

Draft Minutes of Special Meeting of Kildare County Council
Held at 2pm on Wednesday 23rd March 2016
At Aras Chill Dara, Naas, Co. Kildare

Members Present: Councillor B.Weld (Mayor), Councillors M. Aspell, A Breen, A Breslin, F Brett, K Byrne, B Caldwell, R Cronin, I Cussen, M Dalton, S Doyle, T Durkan, D Fitzpatrick, B Hillis, I. Keatley, C. Kelly, A Larkin, M Lynch, P McEvoy, J McGinley, F McLoughlin-Healy, M. McCabe M. Miley Jnr, T Murray, J Neville, N O’Cearuil, M. Coleman, J Pender, R Power, S Power, D Scully, M Stafford, M Wall, P Ward and B Young

Absent: Councillor S. O’Neill, T. Murray, M. McCabe, J. Pender, J. Neville

Also Present: Mr. P. Carey (Chief Executive), Mr. P. Minnock (Director of Services), Mr. Tadgh McDonnell (Director of Service) Mr. Ml. Kenny (Senior Planner), Ms. K. Kenny (Senior Executive Planner) Mr. K. Kavanagh (Meetings Administrator), Mr. Alan Cunniffe (Executive Planner) Ms. K. Keane (Administrative Officer) and other officials.

Agenda: To consider the proposed Draft Kildare County Development Plan 2017-2023, and to consider the motions submitted by Members

The Mayor thanked the members for their attendance and set out the order of business of the meeting.

Ken Kavanagh Meetings Administrator proposed the Members go through the Chief Executive Report sequentially from no.s 1 - 25 and deal with the agreed items first and any items/motions not agreed or that need further debate, be dealt with at the end of the meeting. Mr. Kavanagh confirmed there would be a presentation to the members after the meeting at 4pm, by Justin Gleeson AIRO on the Rural Housing Study.

Michael Kenny Senior Planner made a short presentation outlining that as part of the review process, the planning department had met with the CPG and Party Leaders on the 29th February to brief them, an informal briefing had been made to council on the

7th March and a further briefing for members new to the County Development Plan process had been made on the 14th March. Mr. Kenny confirmed that Chapters 1, 2, 3 & 4 excluding Rural housing would be dealt with at this meeting and that 4 Chief Executive amendments and 21 motions/questions make up the agenda, which issued to the Members on the 16th March. Mr. Kenny confirmed the Chief Executives Response and Recommendations issued to the Members on the 21st March.

Mr. Kenny outlined the Members responsibility to focus on matters that are addressed through the Planning and Development Act, they be consistent with the Act and guidelines and directives issued by the Minister, they adhere to proper planning principles and the sustainable development of the area and adhere to the Code of Conduct for Councillors.

Mr. Kenny stated that the aim of a County Development Plan is to set a clear view ahead for the future development of Kildare and that the Members should focus on spatial development matters that fall within the remit of the Planning and Development Act. Mr. Kenny noted the Plan should not address matters that are best dealt with under more specific/tailored plans and programmes and that issues, which are addressed at a national level through other legislation, should not form the basis for motions.

The Mayor then proceeded with the items and motions as listed in the Chief Executives report.

1. Chapter 1 Introduction and Strategic Context – Chief Executives amendments

1.1 Section 1.1 of the Draft County Development Plan to be amended as follows:

Following the implementation of the Local Government Reform Act 2014, this development plan incorporates the areas formerly within the administrative areas of Naas Town Council and Athy Town Council. Local Area Plans will be prepared for Naas and Athy.

All members present in agreement to accept the Chief Executives amendment .

1.2 Section 1.4.2 of the Draft County Development plan to be amended as follows:

Development within the Metropolitan Area, which includes the north Kildare towns of Maynooth, Leixlip, Celbridge and Kilcock, will be consolidated to achieve a more compact urban form, allowing for the accommodation of a greater population than at present, with a much-enhanced public transport system, with the expansion of the built up areas providing for well designed urban environments linked to high quality public transport networks, enhancing the quality of life for residents and workers alike.

- Development in the Hinterland Area, will be focused on the high quality integrated growth and consolidation of development in key identified towns to include Kildare, Monasterevin, Kilcullen and Athy, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses. These towns will have high levels of employment activity, higher order shopping and a full range of social services, with good road and bus linkages to other towns and by high quality public transport to Dublin City. They will play a key role in serving the surrounding rural communities and smaller towns and villages.

The Planning and Development (Amendment) Act 2010 places an obligation on the planning authority to prepare a 'core strategy' which shows that the development objectives in the plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. Chapters 2 and 3 set out the Core Strategy.

All members present in agreement to accept the Chief Executives amendment.

1.3 Section 1.4.3 of the Draft County Development Plan to be amended as follows:

Local Area Plans were adopted for Kilcock, Kilcullen, Newbridge, Maynooth, Kildare, Monasterevin and Sallins, during the course of the 2011-2017 County Development Plan.

A number of small towns which previously had LAPs were incorporated into the County Development Plan in 2012, by way of a variation. These are Kill, Prosperous, Rathangan, Athgarvan, Derrinturn and Castledermot.

This Plan will replace the Naas Town Development Plan 2011 – 2017 and the Athy Town Development Plan 2012 – 2018. There is a requirement to prepare new Local Area Plans for Naas and Athy. The local area plans will be set within the overall framework of the county plan including the core and settlement strategies, other overarching policies and development management objectives and standards.

All members present in agreement to accept the Chief Executives amendment.

Motions Chapter 1 – Introduction and Strategic Context

2. The following motion in the name of Councillor Íde Cussen was considered

1.4 The development and renewal of areas identified having regard to the Core Strategy that are in need of regeneration in order to prevent:

(i) that we insert "or buildings".

The motion was proposed by Councillor Cussen and seconded by Councillor Cronin

Chief Executive Response and Recommendation

Section 1.4 quotes mandatory development plan objectives directly from Section 10 (2) of the Planning and Development Act 2000 (as amended). It would not therefore be appropriate to amend this text. Policies and objectives in relation to regeneration are included in Chapter 5 Economic Development, Enterprise and Tourism (Section 5.9 Regeneration refers).

Chief Executive Response and Recommendation:

No change

Resolved by the members present to accept the Chief Executive's recommendation.

3. Cllr. Íde Cussen

1.5 The provision of services for the community including schools, creches and other educational and childcare facilities.

That we also insert "The provision of services for the disabled and elderly in the community.

The motion was proposed by Councillor Cussen and seconded by Councillor Cronin

Chief Executive Response:

Section 1.4 quotes mandatory development plan objectives directly from Section 10 (2) of the Planning and Development Act 2000 (as amended). It would not therefore be appropriate to amend this text. Chapter 11 Social, Community and Cultural Development sets out policies and objectives in relation to community services.

Chief Executive Recommendation:

No change.

Resolved by the members present to accept the Chief Executive's recommendation.

4. Cllr. Naoise Ó Cearúil

Section 1

That 1.3(x) in relation to Broadband includes, "A comprehensive plan will be devised by Kildare County Council, in partnership with telecommunications providers to make the extension of broadband services to rural areas achievable within the lifetime of this plan

The motion was proposed by Councillor Cearúil and seconded by Councillor Fitzpatrick

Chief Executive Response:

Section 1.4 sets out details of national policy documents that will inform the Plan, including the National Broadband Plan 2012 (Section 1.4.1 (x) refers).

It is not considered appropriate to include the additional text in relation to the preparation of a local broadband plan in this section of the plan. This motion will be placed on the agenda for the Council meeting on April 5th when Chapter 8 Energy and Communications will be considered.

Chief Executive Recommendation:

No change.

Resolved by the members present to accept the Chief Executive's recommendation.

Cllr. S. Doyle asked that when motions/ queries are made from the floor on items that are not appropriate to the section/chapter being discussed, the Executive identify the relevant section/chapter to raise them in.

5. Chapter 2 Core Strategy – Chief Executives amendments

5.1 Amend Section 2.2 of the Draft County Development Plan as follows:

In accordance with the Planning and Development (Amendment Act 2010), the first Core Strategy for Kildare was set out in the 2011-2017 County Development Plan. The Core Strategy in this Plan builds on the principles of the previous Strategy. Chapter 2 Core Strategy and Chapter 3 Settlement Strategy set out an overarching strategy for the development of the County to 2023 and beyond and translate the strategic planning framework of the NSS and RPGs to County Level. The Core Strategy addresses the period from Census 2011 to 2023 with growth targets adjusted to take account of development that has occurred in the County between Census 2011 and December 2015.

All members present in agreement to accept the Chief Executives amendment as stated in the report.

5.2 Replace Section 2.8 of the Draft County Development Plan as follows:

2.8 Future Population Growth and Housing

The RPGs translate the national and regional population and housing targets set by the NSS to county level. Legislation requires the County Development Plan to be consistent with the population allocations and housing targets set out in the RPGs.

The current RPG targets date from 2009 and are based on demographic data derived from Census 2006. While updated population and housing targets are likely to be published in 2016 / 2017 as part of the preparation of the National Planning Framework (NPF) and Regional Spatial and Economic Strategies (RSES), the 2009 figures continue to apply.

The population target for the Greater Dublin Area is 1,955,800 persons by 2016 and 2,103,900 persons by 2022. Within the GDA, the population target for the Mid East Region is 594,600 persons by 2016 and 639,700 persons by 2022¹.

Table 2.3: NSS/RPG Population Targets for Mid-East Region and GDA

	Census 2011	Target 2016	Target 2022
Mid East Region	531,087	594,600	639,700
GDA	1,804,156	1,955,800	2,103,900

Table 2.4 outlines RPG population targets and housing allocations for Kildare and includes Census 2006 and Census 2011 housing and population figures for comparison.

Table 2.4: RPG Population and Housing Targets for County Kildare 2016 and 2022

County Kildare	Census 2006	Census 2011	Target 2016	Target 2022	Target end Q1 2023*
Population	186,335	210,312	234,422	252,640	253,600
Housing	68,840	78,794	93,748	112,477	113,243

* Adjusted based on quarterly average 2011-2022.

The RPG **population targets** for Kildare in Table 2.4 represent an increase of 24,110 persons on 2011 levels by 2016; and an increase of 42,328 persons by 2022.

The RPG **housing allocations** for Kildare in Table 2.4 represent an increase of 14,954 housing units on 2011 levels by 2016 and an increase of 33,683 units by 2022.

DECLG Housing Completions data indicates that a total of 2,389 housing units have been completed in Kildare between the period of Census 2011 and December 2015, giving an estimated housing stock of 81,183 dwellings in January 2016. This leaves a remaining allocation of 31,294 units from January 2016 to the end of 2022, which broadly aligns with the end date of this Plan. The RPG allocation adjusted to the end of Q1 2023 (end of Plan period) results in a population requirement of 253,600 and a housing requirement for 32,000 additional units in Kildare between 2016 and 2023.

2.9 Distribution of Growth and Housing Land Capacity

¹ Regional Planning Guidelines Review, Gateway and Hubs Population Targets, October 2009.

Growth targets have been allocated to settlements based on the RPG targets and RPG policy requirements. A minimum of 35% of overall growth is required by the RPGs to be directed into the Metropolitan area (Maynooth, Celbridge, Leixlip and Kilcock) and the remaining 65% to the Hinterland area (Figure 2.4 refers). Of the proportion allocated to the Hinterland, in line with national and regional policy to direct growth into designated growth centres a minimum of 60% of the allocation is directed to the main urban centres (Naas, Newbridge, Kildare, Monasterevin, Athy and Kilcullen) with the remaining 40% to small towns / villages and the rural countryside.

Chapter 3 sets out the allocation of housing in more detail. Table 3.3 sets out growth targets for each town, village, rural settlement, node and the open countryside during the Plan period, based on a requirement for 32,000 housing units.

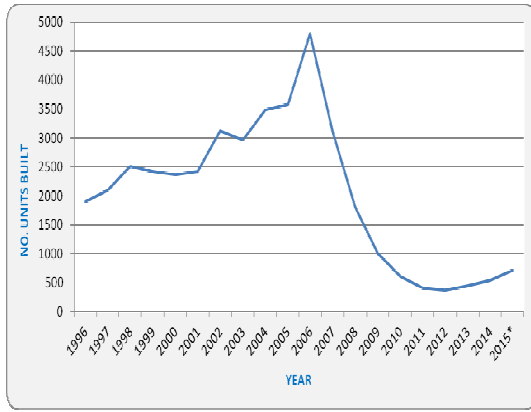
Table 3.4 sets out the capacity of identified housing lands to accommodate targeted growth during the Plan period. The capacity of zoned lands in LAPs, Environs Plans, Village Plans and Settlement Plans is set out in addition to the capacity assigned to rural areas. Where the capacity of zoned lands in LAPs, or Village and Settlement Plans is above or below the Core Strategy allocation this is identified in Table 3.4. There is identified capacity for a total of 33,011 housing units in County Kildare. When adjusted to take account of the Core Strategy allocation for each Town, Village or Settlement there is provision to accommodate a total 32,544 units in Kildare during the Plan period.

The capacity of housing lands is considered to be broadly in line with the RPG housing allocations and will provide an adequate buffer to ensure continuity of supply of zoned lands over the 9 year period from 2017 to 2026 and beyond.

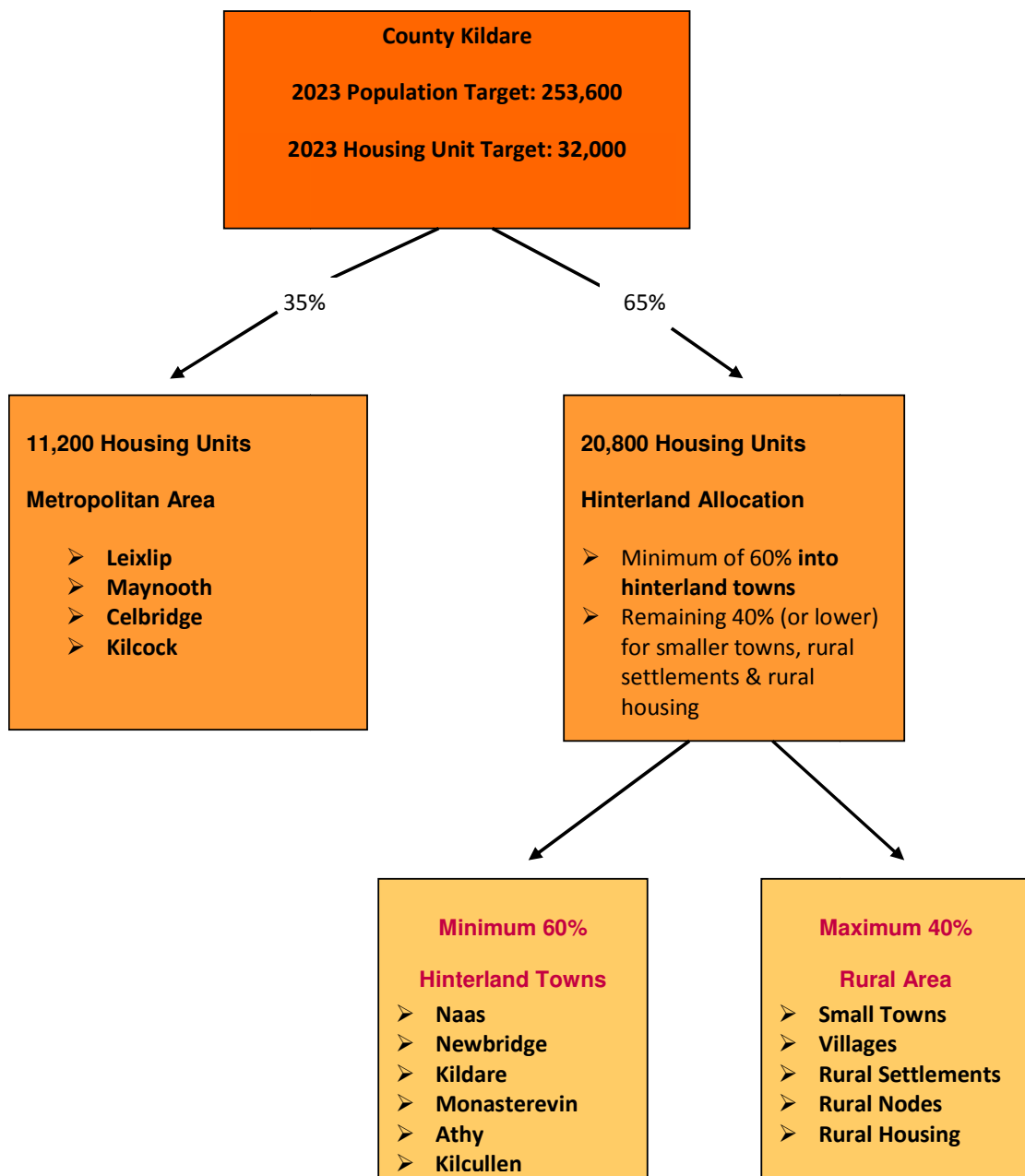
While the Plan makes provision for housing output in line with RPG allocations, it is noteworthy that the RPG target of 32,000 completions to the end April 2023 necessitates an annual average output of c. 4,570 housing units over the seven year period from 2016-2022. This is very high when compared against historic completion rates in Kildare (Fig. 2.5 refers) with annual completions of 2,869 units per annum over the 10 year period from 2000 to 2009.

The capacity of settlements in Kildare to accommodate the level of growth envisaged by the RPGs and to deliver sustainable communities that are well served by social and physical infrastructure will need to be carefully considered as part of the Local Area Plan process for the Growth Towns.

Fig. 2.5 Housing Completions 1996 – 2015



Revised Fig. 2.6 Population and Housing Unit Targets 2023



Motions Chapter 2: Core Strategy

6. Cllr. Wall

Section 2.10.4 refers

That recognition be given to the zoning of lands at J14 in the recent Monasterevin local area plan and included here as lands for employment opportunities

The motion was proposed by Councillor Wall and seconded by Councillor Miley

Chief Executive Response:

Section 2.10.4 is part of the core strategy and sets out an overarching economic strategy for the County based on the economic and settlement strategies of the Regional Planning Guidelines. Section 2.10.4 sets out the role of Monasterevin as a 'Hinterland Town'.

Chapter 5 Economic Development, Enterprise and Tourism sets out economic policies and objectives for the County. The lands identified in the motion have been factored into the quantum of employment zoned land included in Section 5.5.2 of Chapter 5 and as such are recognised in the Plan.

The Monasterevin Local Area Plan 2016-2022 which came into effect on the 20th of March sets out more detailed policies and objectives for the Town including the zoning of the subject lands near Junction 14.

Chief Executive Recommendation:

No change

Karen Kenny noted that section 2:10:4 becomes part of the Core Strategy and will be incorporated into Chapter 5. Ms. Kenny suggested this matter be discussed further at the meeting on the 5th April that deals with Chapter 5.

Resolved by the members present to accept the Chief Executive's recommendation.

7. Cllr. Wall

Section 2.11 refers

Given the potential of the blue way and Shackleton that Athy's massive Tourism potential be equally recognised with Kildare Town - page 2-21

The motion was proposed by Councillor Wall and seconded by Councillor Dalton

Chief Executive Response:

It is considered appropriate to amend the last sentence of bullet 5 of section 2.11 Sectoral Strengths to reflect the tourism potential of Athy.

Chief Executive Recommendation:

To amend bullet 5 of section 2.11 Sectoral Strengths to read as follows: Kildare Town and Athy have the opportunity to develop and promote their economic base through development as important tourism destinations.

Resolved by the members present to accept the Chief Executive's recommendation.

8. Cllr. Mark Stafford

That the Council explain the rationale of the change from the previous development plan in relation to the housing allocation in the Hinterland whereby a minimum of 60% is directed to 6 urban centres and a maximum of 40% to the remainder.

Chief Executive Response:

The County Development Plan is required to be consistent with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. The Regional Planning Guidelines seek to focus growth in the hinterland area into a number of strong urban centres that will act as key service centres for the surrounding area, with all other towns growing at a more incremental or self-sustaining pace.

60% of the Hinterland growth is allocated to the towns of Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen, reflecting their designation in the Regional Planning Guidelines as Growth Towns. These centres play a key role in the Settlement Strategy for the County and are well placed to accommodate growth. They are well served by public transport services, water and wastewater infrastructure, education facilities, amenities and employment opportunities. The sustainable growth of these towns will create economies of scale for the provision of services, amenities and infrastructure and support economic development, which will benefit the surrounding network of small towns, villages, settlements and rural areas and the County as a whole.

All members present noted the Chief Executive Response

9. Cllr. Mark Stafford

That the Council explain why the population growth for small towns is expected/permitted at an average rate of 1.1% compared with an expected/permitted growth rate for villages at 3.70% and larger towns at an average of 5.3%

Chief Executive Response:

The growth allocations outlined in Table 3.3 identify a growth target for each town, with villages and rural settlements given collective growth allocations. The allocations are based on the role of each settlement in the settlement strategy and on an assessment of the capacity of each settlement to grow based on factors such as the level of existing and proposed physical and social infrastructure.

The 6 moderate sustainable growth towns are allocated 31.8% of the total county allocation over the lifetime of the plan. This equates to an average for each moderate sustainable growth town of 5.3% of the county total.

The 8 small towns collectively are allocated 9.3% of the total county allocation. The growth allocation ranges from 2.4% to 0.5% and equates to an average for each small town of 1.1% of the county total.

The village's figure of 3.7% relates to all 15 villages and equates to an average for each village of 0.2% of the county total.

All members present noted the Chief Executive Response

10 Chief Executive's Amendments Chapter 3: Settlement Strategy

10.1 Amend Section 3.5 as follows

Chapter 2 outlines the housing and population growth targets for the county. Given this Plan period runs to 2023, all figures and targets set out for the settlement strategy have been calculated for 2016-2023.

The population target for the county is 253,600 persons by end Q1 2023, giving rise to the need for 32,000 additional residential units.

This population growth equates to an increase of 17% over 2011 levels. The distribution of housing units over the plan period is in accordance with the Core Strategy for the county and the population and unit allocations for each category in the hierarchy are outlined in Table 3.3. It should be noted that in calculating unit projections, the RPGs apply a standardised vacancy rate of 6.5% to reflect the need for the market to operate efficiently and to allow for the normal turnover of the housing stock.

In the RPGs the four Metropolitan towns of Maynooth, Celbridge, Leixlip and Kilcock are designated a minimum of 35% of the total population/unit growth rate allocation for the county. This target will increase their share of the total population in the county from 25% in 2011 to 27% in 2023.

The RPGs objective is to allocate growth within the Hinterland towns of Naas and Newbridge and to consolidate growth in Kildare, Athy, Monasterevin and Kilcullen. This is achieved by allocating a minimum of 41% of the total growth rate for the county to these towns. This will increase their share of the total population in the county from 32% in 2011 to 35% in 2023

Table 3.2 Housing Allocation 2016 – 2023

	Settlement	Housing Unit Allocation 2011-2023	% County Total	% Allocation Metro/Hinterland
Metropolitan Allocation	Leixlip			
	Maynooth			
	Celbridge	11,200	35%	35%
	Kilcock			
Hinterland Town Allocation	Naas			
	Newbridge			
	Kildare			
	Monasterevin	13,120	41%	65%
	Athy			
Kilcullen				
Rural Areas	Small Towns		24%	
	Villages	7,680		
	Rural Settlements			
	Rural Nodes			
	One-off Rural Housing			
Total		32,000	100%	100%

Table 3.3 lists the percentage allocation of growth in the various towns, villages and settlements in Kildare. Expansion in small towns is managed by retaining the 9% growth rate allocated over the period 2011-2017 to these settlements. The remaining 10% growth rate is allocated to the rural hinterland with 2% designated to rural settlements and rural nodes and 8% allocated to the wider rural area.

The percentage of the population residing in the county's towns and villages will continue to increase over the period of this Plan. While the proportion living in rural settlements and the rural countryside is planned to reduce, the absolute numbers in these areas is expected to increase.

All members present in agreement to accept the Chief Executives amendment.

10.2 Amend Table 3.3 – see below

	Settlement Type	Towns/Villages	2011 Pop Census	2011 Units Census	New Unit Target 2011-2023	Allocated Growth (%) 2011-2023 (Proposed)
ZONED LAND	Large Growth Town I	Naas*	20,713	7685	4,768	14.90%
	Large Growth Town II	Maynooth**	12,510	4923	3,488	10.90%
		Leixlip	15,452	5506	2,240	7.00%
		Newbridge	21,561	8216	3,712	11.60%
	Moderate Sustainable Growth Towns (6)	Celbridge	19,537	6911	4,224	13.20%
		Kilcock**	5,533	2160	1,280	4.00%
		Kildare	8,142	3263	1,504	4.70%
		Monasterevin	3,710	1617	832	2.60%
		Kilcullen	3,437	1383	800	2.50%
		Athy*	9,926	4301	1,536	4.80%
	Small Towns (8)	Clane	6,702	2637	768	2.40%
		Prosperous	2,248	759	320	1.00%
		Rathangan	2,374	928	288	0.90%
		Sallins	5,283	1978	608	1.90%
		Athgarvan	1,016	337	224	0.70%
		Castledermot	1,398	636	160	0.50%
		Derrinturn	1,541	427	192	0.60%
Kill		3,095	1200	416	1.30%	
Villages (15)	Johnstown (1,004) , Straffan (635), Ballymore-Eustace (872), Allenwood (845), Johnstownbridge (650), Coill Dubh (687)/Coolearagh (384), Kilmeague (997), Caragh (882), Kildangan (470), Suncroft (735), Robertstown (669) & Ballitore (556) /Crookstown (129) /Moone 144) /Timolin (96)	9,779	3029	1,184	3.70%	
RURAL HINTERLAND	Rural Settlements (18) (2015 Survey)	Broadford (45), Milltown (177), Killeel (163), Staplestown (98), Ardclough (153), Allen (62), Brannockstown (186), Twomilehouse (263), Brownstown (456), Cutbush (246), Maddenstown (141), Nurney (342), Calverstown (459), Rathcoffey (170), Narraghmore (229), Maganey/Levitstown (69), Kilmead (258) & Kilberry (163)	2,960	1950	416	1.30%
	Rural Nodes (23)	Clogherinka, Cadamstown, Kilshanchoe, Newtown, Tirmoghgan, Carbury, Timahoe, Lackagh/Mountrice, Ballyshannon, Ballyroe, Kilkea, Ellistown, Newtownmoneenluggagh, Kildoon, Booleigh, Castlemitchell, Williamstown, Clongorey/Blacktrench, Ballyteague, Lullymore, Ticknevin, Tipperkevin & Killina, Moyvalley, Rathmore/Eadestown	53,395	18717	155	0.50%
	Rural Dwellers				2,560	8.00%

ZONED LAND	Blessington Environs		429	160	320	1.00%
	County Total		210,312	78,794	32,000	100%

All members present in agreement to accept the Chief Executives amendment.

10.3 Amend Section 3.6 as follows:

Paragraph 2:

Table 3.4 details the development capacity of undeveloped zoned and un-zoned land in the county. The number of housing units granted planning permission within the last five years and not built is also provided for each town and village. This information was sourced from a Housing Land Availability Study carried out for 2015, and updated where appropriate.

Paragraph 7:

Omit Paragraph 7

All members present in agreement to accept the Chief Executives amendment.

10.4 Amend Table 3.4 – see below

Housing Capacity	Year of Plan	Quantum of Undeveloped Zoned Land 2015 (Ha)	Core Strategy Allocation 2016-2023	Potential Units Deliverable 2015 ²	2016-2023 Capacity Deficit	2016-2023 Capacity Surplus	Units Granted / Not Built
Naas & Environs	TP 2011	165.78	4,768	4,626	142		1,072
Maynooth**	LAP 2013	70	3,488	2,385	1,103		862
Leixlip	LAP 2010	63	2,240	2,209	31		68
Newbridge	LAP 2013	108	3,712	3,133	579		739
Celbridge	LAP 2010	83	4,224	2,681	1543		145
Kilcock**	LAP 2015	57	1,280	1,577		297	651
Kildare	LAP 2012	134	1,504	3,554		2050	1,013
Monasterevin	LAP 2016	26	832	576	256		207
Kilcullen	LAP 2014	36	800	798	2		151
Athy	TP 2012	105	1,536	1,896		360	678
Clane	LAP 2009	45	768	823		55	331
Prosperous	CDP	24	320	467		147	27

² 2016-2023 Identified capacity surpluses and deficits will be addressed during the life of the Plan through the LAP process. The Net Capacity figure is the total adjusted to exclude surpluses and includes deficits.

Rathangan	CDP	24.2	288	486		198	140
Sallins	2016 LAP	33.5	608	1,123		515	153
Athgarvan	CDP	15	224	301		77	39
Castledermot	CDP	14.5	160	274		114	135
Derrinturn	CDP	17.4	192	301		109	148
Kill	CDP	28	416	603		187	355
Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh /Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown & Ballitore /Crookstown /Moone /Timolin (See Table 17.3 for zoning)	CDP	See Village Plans	1184	1184	-	-	611
Blessington Environs	CDP	26.2	320	309			-
Rural Settlements	CDP	-	416	402			-
Rural Nodes	CDP	-	155	155			-
Rural Dwellers	CDP	-	2,560	2,474			-
Total		-	32,000	33,011	3656	4109	7,525
Net Capacity 2016-2013				32,558			

² 2016-2023 Identified capacity surpluses and deficits will be addressed during the life of the Plan through the LAP process. The Net Capacity figure is the total adjusted to exclude surpluses and includes deficits.

All members present in agreement to accept the Chief Executives amendment.

10.5 Omit Table 3.5

All members present in agreement to accept the Chief Executives amendment.

10.6 Amend SS 3 as follows:

SS 3: To ensure that the zoning of lands is in accordance with the Core Strategy and Settlement Strategy.

All members present in agreement to accept the Chief Executives amendment.

10.7 Amend SO 1 as follows:

To support the sustainable long-term growth of the Metropolitan Area towns of Leixlip, Maynooth, Celbridge and Kilcock and zone additional lands where appropriate, to meet the requirements of the Core Strategy and Settlement Hierarchy of this Plan.

All members present in agreement to accept the Chief Executives amendment.

10.8 Omit SO 9

All members present in agreement to accept the Chief Executives amendment.

10. 9 Relocate SO10 to SO2 and renumber other objectives accordingly

SO2: To carry out a strategic Land Use, Employment and Transportation Study of north east Kildare including the Metropolitan area towns of Leixlip (and Collinstown), Maynooth, Celbridge and Kilcock. The preparation of the study will have regard to existing and emerging local area plans. It is envisaged that the study will involve the participation of all strategic stakeholders, including the National Transportation Authority, adjoining local authorities (i.e. Meath, Fingal and South Dublin County Councils), the Regional Assembly, transportation providers, Waterways Ireland, Government Departments and Environmental Agencies.

All members present in agreement to accept the Chief Executives amendment

Motions Chapter 3 : Settlement Strategy

11. Cllr. Mark Lynch

2.2 + 3.3 + 3.8

That Athgarvan is moved from the small town hierarchy throughout the plan to Village category.

(Throughout the plan assertions are made about it is a town centre, multiple business etc.. lead one to believe that Athgarvan is a town which is totally incorrect and it could not be considered on the scale of Clane, Rathangan , Sallins etc.. Athgarvan is a village at most, is currently overdeveloped and has no public amenities and is over capacity. The village does not have a rail link.

The motion was proposed by Councillor Lynch seconded by Councillor Cussen

Chief Executive Response

Athgarvan is similar in scale to the Small Towns of Castledermot and Derrinturn and is larger than designated villages in the county. There are a range of services available in Athgarvan with shops, a pub, a school, childcare and amenity facilities. It also has a strong and complementary relationship to the adjoining Growth Town of Newbridge which provides employment opportunities and public transport links to the wider region.

The Athgarvan Small Town Plan was adopted as a variation of the Kildare County Development Plan 2011-2017 in 2012, recognising the status of Athgarvan as a Small Town. It is recommended that this designation remains.

Chief Executive Recommendation:

No change

Further discussion took place regarding this motion with Cllr. Lynch stating that Athgarven cannot be considered to be a small town given it only has 2 shops and a pub and should be properly allocated Village status. Ms. Kenny confirmed a new designation has not been proposed for Athgarven in the Draft County Development Plan.

Cllr. Young enquired as to the implications of the different designation status. Ms. Kenny reiterated the fact that Athgarven has a strong and complementary relationship to the adjoining Growth Town of Newbridge which provides employment opportunities and public transport links to the wider region and to change its status from small town to village, would have implications for same.

Cllr. Keatley stated that Athgarven had been re-designated at Municipal District level and any further debate on the matter should be at Municipal District Level also.

Resolved by the members present to accept the Chief Executive's recommendation.

12. Cllr. Mark Lynch

3.13 + 3.14

That open farmlands are either de zoned or kept as farmland that are located between towns, villages and small/medium/ large settlements to break up townlands and stop the ever creeping of settlements from one area to another.

(e.g. Newbridge to Naas, farmlands kept, Athgarvan to Newbridge, Newbridge to Milltown so as areas keep their own identity and character.)

The motion was proposed by Councillor Lynch seconded by Councillor Cussen.

Chief Executive Response

All lands in the county that fall outside of Local Area Plan boundaries or areas zoned as part of the County Development Plan are deemed to be primarily for agricultural use as specified by policy RLE8.

"....Where an area is not within an identifiable settlement, and is not otherwise zoned as part of this Plan, or of any of the town development plans, the use of such land shall be deemed to be primarily agricultural".

The joining of settlements is contrary to spatial planning policy set out at national and regional level and in the County Development Plan and individual Local Area Plans. The CDP and more local plans include policies and objectives that seek to restrict the use of lands outside of settlements to agricultural or ancillary uses.

Karen Kenny reiterated that the practise is to zone lands for agricultural use at the edges of Local Area Plans to keep individual settlements separated.

Chief Executive Recommendation:

No change

Resolved by the members present to accept the Chief Executive's recommendation.

13 Chief Executive's Amendments Chapter 4: Housing

13.1 Amend Section 4.1.2 as follows:

Pursuant to Part V of the Planning and Development Acts 2000-2015, a 10% social housing requirement will be applied to planning permissions for new residential development on all lands zoned solely for residential, or a mixture of residential or other uses, to be made available for the provision of social housing.

Amend Objective HSO 1 and add new objective HSO2. Renumber other objectives in this section accordingly.

HSO 1: To secure the implementation of the Housing Strategy 2017-2023.

HSO 2: To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Acts 2000-2015 to all sites that are zoned solely for residential use, or for a mixture of residential and other uses.

Amend Objective HSO4.

HSO 4: To promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing in a balanced way in all Municipal District Areas of the county.

All members present in agreement to accept the Chief Executives amendment.

13.2 Amend Section 4.2 Housing Supply as follows:

The Core Strategy identifies a need for approximately 32,000 housing units in the County up to 2023.

Chapter 3 sets out growth targets for towns, villages, settlements and rural areas during the Plan period. Growth is directed based on the status of the town or

settlement within the settlement hierarchy and the capacity of physical and social infrastructure and the environment to accommodate growth.

The Plan will support consolidation through infill development and the redevelopment of areas that are in need of renewal and the sustainable extension of established urban areas.

All members present in agreement to accept the Chief Executives amendment.

13.3 Amend HUU 1 as follows:

HUU 1: To ensure that sufficient and appropriately located land is zoned to satisfy development needs in the County in compliance with the Core Strategy and Settlement Strategy set out in Chapters 2 and 3 of this plan.

All members present in agreement to accept the Chief Executives amendment as stated in the report.

Motions Chapter 4: Housing

14. Councillors Íde Cussen and Réada Cronin

HS03 to insert "within" all Municipal District Areas of the County.

Proposed by Councillor Cussen seconded by Councillor Cronin.

Chief Executive Response:

This change is not considered materially different to the current text.

Chief Executive Recommendation:

Accept

Resolved by the members present to accept the Chief Executive's recommendation.

15. Councillors Íde Cussen and Réada Cronin

HUO 2 refers;

To increase "as a priority substantially the stock of social housing immediately and then to maintain the stock of social housing at levels required" within the county in order to meet the "immediate" and long term housing needs of those households on the local authority housing list

The motion was proposed by Cllr. Cussen seconded by Cllr. Cronin.

Chief Executive Response

The County Development Plan through its housing strategy forecasts the demand for housing and social housing over the plan period and incorporates policies and objectives to support the delivery of social housing. Appendix 1 Housing Strategy of the Proposed Draft CDP identifies Housing Supply requirements.

The delivery of social housing is subject to national policy set by the DECLG's housing division. National policy in relation to social housing is identified in the DECLG's 'Social Housing Strategy 2020' document. It has identified three pillars in the Social Housing Strategy. These include: (i) increase in new social housing supply, (ii) provide housing support through Private Rental Sector, (iii) creating flexible and responsive social housing supports. Targets have been identified for each Local Authority, and the DECLG funds both local authorities and Approved Housing Bodies to deliver social housing units.

Kildare County Council is currently advancing schemes in Naas, Kildare, Rathangan, Prosperous, Athgarvan, Athy, Sallins, Celbridge and Leixlip.

Chief Executive Recommendation

No change

Further discussion took place on this motion. In relation to HS01, Cllr. Miley made enquiries regarding the percentage required under Part V and were this to change at national level, how this would affect the County Development Plan. Cllr. Moore also enquired re. the possibility of project splitting to avoid complying with Part V.

Karen Kenny confirmed the requirement of 10% under Part V is as amended in 2015 under the Urban Regeneration and Housing Act 2015 with the exemption now moving from up to 5 units, to up to 9 units. Any residential development in excess of 9 units will now be liable to Part V. The requirement to apply for Certificates of Exemption when development is below the threshold is the safeguard to ensure project splitting does not occur and the Planning Authority reviews this during the planning process. Ms. Kenny emphasised the need to specify the actual percentage as 10% as Local Authority's can adopt a lesser percentage. Michael Kenny also pointed out that national legislation takes precedence over the County Development Plan in such matters.

In relation to 4.2 Housing Supply which sets out growth patterns, Cllr. Doyle stated we should be focusing growth on creating excellence. Michael Kenny confirmed that the allocated growth targets are based on designations in the Regional Planning Guidelines which sets out the strategy down to small town level. The Planning Authority has some discretion on the designation of settlements from small town level and below.

Cllr. Moore enquired regarding the legal status of the Regional Planning Guidelines, Karen Kenny confirmed that Planning Authority's are bound by the Regional Planning Guidelines. Ms. Kenny also confirmed Core Strategy legislation, introduced in 2010, has to be adhered to in any future County Development Plan process also.

Peter Minnock proposed that Cllr.Doyle submit a motion for an additional policy to support the delivery/distribution of social housing which can be considered at the next meeting and all members were in agreement.

Resolved by the members present to accept the Chief Executives recommendation.

16. Councillors Íde Cussen and Réada Cronin

MD0 (Mixed Dwelling)

An additional Motion: To ensure emergency housing units within all Municipal Districts

Motion proposed by Councillor Cussen seconded by Councillor Cronin.

Chief Executive Response

In February 2013, the Minister for Housing and Planning published the Government's Homelessness Policy Statement in which the aim to end long-term homelessness by the end of 2016 was outlined. The statement emphasises a housing-led approach which is about accessing permanent housing as the primary response to all forms of homelessness. The availability and supply of secure, affordable and adequate housing is essential in ensuring sustainable tenancies and ending long-term homelessness.

The policies and objectives of the Plan are amended below to support the provision of temporary or emergency accommodation where this is deemed appropriate as an interim solution, however, the policy of providing temporary shelter is not regarded as the most effective solution.

Chief Executive Recommendation

Amend

SN1: To seek to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.

Insert new objective as SN1 a) and b) and renumber other objectives accordingly.

SN1 a): To support the provision of housing for groups with specific housing needs, including the elderly, people with disabilities, the homeless, those in need of emergency accommodation and travellers, at appropriate locations and in accordance with the policies and objectives of this Plan.

SN1 b): To support geographical balance in the provision of housing for groups with specific housing needs.

Resolved by the members present to accept the Chief Executive's recommendation, as revised at the meeting by the inclusion of a) and b).

17. Councillors Íde Cussen and Réada Cronin

MDO

To work with other agencies to provide for a Womens Refuge in North Kildare.

The motion was proposed by Councillor Cussen seconded by Councillor Cronin

Chief Executive Response

The County Development Plan can include policies and objectives to support the provision for specific housing needs, including emergency accommodation. TUSLA the Child and Family Agency has the statutory role in Child and Family Protection and for the provision of emergency accommodation.

Tadhg McDonnell, Director of Housing, also pointed out that it is the statutory obligation of TUSLA the Child and Family Agency to provide such accommodation.

Chief Executive Recommendation

Amend

SN1: To seek to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.

Insert new objective as SN1 a) and b) and renumber other objectives accordingly.

SN1 a): To support the provision of housing for groups with specific housing needs, including the elderly, people with disabilities, the homeless, those in need of emergency accommodation and travellers, at appropriate locations and in accordance with the policies and objectives of this Plan.

SN1 b): To support geographical balance in the provision of housing for groups with specific housing needs.

Resolved by the members present to accept the Chief Executive's recommendation, as revised at the meeting by the inclusion of a) and b).

18. Councillors Íde Cussen and Réada Cronin

SNO (special needs housing) To provide communal retirement houses / villages in our County

The motion was proposed by Councillor Cussen seconded by Councillor Cronin

Chief Executive Response

Section 4.7 Specific Needs Housing Policy SN 2 supports the provision of a range of accommodation types (independent, semi-independent or nursing home

accommodation) for older people in established residential and mixed use areas, including communal retirement houses and retirement villages.

Policy SN 2 and objectives SNO3 and SNO4 support the provision of a broad range of accommodation types for elderly people. Policy SN2 and objective SNO 3 can be amended to provide additional flexibility.

Chief Executive Recommendation

To amend as follows:

SN 2: To support the provision of accommodation for older people in established residential and mixed use areas that offer a choice and mix of accommodation types to older people for independent, semi independent and assisted living.

SNO 3: To identify locations in local area plans, small town plans and village plans to cater for the needs of the elderly and promote co-location of other facilities where appropriate.

Resolved by the members present to accept the Chief Executive's recommendation

19. Councillors Íde Cussen and Réada Cronin

SNO1

To ensure the housing mix of new residential schemes And incorporates more Old Person's Dwellings with supporting medical facilities, public transport, shops etc close by

The motion was proposed by Councillor Redmond seconded by Councillor Cussen

Chief Executive Response

Objective SNO1 of section 4.7 Specific Needs Housing relates to housing mix within new residential schemes. The need for a greater proportion of units for smaller households/older people should be identified through the preparation of a Statement of Housing Mix, as is set out in Chapter 19, Table 19.3. The Development Management process shall inform best location for such units within a proposed development site.

If specific lands in proximity to retail/medical/public transport facilities are to be identified for the provision of particular types of residential development (such as old person's dwellings) this should be addressed through the relevant LAP, or small town/village plan.

Chief Executive Recommendation

No change

Resolved by the members present to accept the Chief Executive's recommendation

20. Councillors Íde Cussen and Réada Cronin

PSO (Public Open Spaces)

PSO2 to remove "all such open spaces benefit from passive surveillance for residential development".

The motion was proposed by Councillor Redmond seconded by Councillor Cussen

Chief Executive Response

The purpose of this policy is to ensure that public open space is of high quality. Passive surveillance of public open spaces (i.e. by residents in houses which overlook the space, or by passers-by) contributes to the sense of security of a space for users and allows for supervision of activities such as children playing. This is a key design requirement of public open space and play areas as set out in Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, which the County Development Plan must have regard to.

Semi-private or communal open space (e.g. a space or play area within an apartment development which is not accessible by the general public) may also benefit from such surveillance by its residents.

Private open spaces (e.g. rear gardens of dwellings) are not intended to be subject to passive surveillance from public areas.

Chief Executive Recommendation

Amend objectives PSO 1 and PSO 2 in section 4.10 Public Open Space as follows:

PSO 1: To ensure that public and semi-private open space in new residential development complies with the quantitative and qualitative standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and Chapter 19 of this plan.

PSO 2: To ensure that there is a clear definition between public, semi private and private open space and that all public and semi private open spaces benefit from passive surveillance from residential development.

Resolved by the members present to accept the Chief Executive's recommendation.

21. Councillors Íde Cussen and Réada Cronin

PSO

To ensure that costs to be born for the grass cutting and upkeep of these public open spaces is not the responsibility of the residents in the residential developments.

The motion was proposed by Councillor Redmond seconded by Councillor Cussen

Chief Executive Response

This is an operational matter and is for the Council's Budgetary process. It is not related to the County Development Plan.

Chief Executive Recommendation

No change

Resolved by the members present to accept the Chief Executive's recommendation.

22. Councillors Íde Cussen and Réada Cronin

SRO1

Encourage the consolidation of existing settlements through well designed, infill developments in existing residential areas "only where the infill site would accommodate more than 2 units"

The motion was proposed by Councillor Cussen and seconded by Councillor Redmond.

Chief Executive Response

Section 4.11 sets out policies and objectives in relation to infill development in established urban areas based on the guidance contained in national policy such as Sustainable Residential Development in Urban Areas, DEHLG (2009). The Plan supports infill development stating that it can consolidate a settlement, enhance the vibrancy of an existing area and make more efficient use of serviced lands. In addition, infill development can often improve visual amenity and the public realm by developing vacant or disused sites.

The number of units that can be accommodated on an infill site will normally be determined on a site by site basis based on the development standards set out in the County Development Plan and taking account of the factors such as residential amenity, design standards and vehicular access.

Local plans may, on occasion, include development objectives for a particular infill site to address site specific issues such as architectural conservation, environmental sensitivities or infrastructural deficits.

It is considered inappropriate to prescribe a general standard in relation to the number of infill units that can be accommodated as this is a matter will be more appropriately determined through the development management process.

Chief Executive Recommendation

No change

Resolved by the members present to accept the Chief Executive's recommendation.

23. Cllr. Naoise Ó Cearúil

Section 4

Addendum to 4.7, Student Accommodation, “That higher density student accommodation is only afforded to Maynooth University or St. Patrick's College Maynooth developments. Potential higher density developments in the environs of Maynooth will not be permitted by other bodies or developers, save for contracts awarded on behalf of Maynooth University or St. Patrick's College Maynooth”

The portion was proposed by Councillor Ó Cearúil seconded by Councillor Miley

Chief Executive Response

The provision of purpose built and professionally managed student accommodation is an important aspect of the development of 3rd level institutions. It is a key factor in making institutions more attractive to students and in addressing pressures on the wider housing market. Student Accommodation is distinct from other housing types with operation and management requirements, location requirements (e.g. on-campus or proximate to the campus) and design requirements (e.g. communal facilities and services and reduced car parking).

A Development Plan may include general policies and objectives in relation to the preferred location for particular types of development, such as Student Accommodation, and specific development standards. Policy SNO5 seeks to facilitate the development of appropriately located and designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research. Development Standards for Student Accommodation can be inserted in Chapter 19.

It is beyond the remit of a Development Plan to seek to restrict or promote the development rights of individual parties. The motion as worded seeks to limit the development rights of individual parties. Under the terms of the Planning and Development Act any party, an applicant for planning permission is required to demonstrate a sufficient legal interest in a site, and there is an obligation on the planning authority assess the proposed development based on the policies and objectives of the relevant plan.

Chief Executive Recommendation

To amend as follows:

Chief Executive to propose Development Standards for Student Accommodation in Chapter 19, for meeting on 20th April.

Resolved by the members present to accept the Chief Executive's recommendation.

24. Cllr. Naoise Ó Cearúil

Addendum to Housing, Section 4, Homelessness, "The Council will examine all avenues to provide emergency accommodation in the North of the County, presently the only emergency accommodation provided by the council is in the south of the county which is inaccessible to those from North Kildare.

The motion was proposed by Councillor Ó Cearúil seconded by Cllr. Miley

Chief Executive Response

In February 2013, the Minister for Housing and Planning published the Government's Homelessness Policy Statement in which the aim to end long-term homelessness by the end of 2016 was outlined. The statement emphasises a housing-led approach which is about accessing permanent housing as the primary response to all forms of homelessness. The availability and supply of secure, affordable and adequate housing is essential in ensuring sustainable tenancies and ending long-term homelessness.

The policies and objectives of the Plan are amended below to support the provision of temporary or emergency accommodation where this is deemed appropriate as an interim solution, however, the policy of providing temporary shelter is not regarded as the most effective solution.

Chief Executive Recommendation

Amend

SN1: To seek to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.

Insert new objective as SN1 a) and b) and renumber other objectives accordingly.

SN1 a): To support the provision of housing for groups with specific housing needs, including the elderly, people with disabilities, the homeless, those in need of emergency accommodation and travellers, at appropriate locations and in accordance with the policies and objectives of this Plan.

SN1 b): To support geographical balance in the provision of housing for groups with specific housing needs.

Resolved by the members present to accept the Chief Executive's recommendation, as revised at the meeting by the inclusion of a) and b)

25. Cllr. Mark Stafford

To delete Objective HCO 4 and replace with "to require the submission of design statements with applications over 10 residential units". Such an amendment will be more in keeping with policy HC1 and HD1 as well as policy MDO 2.

The motion was proposed by Councillor Stafford seconded by Councillor Hillis

Chief Executive Response

HCO 4 requires the submission of a design statement with applications of over 25 residential units in large growth towns/ moderate growth towns and small towns and greater than 10 units for villages and settlements. A housing design statement should set out how the overall design concept of a housing scheme has been developed, including reference to aspects such as permeability, connectivity, density, mix, layout, sense of place, character/design of dwellings, orientation, open space, boundary treatments etc. and helps demonstrate how a high quality and sustainable community is being planned. A higher threshold is proposed for towns as these settlements are considered to be better able to accommodate change, without impact on the character of the area, while villages will be more exposed to change.

MDO 2 is focused on housing mix, i.e. what percentage of 2 or 3 bed units or houses/apartments are proposed, and whether it responds to local demographics and prevailing demoing in the area. The reference to design statement in MDO2 is in error and this objective should refer to a statement of housing mix. Chapter 19 sets out further detail in this regard (Section 19.4.3 and Table 19.3).

Chief Executive Recommendation

Amend Section 4.6 at MDO1/MDO2 as follows:

MDO 1: To require that new residential developments provide for a wide variety of housing types, sizes and tenures.

MDO 2: To specify target housing mixes, as appropriate, for certain sites and settlements as part of the local area plan process.

MDO 3: To require that applications for residential or mixed use development proposals with a residential element are accompanied by a Statement of Housing Mix, in accordance with Table 19.3, to address the mix of dwelling types proposed. The Statement of Housing Mix should demonstrate a need for such accommodation, based on local demand and the demographic profile of the area.

Councillor Stafford noted the Chief Executives response but pointed out that it is unfair to place a higher burden on those developing in the rural areas than those developing in the urban areas and that the requirement should be the same regardless of the location or the size of development.

Resolved by the members present to defer the motion to the meeting on the 20th April that will deal with Chapter 19, Development Management Standards.

The Mayor thanked the members for their input and reminded them that their motions for the next meeting, taking place on the 5th April, are due to be submitted by 12 noon on the 24th March.

Michael Kenny reminded the Members that submissions must be in the form of Motions and submitted to the meetings email address only and where possible, they be submitted through Party groupings. Mr. Kenny also advised the Members that planning staff are available to discuss motions or questions at any time.

Cllr. Miley stated that the time frame for submitting motions for the meeting on the 5th April was very tight and asked that an extension be given up to close of business on the 24th. Mr. Kenny confirmed these meeting dates and submission of motions deadline dates had been circulated to the members a number of weeks ago and reiterated the 8 week time frame involved in getting draft plan out on display however, it was agreed to extend the timeframe to 12pm (midnight) on the 28th March given the bank holiday weekend falls immediately after the submission deadline date.

The meeting then concluded.