallins LAP.

Sub. 28 (d)

In terms of transportation it is requested that the following new objectives are included in the Draft Development Plan:

- *“To promote and facilitate the construction of the permitted Osberstown Interchange and the Sallins Bypass within the life of this Plan.”*
- *“To provide a priority bus route between Sallins train station, Millennium Park and Naas Town Centre”.*
- *“The promotion of an appropriate mix of higher density residential uses at strategic locations in close proximity to transportation hubs around rail and road infrastructure.”*

“To review the connectivity between Sallins Train Station and the permitted Sallins Bypass, and facilitate improved connections (as necessary) in the form of a station redesign and/or the provision of strategic park and ride facilities.”

Sub. 28 (e)

A list (outlined in the submission) of policies which were previously included in the 2009 LAP have been omitted. The submission seeks their inclusion in the Draft LAP. In addition a list of policies from the Naas Town Development Plan 2011-2017 are identified for inclusion in the Draft LAP.

Sub. 28 (f)

Map 1 and Map 2 enclosed with the Draft Sallins LAP should be amended to reflect the *‘Permitted Sallins Bypass’* and detail the permitted alignment.

Sub. 28 (g)

The LAP boundary identified on Map 1 of the Draft LAP differs from the current Sallins LAP 2009 boundary. There is no reference as to why the boundary area has been altered. Part of our clients lands have been removed from the LAP area. It is requested that the finalised Sallins LAP 2015-2021 should display the same portion of our client’s lands within the LAP boundary area.

Chief Executive's Opinion

Sub. 28 (a)

Agreed.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 28 (b)

Following the enactment of the Planning and Development (Amendment Act) 2010, Councils are now required to comply with the Core Strategy as set out at regional/county level. This post-dated the 2009 Plan. To ensure the Sallins LAP 2015-2021 complies with the county settlement hierarchy and the Core Strategy (which is evidence based), a significant quantum (c. 18 ha) of residentially zoned land had to be rezoned.

Lands which retained residential zoning are subject to phasing as per Appendix 1.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 28 (c)

As per response to submission no. 6 and 8.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 28 (d)

- (i) Objective RIO 1 addresses all relevant aspects of the bypass within the Sallins LAP boundary. This policy is not therefore required and the interchange is outside the legal boundary of this LAP
- (ii) Agreed with the proposed amendment.
- (iii) The development strategy for Sallins revolves around the Train Station. As such reference to higher densities at road infrastructure is unwarranted.
- (iv) Agreed with the proposed amendment.

Chief Executive's Recommendation

Insert the following as PT 4 under section 12.1;

"To provide a priority bus route (in conjunction with statutory providers) between Sallins train station, Millennium Park and Naas Town Centre".

Insert the following as PT 5 under section 12.1;

"To review the connectivity between Sallins Train Station and the permitted Sallins Bypass, and facilitate improved connections (as necessary) in the form of a station redesign and/or the provision of strategic park and ride facilities."

Chief Executive's Opinion

Sub. 28 (e)

The Council reviewed all relevant policies and objectives set out in the 2009 LAP. Many overlapped with other policies and objectives. The Draft LAP seeks to have a concise set of deliverable policies and objectives.

Many of the policies/objectives listed solely relate to Naas and are outside the legal Sallins boundary.

Chief Executive's Recommendation

No change

Chief Executive's Opinion

Sub. 28 (f)

The road reservation line which is included in the draft LAP is in keeping with plan making protocols and is considered adequate. Once the bypass has been constructed its route and layout will be included in all future plans and maps.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 28 (g)

The boundary was amended to reflect the line of the approved bypass.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 29 – Andy & Audrey McDonnell

This submission seeks the rezoning of the remaining residential area in Sallins Pier from the road reservation to "*F Open Space and Amenity*".

Chief Executive's Opinion

For clarity it is assumed that this submission refers to lands zoned C3.

Sallins Pier has a significant quantum of open space consequent of the existing development, setback from the canal and the previous road reservation. In order to consolidate the town, bring forward development within 300m of the rail station and maximise public services, it is prudent to retain this site for residential development. This open space is wedged between the rear gardens of both Sallins Pier and Sallins Wharf.

Any development on lands zoned C3 will;

- deliver active street frontage
- provide passive supervision
- achieve a cycle objective in the area

- address the lack of urban design/frontage in this space

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 30 – Sean Power

This submission seeks the rezoning of the remaining residential area in Sallins Pier from the road reservation to "*F Open Space and Amenity*".

Chief Executive's Opinion & Recommendation

As per Sub. No. 29, 31 and 33.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 31 – Mark Sullivan

This submission seeks the rezoning of the remaining residential area in Sallins Pier from the road reservation to "*F Open Space and Amenity*".

Chief Executive's Opinion & Recommendation

As per Sub. No. 29, 30 and 33.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 32 – Sallins Community Council

This submission raises a number of issues in relation to the overall health and wellbeing for the people of Sallins. Overall the submission supports many aspects of the LAP (list included) which display an understanding on behalf of Kildare County Council that overdevelopment has taken place in Sallins and that the 5000+ residents are entitled to basic community facilities that must be provided during the course of the Plan.

Sub. 32 (a)

The timing of the publication of the Plan's publication and call for submissions (during the summer holidays) was not conducive to maximising civic participation in the process.

Sub. 32 (b)

"Vision" for lands zoned A1 (p.31)

The new access route to the rail station on lands zoned 'A1' is welcomed. It should however be extended to create another entrance and drop-off point for the school, with advantages in terms of road safety and traffic management in this area.

Sub. 32 (c)

This area A1 is zoned entirely Town Centre, and a 'new public space' envisaged. This would include a playground/ multi-use games area (p.54). However, the Plan states that "this area would be primarily residential" (p. 31). The draft Plan (p.31) also envisages the school's playing pitch (on Parish land) moving to the other side of the school (Area zoned E). We are concerned about this section of the Plan as the Parish does not own the land east of the school. An adequate section of the A1 lands, including the current school pitch should be zoned Open Space & Amenity.

Sub. 32 (d)

The Sallins Community Council (SCC) welcomes the objective of preparing an Urban Design masterplan for the town centre. SCC prepared a sketch (attached to the submission) which includes an upgrade of the existing bridge to include a boardwalk/viewing deck and also incorporate a possible urban square once the Main Street ceases it's function as a national primary route.

Sub. 32 (e)

Sallins Community Council strongly urge KCC and the NTA to deliver high quality pedestrian and cycle routes through Sallins Main Street (PCO 1, p. 36) and between Sallins and nearby second level schools. A safe cycle route, off-road where possible, is imperative from Sallins town to the new post-primary school planned for Millennium Park. It is also essential that a safe cycle-route be provisioned between the train station and the Waterways complex.

Sub. 32 (f)

While the draft Plan recognises the need for a civic space in Sallins (p. 11), the land zoned "*Community and Educational*" (E and E1), which could technically be considered town centre, would not be seen as such by Sallins residents. The Plan itself stresses the need for such a civic space to be a 'focal point'. A small area of land in the town centre to be zoned for this purpose.

Sub. 32 (g)

Kildare County Council should develop the greenway along the canal as a viable, safe, all-weather route during the lifetime of this Plan. A statement to this effect, including a statement of commitment to collaborating with South Dublin County Council and a timeframe as to its delivery should be included in the Plan.

Sub. 32 (h)

SCC included an appendix in the submission highlighting traffic issues and solutions in the town centre.

Chief Executive's Opinion

Sub. 32 (a)

The timing of the publication was determined by the work programme of the Planning Department and the existing schedule as set out by the 2009 LAP. The Draft LAP was placed on display in accordance with the statutory eight week consultation period.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 32 (b)

Agreed. The location of the New Street as denoted on Map 2 is indicative only. There is scope to extend this street to ensure safe connections to the school via lands zoned A1.

Chief Executive's Recommendation

Amend Objective RIO 1 by including reference to possible drop off at the school in text below:

RIO 1: To facilitate the future construction of the following roads/streets and in the interim protect these routes from development:

- (a) Between the M7 motorway and the R407 Clane Road for the Sallins bypass (A-C)
- (b) Between the proposed bypass and Millbank Road (B-D)
- (c) Between the R407 and lands zoned C6 New Residential (F-G)
- (d) Between the R407 and lands zoned K1 Commercial/Residential (H-J)
- (e) Between the R407 and lands zoned A3 Town Centre at the Lidl store (K-L)
- (f) Between the R407 and train station car park / surrounding town centre lands **(including possible drop off/connections with local roads west of the school)** zoned A1 (M-N)
- (g) Between the R407 and Oldbridge Estate (P-Q)

Chief Executive's Opinion

Sub. 32 (c)

In order to realise the vision for mixed use development on lands zoned A1, the longer term strategy is to relocate the school pitches to the east of the school. The pitches are currently located adjacent to a key public transport node serving a substantial population. As such higher order uses, such as residential, are desirable, but not exclusive to these lands. The relocation of the pitches (subject to agreements/ownership etc) to the east, but remaining adjacent to the school would allow the possible expansion of the school to the west/south in the longer term if required.

A Town Centre lands permits a variety of uses, including open spaces, parks, and playgrounds. It is not necessary to identify the open spaces on the zoning map.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 32 (d)

The Council has appointed a Landscape Architect who is currently preparing a Masterplan for the enhancement of the town centre and surrounding areas as per Objective TCO 7 and Figure 5 of the Draft LAP. An urban civic space will be included in this proposal.

Chief Executive's Recommendation

As per no. 27 (a) above.

Chief Executive's Opinion

Sub. 32 (e)

Noted. Following adoption of the LAP, Kildare County Council will liaise directly with all bodies, both statutory and non-statutory, to deliver the policies and objectives over the Plan period.

Kildare County Council is currently working with the NTA to deliver cycle routes as identified under the NTA's GDA Cycle Network Plan (2013). These routes (both on and off road) have been incorporated into the routes identified under Map 2 Movement Objectives.

Additional connections (including a slight reconfiguration of routes) are proposed following consideration of submission no. 4 which will provide a direct link between the Waterways and the Canal. The NTA's Cycle Network Plan will then deliver this route to Naas harbour.

The upgrade of on-road cycle facilities will be secured as part of the 'Street Improvement Works' (refer to Map 2) between Sallins town centre and the south of the town towards Millennium Park.

Chief Executive's Recommendation

A revised Map 2 is attached consequent of the previous recommendation under submission no. 6.

Chief Executive's Opinion

Sub. 32 (f)

The lands zoned *E1* are somewhat removed from the town core. A civic use in a town is not restricted by the zoning as 'A Town Centre', which allows for multiple mixed uses, including civic public spaces (both hard and soft landscaped areas).

As per the response to Sub. (d) above, a civic space will be included in the Masterplan for the town centre.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion

Sub. 32 (g)

Kildare County Council is currently working with the NTA to deliver cycle routes as identified under the NTA's GDA Cycle Network Plan (2013). These routes (both on and off road) have been incorporated into the routes identified under Map 2 Movement Objectives. The NTA is responsible for the delivery of, and collaboration with authorities in delivering the Cycle Network Plan.

Chief Executive's Recommendation

No change.

Chief Executive's Opinion & Recommendation

Sub. 32 (h)

As per response to submission no. 27 above.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 33 – Cllr. James Lawless

This submission seeks the rezoning of the remaining residential area in Sallins Pier from the road reservation to "*F Open Space and Amenity*".

Chief Executive's Opinion & Recommendation

As per Sub. No. 29, 30 and 31.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 34 – Cllr. Padraig McEvoy

This submission states that objectives TCO 6 and TCO 7 are key strategic steps required to strengthen the town core of Sallins to;

- maximise the accessibility to surrounding area
- reinforce the sense of place
- support existing and new businesses in the town core

Links to public transport are essential for vibrancy. These objectives are to be supported and the outcome should improve the town for locals and visitors alike. While TCO 7 remains an objective for the future, where possible, the work should be integrated with the final LAP.

Chief Executive's Opinion

Agreed. The Council has appointed a Landscape Architect who is currently preparing a Masterplan for the enhancement of the town centre and surrounding areas as per Objective TCO 7 and TCO 8 (Figure 5) of the Draft LAP.

Chief Executive's Recommendation

This Masterplan can be brought forward for discussion /agreement with the members in advance the formal Naas Municipal District meeting on October 20th 2015. Subject to agreement with the members, the Masterplan can be added to the LAP.

A final copy of the Masterplan for the Town Centre titled 'Sallins Town Centre – Indicative Urban Design/Landscape Architectural Framework Plan' was circulated to the members in advance of the meeting.

Mr. Cunniffe added that if agreed, a number of text changes would be required in the Design Brief section of the plan and a rewording of policy/objective to facilitate the inclusion of the 'Sallins Town Centre – Indicative Urban Design/Landscape Architectural Framework Plan'.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation and incorporate the 'Sallins Town Centre – Indicative Urban Design/Landscape Architectural Framework Plan' as a material alteration to the Local Area Plan.

Submission 36 – Tom Philips & Associates on behalf of Valerie Charlton

This submission seeks the rezoning of lands (14 ha) south of the Waterways in Sallins for the following uses:

- C 'New Residential' (10.4 ha)
- F 'Open Space and Amenity' (2.5ha)
- K 'Commercial Residential' (1.2ha)

Justification for the rezoning is on the following basis:

- Kildare County Council have under-estimated the amount of residential zoning required for Sallins over the period 2015-2021 and should reconsider their proposal. The growth of the town is artificially restrained at a rate of 1.9% when in fact should be 2.5%.
- It is necessary for Kildare County Council to provide for an additional c.10.4ha (26 acres) of land for residential development in the amendment to the Sallins Draft LAP.
- The zoning of the strategically located lands at Monread North will serve to achieve a more consolidated urban form (sequential, distance from station etc).
- As Sallins has a population in excess of 5,000 people, it should have been classified as 'Moderate Sustainable Growth Town' rather than a Small Town.

Chief Executive's Opinion

The Core Strategy of the Kildare County Development Plan 2011-2017 (CDP) provides the policy framework for Local Area Plans (LAPs), particularly in relation to zoning at LAP level.

Section 8.0 and Tables 3, 4 and 5 of the Draft LAP sets out the 2021 housing unit target for Sallins. This unit target figure takes account residential units built from 2006 (Census data baseline) to 2015, as well as un-built units with valid planning permissions, including unfinished estates

Sufficient lands (including revised unit figures and phasing as per Chief Executive's Recommendation under Submission no. 6) are zoned in Sallins for residential development over the Plan period.

Given the level of underutilised brownfield sites in Sallins, there is no requirement for additional commercial lands at the edge of Sallins over the plan period.

Furthermore, Objective SO 6 (Section 3.9 'Settlement Strategy Objectives') of the Kildare County Development Plan 2011-2017 is as follows:

'To identify and retain green belt separation areas between the development boundaries of the county's towns and villages in the interest of avoiding coalescence of settlements and to retain their distinctive character and identity.'

In addition the primary goal of this LAP is to consolidate the town, strengthen the existing town centre and avoid further sprawl/coalescing with Naas.

Chief Executive's Recommendation

No change.

Resolved: It was agreed by all members present to accept the Chief Executive's recommendation.

Submission 6 – Maguire & Associates on behalf of Springwood Ltd.

This submission seeks the rezoning of lands (C. 10 acres) from 'I Agricultural' to 'C New Residential' and 'F Open Space & Amenity' to facilitate the extension of Old Bridge residential scheme which is currently under construction. This submission is proposed having regard to the following:

Sub 6 (a)

Consolidation of the town as indicated on the SEA Preferred Scenario – Consolidation (Fig. 3 in the Draft LAP)

Sub 6 (b)

Capacity to deliver the housing target in Sallins over the plan period (note: the lands are not restricted by capacity issues as per other lands zoned C New Residential in the Draft LAP).

- a) The proposal will deliver the movement objectives and connectivity from the canal to Sallins Station via a public amenity/park along the canal.
- b) The retention of the mature trees and hedgerows as per the "Green Infrastructure" Map6.
- c) Will provide a new surface water drainage outfall for the Waterways mixed use development.

It is further contended that lands north of the rail line cannot be developed for residential purposes until 2019, pending the upgrade of the local foul network.

Chief Executive's Opinion

The Core Strategy of the Kildare County Development Plan 2011-2017 (CDP) provides the policy framework for Local Area Plans (LAPs), particularly in relation to zoning at LAP level. Population growth for Sallins was forecast as 4,550 by 2017 in the Core Strategy of the Kildare CDP 2011-2017. The 2006-2017 housing unit target remains 527 units while the percentage of allocated growth is 1.9%.

Section 8.0 and Tables 3, 4 and 5 of the Draft LAP sets out the 2021 housing unit target for Sallins. This unit target figure takes account residential units built from 2006 (Census data baseline) to 2015, as well as un-built units with valid planning permissions, including unfinished estates.

The housing unit targets are revised as per Appendix 1 of this report and are in accordance with statutory national, regional and county targets and forecasts. Sufficient lands (including phasing) are zoned in Sallins for residential development over the Plan period.

Figure 3 (SEA Preferred Scenario) is indicative insofar as it is not site specific and should not be taken as inclusion of sites for zoning purposes or scaled in terms of mapping.

The timeframe for the delivery of the Upper Liffey Valley Regional Sewerage Scheme will be determined by Irish Water. Notwithstanding this, the goal of this Plan is to consolidate the town centre of Sallins.

Following a review of the permitted layout under the existing Old Bridge scheme, a revised location for the cycle route objective will be considered.

Chief Executive's Recommendation

No change in relation to the zoning of lands.

Amend Map 2 to show revised indicative location of cycle route north of the rail line through Osberstown Drive as opposed to Old Bridge Station as this is not feasible due to the building line permitted under this residential scheme.

Resolved: It was agreed by all members present not to accept the Chief Executive's recommendation.

The members discussed the content of the Chief Executive's report and recommendations regarding submission no. 6. The Mayor acknowledged that staff had made substantial efforts to include many positive aspects to the Plan and had addressed urban regeneration, traffic issues and a lack of facilities within Sallins. The members noted that there were huge pressures on existing recreational facilities and that Naas was directly adjacent to Sallins as was Millennium Park and the train station.

The Mayor read a statement which stated that Naas Municipal District and Kildare County Council noted:

- a) the major increases in population in Sallins over the past two decades and consequent pressure on the social infrastructure of the area manifested in the huge strain on existing and inadequate recreational facilities

- b) The proximity of Sallins village to Naas town, which we note is designated a Tier 1 growth area over the coming decades, the presence of the Sallins & Naas railway station in Sallins, the proximity of the motorway and upcoming projects to further enhance motorway, airport and regional access to the village, the presence of business and employment parks in close proximity to the village

and accordingly resolves to addressing this serious deficit of amenities by amending the draft 2015 – 2021 Sallins Local Area Development Plan as follows:

The Mayor **proposed** that 2.25 Ha of the lands would be zoned for new residential at a ratio of 7:4 with the balance of the lands (1.58 Ha) zoned for Community use with a specific objective as follows: "It is an objective to provide community and amenity

type uses/facilities on these lands.” The proposal was **seconded** by Councillor Scully.

Mr. Cunniffe informed the members that the proposal would result in the provision of an additional 77 units and stated that the Sallins Plan did not have capacity for additional units under the Core Strategy as prescribed under the Kildare County Development Plan 2011-2017. He further stated that the proposal was contrary to the Core Strategy and that the amendment would constitute a material alteration and would need to go out on public display. The members noted the advice given by Mr. Cunniffe.

Cllr. Scully enquired as to what uses could be included in the ‘E Community & Educational’ portion of the site. Mr. Cunniffe referred to the matrix of possible uses and suggested that a new objective could be added to the matrix if necessary. Mr. Kenny advised that it was necessary to be very clear to the public as to what was being proposed for the site by the members as the potential number of buildings might not be obvious to residents in the area. The Mayor requested that a new objective be drawn up for the site. Cllr. Scully requested that the permitted uses attributed to E zoning be read out.

Mr. Kenny advised that E Community & Educational and F Open Space & Amenity zonings were different and that it was necessary that there was clarity with respect to what was being proposed by the members. Mr. Kenny also advised that the F zoning be kept in place. In light of the concerns raised by the members, Mr. Cunniffe suggested that a new F2 zoning be established for the site. Cllr Scully stated that the site would be a good location for a community facility.

Motion 1

Following further discussion regarding possible community type facilities and a brief recess to enable the members draw up a new motion, the Mayor withdrew his earlier motion and it was **resolved** on the proposal of Councillor Power, seconded by Councillor Breen with all members present voting in favour, that 2.25 Ha be zoned for C New Residential with the balance of land zoned F2 Open Space and Amenity. The Specific objective for F2 was as follows:

“F2 – It is the objective to provide community/amenity type uses/facilities on these lands”.

Submission 8 – David Mulcahy Planning Consultants on behalf of McCarthy Meats Processing Ltd.

This submission proposes the retention of the zonings (Residential, Educational/Community and Open Space/Amenity) as per the existing Sallins LAP 2009 and proposes additional lands for F Open Space & Amenity. Justification for the zonings are as follows:

- a) As Sallins now has a recorded population of over 5,000 people, its designation as a Small Town is dated. It should be designated as a Moderate Sustainable Growth Town.
- b) Sallins has capacity for additional growth compared to other towns in Kildare.

- c) The housing population targets are very moderate and even the Phase II lands do not reflect the need for additional units.
- d) Flexibility should be allowed to develop the town centre brownfield sites with other sites.
- e) Sallins GAA grounds are restricted.
- f) The town park objective is a longer term goal only.
- g) The lands are proposed for H Industry and Warehousing under the current Draft LAP.
- h) Lack of development on the lands was due to the recession.
- i) 100 acres of land are proposed for zoning. 40 acres are proposed to be transferred free of charge to the community for sports, scouts, playground etc.
- j) The concept of having sporting facilities at the edge of town beside residential development is well established in Athy, Newbridge and Maynooth.
- k) The proposal represents sequential development
- l) The new by-pass will terminate at the entrance to the lands
- m) Pedestrian links can be delivered in the southwest corner of the lands
- n) The industrial zoning makes no sense given location on approach to the town and impact on local heritage, contrary to Policy PS3

Chief Executive's Opinion

The Core Strategy of the Kildare County Development Plan 2011-2017 (CDP) provides the policy framework for Local Area Plans (LAPs), particularly in relation to zoning at LAP level. Population growth for Sallins was forecast as 4,550 by 2017 in the Core Strategy of the Kildare CDP 2011-2017. The 2006-2017 housing unit target remains 527 units while the percentage of allocated growth is 1.9%.

Section 8.0 and Tables 3, 4 and 5 of the Draft LAP sets out the 2021 housing unit target for Sallins. This unit target figure takes account residential units built from 2006 (Census data baseline) to 2015, as well as un-built units with valid planning permissions, including unfinished estates.

The housing unit targets are revised as per Appendix 1 of this report and are in accordance with statutory national, regional and county targets and forecasts. Sufficient lands (including phasing) are zoned in Sallins for residential development over the Plan period.

In addition:

- Sequentially there are lands closer to the town centre /rail station which could accommodate (if required) development in advance of the stated lands;
- The location of the "*F Open Space*" and "*E Community and Educational*" lands, located circa 1.5km from the town centre, is contrary to proper planning;

- The location and designation of the lands as “*H Industry and Warehousing*” under the Draft LAP has had due regard to the location on approach to the town. The lands, as set out in the written zoning objective (Table 9), are subject to a detailed masterplan which will address design, landscaping (including retention of the mature trees) and visual amenity of the area; and
- Consideration for designation of Sallins as a Moderate Sustainable Growth Town will be considered under the Kildare County Development Plan in conjunction with the Eastern and Midland Regional Assembly.

Chief Executive’s Recommendation

No change.

Resolved: It was agreed by all members present not to accept the Chief Executive’s recommendation

The Mayor read out an alternative motion to the meeting in which the site would be zoned as follows: 30 acres – Residential, 37 acres – Open Space/Amenity and 3 acres – Educational. The motion was seconded by Councillor Breen.

Mr. Cunniffe stressed to the members that the proposed zoning would be in conflict with the Core Strategy of the draft Plan, of the County Development Plan and of the Regional Planning Guidelines and advised against the proposal as it could result in circa 425 additional units in a suburban type development 1.5km from the town centre without any proper connections to the town. Mr. Cunniffe also re-read, to the members, the content of Section 20(3) of the Planning and Development Acts 2000 – 2015. He informed the meeting that the Sallins Town Centre – Indicative Urban Design/Landscape Architectural Framework Plan’ for the town centre would be undermined and that it would not be possible to consolidate the town centre if the proposed zoning of the site on the outskirts of the town was agreed by the members. Sallins did not have the capacity to absorb such a significant quantum of development at the edge when the overall strategy is to develop underutilised brownfield sites in the heart of the town. It was also unclear exactly which portions of the site were being zoned and for which purpose. Cllr. Power enquired as to what zonings had been attributed to the site in the 2009 Sallins Local Area Plan and the Mayor clarified the matter.

Mr. O’Sullivan informed the meeting that the draft Sallins Local Area Plan was the members’ Plan and that they needed to clearly detail what they proposed to include in it as their proposals were very clearly a departure from the Core Strategy. All statutory bodies would be given a copy of the proposed alterations for their comments. Members of the public would also be entitled to comment during the display period. Mr. O’Sullivan recommended that the members would accept the Chief Executive’s recommendations regarding Submission no. 8.

The members took a brief recess to enable them draw up a new proposed motion.

Mr. Kenny advised the members that the Chief Executive’s Report recommended that Submission no. 8 not be accepted and that the members would need to give reasons why they were not agreeing with the Chief Executive.

Cllr. Brett stated that the members had read the draft plan and that they hadn't received certainty/commitment from the Executive regarding the proposal for a future park at F1 . Specifically Cllr. Brett referred to funds to purchase the lands. He also stated that the members represented the village community.

The Mayor stated that the members acted on behalf of all of Naas Municipal District.

Cllr. Power stated that the same planning reasons pertained to submission no. 6, 8 and 35. The Mayor read a statement which stated that Naas Municipal District and Kildare County Council noted:

- a) the major increases in population in Sallins over the past two decades and consequent pressure on the social infrastructure of the area manifested in the huge strain on existing and inadequate recreational facilities

- b) The proximity of Sallins village to Naas town, which we note is designated a Tier 1 growth area over the coming decades, the presence of the Sallins & Naas railway station in Sallins, the proximity of the motorway and upcoming projects to further enhance motorway, airport and regional access to the village, the presence of business and employment parks in close proximity to the village

and accordingly resolves to addressing this serious deficit of amenities by amending the draft 2015 – 2021 Sallins Local Area Development Plan as follows:

To zone 37 acres of land to community, amenity and recreational use, 3 acres as educational and an additional 30 acres to be zoned as residential. This land is located on the Clane Road, Sallins adjacent to the ESB substation and is proposed to be zoned light industrial in the draft plan. This amendment will return the zonings on this land to the 2009 – 2015 plan with an additional 7 acres for recreational and amenity use and 3 for educational use.

Mr. Kenny stated that the making or amending of a local area plan had to be undertaken in the context of the County Development Plan and that the Minister for the Environment, Community and Local Government had powers of direction.

Cllr. Power stated that the points made by Mr. Kenny were noted and that the members were aware that the Development Plan Guidelines for Planning Authorities stated that in zoning lands for development, local authorities needed to provide for choice in the market. Due to the lack of sewerage infrastructure in Sallins, residential development north of the railway line could not commence prior to 2019. Mr. Cunniffe confirmed that the pumping station required an upgrade and that this was part of the Upper Liffey Valley Regional Sewerage Scheme project under the remit of Irish Water. Paragraph 4.14 of the Development Plan Guidelines for Planning Authorities stated that sufficient lands should be zoned to cater for a nine-year period. The Sallins draft plan would only cater for demand up to 2021 and the members should consider demand up to 2024. Paragraph 4.17 of the Guidelines referred to the need for infrastructure and there was a very strong argument to the effect that there wasn't clarity regarding availability of infrastructure in Sallins. Cllr Power also stated that the census figures being used were 4 years old and that there had been enormous growth in the area. The outdated figures were already 800 above target. The AIRO report also stated that Sallins was one of the youngest

towns in the county. Mr. Cunniffe clarified that the Plan would now run from 2016 - 2022 and said that the 2011 Census figures were the only official figures available to the planning authority. The Draft Plan (and Table 3) incorporated dwellings built and occupied since 2011 and also included permitted but uncompleted schemes since 2011. The Draft Plan contained enough zoned residential land to meet projected demand for the next 9 years which accords with the "Development Plan Guidelines for Planning Authorities". This format is used in all LAP's in Kildare.

The Mayor again referred to the fact that the members represented all the residents of Sallins and that community groups were struggling with regard to facilities.

Motion 2

It was **resolved** on the proposal of Councillor Lawless, seconded by Councillor Scully with all members present voting in favour, that lands located on the Clane Road/Bodenstown Road be zoned as the following:

- On the eastern side of land will be zoned Residential (30 acres),
- Western side of land will be zoned Open Space and Amenity (37 acres)
- North-western sector of land to be zoned Educational (3 acres).

Submission 35 – Sallins G.A.A.

This submission seeks the retention of the Town Centre zoning on the GAA lands having regard to:

- Proximity in relation to town centre and train station
- Sequentially it can deliver housing close to the town
- There is limited capacity for the GAA to expand as numbers continue to grow

This will give the club greater flexibility in considering future long term moves which will be financed via the sale of the facility as well as facilitating the sustainable future spatial development of Sallins.

The submission also supports the original proposal from McCarthy Meats for a sports campus at the edge of Sallins.

Chief Executive's Opinion

The Council acknowledges the current pressure on various sporting organisations and clubs in Sallins. The Draft LAP has therefore identified a large area (14.9ha) as a future town park over the medium to long term. The existing GAA grounds have been zoned "*F Open Space and Amenity*" for the following reasons:

- The Core Strategy has significantly reduced the population growth for Sallins. Consequently the rapid growth in population as seen over previous intercensal periods will not be repeated, reducing the pressure on social infrastructure and clubs;
- The GAA facility is located in the heart of the town, providing a park type setting which is accessible to a large cohort of young people by walking or cycling;

- A longer term strategy (20 years plus) could be to create a town park, linked to the school via a pedestrian bridge adjacent to the canal. Such opportunities in the future would be lost should the lands be developed;
- The loss of this 'green lung' in the heart of the town would be a retrograde step; and
- A mixed use commercial development would be unsuitable for the site considering the quantum of vacant brownfield lands in Sallins.

The rezoning of lands to the north of Sallins is not recommended.

Chief Executive's Recommendation

No change

Resolved: It was agreed by all members present not to accept the Chief Executive's recommendation

Mr. Cunniffe referred to the issues raised by Cllr. Power, during the discussion surrounding submission no 8 and the fact that the Development Plan Guidelines for Planning Authorities quoted were published in 2007. He also referred to page 59 of the Chief Executive's Report and explained Table 3 and the over zoning factor which allowed for additional applications and that the figure of 1.9% was set down in the County Development Plan. While Mr. Cunniffe acknowledged that there were certain restrictions on infrastructure he did not recommend that the Sallins G.A.A. submission be accepted as there were single and two-storey dwellings surrounding the site and the proposal would be in conflict with the proposed Sallins Town Centre – Indicative Urban Design/Landscape Architectural Framework Plan for the area. The proposal would result in a total of 105 units if a rate of 35 units/ha was used for the 3ha site in question, contrary to the Core Strategy figures. Mr. Cunniffe again stated that the strategy as set out under the Strategic Environmental Assessment and Figure 3 of the Plan was to consolidate Sallins and encourage the development of a cohesive town centre area with the canal as a centre point. The GAA site is not suited for town centre development and should be retained as open space/pocket park allowing for the proposed bridge and links with the school as set out in the Sallins Town Centre – Indicative Urban Design/Landscape Architectural Framework Plan. Mr. Minnock informed the meeting that the target of 1.9% represented a total of 240 units and that the members would have allowed for a total of 585 units (allowing for unit potential on lands zoned for Town Centre and Commercial/Residential) if they accepted the Chief Executive's recommendation on submissions 6, 8 and 35.

Cllr. Power stated that the members wanted to retain the Town Centre zoning on the site. Cllr. Power asked if the Planners had considered a nine-year period rather than the six-year period of the draft plan? Mr. Cunniffe confirmed that the LAP will run over a 6 year timeframe and that the quantum of lands zoned for various uses is compliant with the Development Plan Guidelines for Planning Authorities 2007.

Mr. Minnock agreed with Cllr. Scully's assertion that the members had made no mention of the McHugh or the Quinnby cases regarding community gain during the course of the meeting. However, Mr. Minnock advised the members that the potential implications of these cases could not be ignored.

Cllr. Brett referred to the fact that the G.A.A. club now had 44 teams to cater for, that the soccer club had no permanent home and that there were no facilities for the local scouts club.

Motion 3

It was **resolved** on the proposal of Councillor Scully, seconded by Councillor Power with all members present voting in favour, that the Naas Municipal District members propose the retention of “town centre” zoning on the G.A.A. lands which will encourage people to work and live in town centre.

It was also **resolved** on the proposal of Councillor Power, seconded by Councillor Scully that, following consideration of the Chief Executive’s Report on submissions/observations received in relation to the draft Sallins Local Area Plan 2015 – 2021 as agreed and as further amended by resolutions, that the material alterations to the draft plan be placed on public display for a period of not less than four weeks in accordance with Section 20 of the Planning and Development Acts 2000 – 2015.

The Mayor thanked the members and the staff for all the work that had gone into the preparation of the draft plan to date and for their attendance at the various briefing sessions and meetings.

The meeting concluded.