

Kildare County Council
 Planning Department,
 Áras Chill Dara,
 Devoy Park, Naas,
 Co Kildare.

Castledermot
 County Development Plan
 2017 - 2023

Legend :

- Town Plan Boundary
- Zone of Archaeological Potential
- Flood Risk Assessment
- Roads Objective (Indicative only)
- Footpath and Cycle Track Objective
- River/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)
- RMP Record of Monuments and Places (KD040-010)
- RPS Record of Protected Structures (B40-12)
- Tree/Woodland Preservation Objective
- Special Area of Conservation (SAC)
- Playground Objective

Record of Monuments and Places (RMP)

KD 040-002002	KD 040-002022
KD 040-002003	KD 040-002026
KD 040-002004	KD 040-002028
KD 040-002009	KD 040-002031
KD 040-002010	KD 040-002027
KD 040-002025	KD 040-002030
KD 040-002011	KD 040-002013
KD 040-002029	KD 040-002021
KD 040-002017	KD 040-002012
KD 040-002015	KD 040-002016
KD 040-002019	KD 040-002023
KD 040-002024	KD 040-002039
KD 040-002014	KD 040-002020
KD 040-002005	KD 040-002033
KD 040-002006	KD 040-002038
KD 040-002007	
KD 040-002032	

This drawing is to be read in conjunction with the written statement.

Objectives

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Scale:	N.T.S.	Drg No:	200/15/745
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1.4 DERRINTURN SMALL TOWN PLAN

Section 1.4 comprises the written statement for Derrinturn and contains background information and specific objectives for the future development of the town and includes relevant maps. This Plan should be read in conjunction with Section 1.1 which provides the overall introduction to the Small Town Plans and Section 1.8 which includes the land-use zoning objectives and accompanying zoning matrix.

1.4.1 Location

Derrinturn is located in north west County Kildare, approximately 21km from Clane and 30km from Naas. It is located along the Regional Road, R403 and sited between Allenwood to the south east, Carbury to the north west and Edenderry to the west.

1.4.2 Settlement Form

Derrinturn's name in Irish is Doire an tSoirn which translates as Oak Grove of the Kiln. The settlement appears on the Noble and Keenan map of 1752 as Derinturn and Alexander Taylor's map of 1783 as (apparently) Derrintura. The settlement developed mainly around the R.C. Chapel which was opened in 1807 and later the school, which dates back to c.1815.

Derrinturn is located within the Western Boglands Landscape Character Area, as identified in Volume 1, Chapter 14 of the Plan. This character area is characterised by flat topography, smooth terrain and bogland vegetation.

1.4.3 Function

Derrinturn is a local service centre for its surrounding hinterland and comprises a service station, pharmacy, convenience shops, post office, hairdressers, funeral home and public houses. Since the 1990s it has experienced significant pressure for development to serve housing demands beyond the immediate hinterland and serves as a commuter town for Dublin and north east Kildare.

1.4.4 Population

The population of Derrinturn has increased from 791 in 2002 to 1,138 in 2006, representing an increase of 30%. The population of Derrinturn had increased further to 1,541 by the 2011 Census, which represents a 26% increase on the 2006 population.

The increase in population between 2002 and 2011 coincides with the development of housing schemes in the town such as Grace's Park, Grattan Park, Newbury Park, Radharc Na hEaglais, Cluain Dara and also new one off housing outside the town. The Core Strategy of this Plan estimates a population target of 1,396 persons for Derrinturn by the year 2023.

1.4.5 Socio - Economic Profile

From an analysis of the Census 2011² results, the following details can be noted for the electoral areas of Carbury and Windmill Cross:

- Average household size in the town is 3.07 persons.
- The rate of unemployment for the town is 33% compared with a national average rate of 19%.
- Commerce and trade account for the highest percentage of employment at 27% while agriculture, fishing and forestry is the lowest at 4%.
- Car usage and long distance commuting out of the town on a daily basis is high, with 29% of persons aged 5 and over travelling for more than 45 minutes to get to their destination.
- Broadband technology is available to only 63% of households in the town.

1.4.6 Principles Governing Future Development of the Town

The focus of new development will be on:

- Consolidating, strengthening and revitalising the town centre by promoting the development of under-utilised and derelict sites and by increasing the range of goods and services available.
- Encouraging the expansion of the town centre.
- Identifying appropriate areas for community and amenity focused mixed-use development.
- Protecting and preserving the natural, architectural, archaeological and cultural heritage of Derrinturn.

² *Source: CSO Small Area Population Statistics 2006 and Information Society Statistics 2008

1.4.7 Objectives

1.4.7.1 Housing

Housing in the town comprises a mix of one off dwellings and housing estate developments. The town is characterised by significant ribbon development on the approach roads to the town. The main housing areas are located to the east and west of the R403, Lucan to Carbury Regional Road.

The settlement strategy for County Kildare allocates a housing target of 195 units to Derrinturn to 2023. There is capacity for c. 288 new units. Taking into account the 50% over provision of zoning as recommended in the Development Plan Guidelines published by the DEHLG, the level of potential development on zoned lands is considered to be in accordance with the Core Strategy in Volume 1, Chapter 2. This Plan zones five new residential sites which could accommodate sufficient residential development to meet the settlement strategy targets. The Plan also allows for appropriate infill development on suitably zoned sites.

It is an objective of the Council to:

- DT 1** Seek the development of lands for residential development during the lifetime of this Plan largely within the town centre zone, areas designated as existing residential / infill and on lands zoned new residential, in accordance with the principles of proper planning and sustainable development.
- DT 2** Consider residential development on town centre expansion lands in conjunction with other appropriate town centre uses where the level of residential development is ancillary to the overall use of the site and where residential development is necessary to ensure the vibrancy and vitality of the overall scheme. Any development at this location should also include provision for a park and playground.
- DT 3** Seek the satisfactory completion of unfinished housing schemes within the town during the lifetime of the Plan, in the interest of visual and social amenity.

1.4.7.2 Economic Development

Derrinturn is designated as a local employment centre. However it provides limited employment opportunities. Within the town employment is provided in a number of convenience stores, takeaways, public houses, hairdressers, butchers, and

a health centre. There are no light industrial uses located in Derrinturn. Approximately 3ha has been zoned for industrial purposes since the 2001 Local Area Plan and the majority of these lands remain undeveloped.

It is an objective of the Council to:

- DT 4** Promote Derrinturn as a local employment centre to reduce long distance commuting patterns.
- DT 5** Facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town in accordance with the proper planning and sustainable development of the area.

1.4.7.3 Town Centre

Derrinturn has developed in a linear urban form along the R403 with facilities and services accessed directly off the regional road. This regional road experiences significant through traffic generating passing trade. The town centre has developed with no established building line and poor street frontage. It shall be an objective of the Plan to improve and visually enhance the streetscape of the town.

The town centre comprises a mix of commercial and residential premises including three convenience stores, a post office, pharmacy, laundrette, hairdressers, two public houses and two takeaways. Additional lands were zoned town centre (previously referred to as village centre) in the 2008 Local Area Plan to provide for a range of residential, employment and amenity opportunities. No development on these lands has taken place to date. A portion of these lands directly to the east of the primary school has been zoned New Residential in this Plan.

It is an objective of the Council to:

- DT 6** Encourage and promote development within the town centre which is of a high standard of design, has an appropriate mix of uses, enhances the built environment and delivers a high quality public realm.
- DT 7** Promote diversity and choice through a mix of sustainable development types including commercial, residential and leisure facilities.
- DT 8** Actively encourage the rehabilitation, restoration and re-use of vacant, derelict and underutilised properties in the town centre.

- DT 9** Prepare an Environmental Improvement Scheme for the town in order to visually enhance the streetscape and key spaces within the town. All shopfronts, signage and advertisements should be improved in order to add to the quality of the streetscape. An emphasis will be placed on promoting a people friendly environment with the promotion of useable areas of open space, and the provision of appropriate landscaping and street furniture.



1.4.7.4 Movement and Transport

Derrinturn is served by the R403 and is located between Allenwood to the south east, Carbury to the north west and Edenderry to the west. The R403 regional road has played a particularly significant role in Derrinturn having influenced the origin and evolution of the Main Street. Speed restrictions and traffic calming measures have reduced traffic speeds in the town.

It is an objective of the Council to:

- DT 10** Investigate the feasibility of implementing a Town Improvement Scheme to improve facilities for all road users, and vulnerable road users in particular, which would incorporate passive traffic calming measures, the provision of improved parking and to replace or complement the existing traffic calming ramps in the town.
- DT 11** Refurbish footpaths as necessary on the R403 Regional Road and the L5023 local road (to Drehid) between the town boundaries.

- DT 12** Further improve traffic calming measures in the vicinity of the school on the L5023 local road.
- DT 13** Carry out improvements to the footpath between the Ashgrove estate and the Ballyhagan road north west of the town centre.
- DT 14** Maintain and improve as required the main street (R403) to ensure a high standard of road quality and safety.

1.4.7.5 Water, Drainage and Environmental Services

Water Supply

The primary water supply for the town is from the Ballymore Eustace Regional Water Supply.

It is an objective of the Council to:

- DT 15** Provide water in conjunction with Irish Water sufficient in quantity and quality to serve all lands zoned for development in this Plan and where this is not yet possible it is an objective of the Council to encourage only as much development as can be provided for, based on available water supply.

Wastewater

Derrinturn's new wastewater treatment plant was completed in 2009 and provides for a population equivalent of 1,600P.E. This is sufficient to cater for the current population but may need to be addressed in order to facilitate further residential growth.

The level of growth in Derrinturn will be managed in line with the ability of local services to cater for future growth. No development will be permitted to proceed if the local services are not sufficient to cater for the development.

It is an objective of the Council to:

- DT 16** Facilitate the upgrade of the Derrinturn Waste Water Treatment Plant if necessary to cater for further development in the town.
- DT 17** Ensure the separation of foul and surface water effluent through the provision of separate sewerage and surface water networks.
- DT 18** Ensure the changeover from septic tanks to mains connections in all cases where this is feasible and to require all new developments in Derrinturn to connect to the existing wastewater infrastructure where appropriate.

Surface Water

The current surface water drainage situation in Derrinturn is unsatisfactory and would necessitate improvement so as not to impair future development.

In order to reduce surface water run-off and to minimise the risk of flooding, the lands within the development boundary will be developed in accordance with Sustainable Drainage System (SuDS) policies outlined in Volume 1, Chapter 7 of the Plan.

A Strategic Flood Risk Assessment of the town has identified lands within the boundary which are to be the subject of a site specific Flood Risk Assessment appropriate to the type and scale of development being proposed. The lands are identified on the Zoning Map.

It is an objective of the Council to:

- DT 19** Require on site surface water attenuation measures where a development is likely to cause flooding or potentially destructive storm surges in existing watercourses.
- DT 20** Improve the capacity of the surface water discharge pipeline.
- DT 21** Ensure that development proposals for lands identified by the dashed pink line on Map V2-1.4A shall be subject to site specific flood risk assessment appropriate to the type and scale of development being proposed.

Water Quality

Derrinturn lies within the South Eastern River Basin District for which a River Basin Management Plan 2009-2015 has been prepared. Ireland is now preparing for the second cycle of plans which will be in place by the end of 2017. The Ballyshannon River has its source north of the town and it flows in a southerly direction through the town to its confluence with the Cushaling River. The Cushaling River forms part of the Figile River, which is a tributary of the River Barrow. The Cushaling waterbody is part of the Figile Water Management Unit. The overall status of this waterbody is "Bad". "Good Status" must be restored by 2021. River water monitoring is carried out by the Council and other agencies for the purpose of implementing the EU's Water Framework Directive. Policies in relation to the maintenance and improvement of water quality are set out in Volume 1, Chapter 7.

It is an objective of the Council to:

- DT 22** Improve water quality in Derrinturn in accordance with European and National legislation.

Environmental Services

Refuse collection in Derrinturn has been outsourced to private licensed waste operators on behalf of the Council. A recycling facility is currently located next to the supermarket in the centre of the town. The primary school is involved in the Green Flag recycling environmental programme. The Council will continue to support community groups and associations in reducing litter and improving the overall environment of the town.

1.4.7.6 Energy and Communications

In line with the policies and objectives outlined at Volume 1, Chapter 8, the Council seeks to support the development of indigenous renewable energy production and to facilitate the enhancement of telecommunications infrastructure in the town.

1.4.7.7 Retail and Commercial Development

Derrinturn is identified as a Level 4 Tier 2 village centre in the Kildare County Retail Hierarchy. Derrinturn has developed to cater for the local population and the surrounding catchment. However, people have to travel to higher order centres such as Edenderry, Co. Offaly to meet the majority of their shopping needs.

In addition to the policies and objectives outlined in Volume 1, Chapter 9 - Retail, it is an objective of the Council to:

- DT 23** Actively encourage the provision of shops and services to consolidate and strengthen Derrinturn in meeting the needs of the population of the town and its hinterland.

1.4.7.8 Architectural and Archaeological Heritage

Architectural Heritage

The Record of Protected Structures (RPS) as contained in Appendix III identifies two structures within the development boundary of Derrinturn which are worthy of preservation. Policies to protect architectural heritage are contained in Volume 1, Chapter 12.

Archaeological Heritage

The Sites and Monument Record lists all certain or possible archaeological sites and monuments mainly dating to before 1700AD. Within Derrinturn there is one record (KD008-034 Holy Well) on the RMP.

Policies and objectives for archaeological heritage are contained in Volume 1, Chapter 12.

Natural Heritage

There are no NHAs / SACs within the development boundary of Derrinturn. The nearest NHAs are Carbury Bog 2km to the north and the Grand Canal located 2.2km to the south west of the village. The nearest SAC is Ballynafagh Lake and is located 10.3km from the boundary of Derrinturn. Policies and objectives governing designated sites are contained in Volume 1, Chapter 13.

It is an objective of the Council to:

- DT 24** Work with local groups to identify natural infrastructure such as key hedgerows for protection and maintenance.

1.4.7.9 Recreation, Amenity and Open Space

The Council recognises the need for a park and playground for the growing population in Derrinturn. The Open Space Strategy (2011) highlighted the need for recreational open space including a requirement for some active recreational facilities. The strategy recommended that 3.27 ha are needed for open space purposes in Derrinturn. This open space requirement including a playground could be provided on open space zoned land on the Carbury Road or on the town centre and new residential zoned land to the east of the school (refer to Map V2-1.4A).

It is an objective of the Council to:

- DT 25** Facilitate the provision of open space and amenity areas including a playground facility in the town.

1.4.7.10 Community, Educational, Childcare and Cultural Facilities

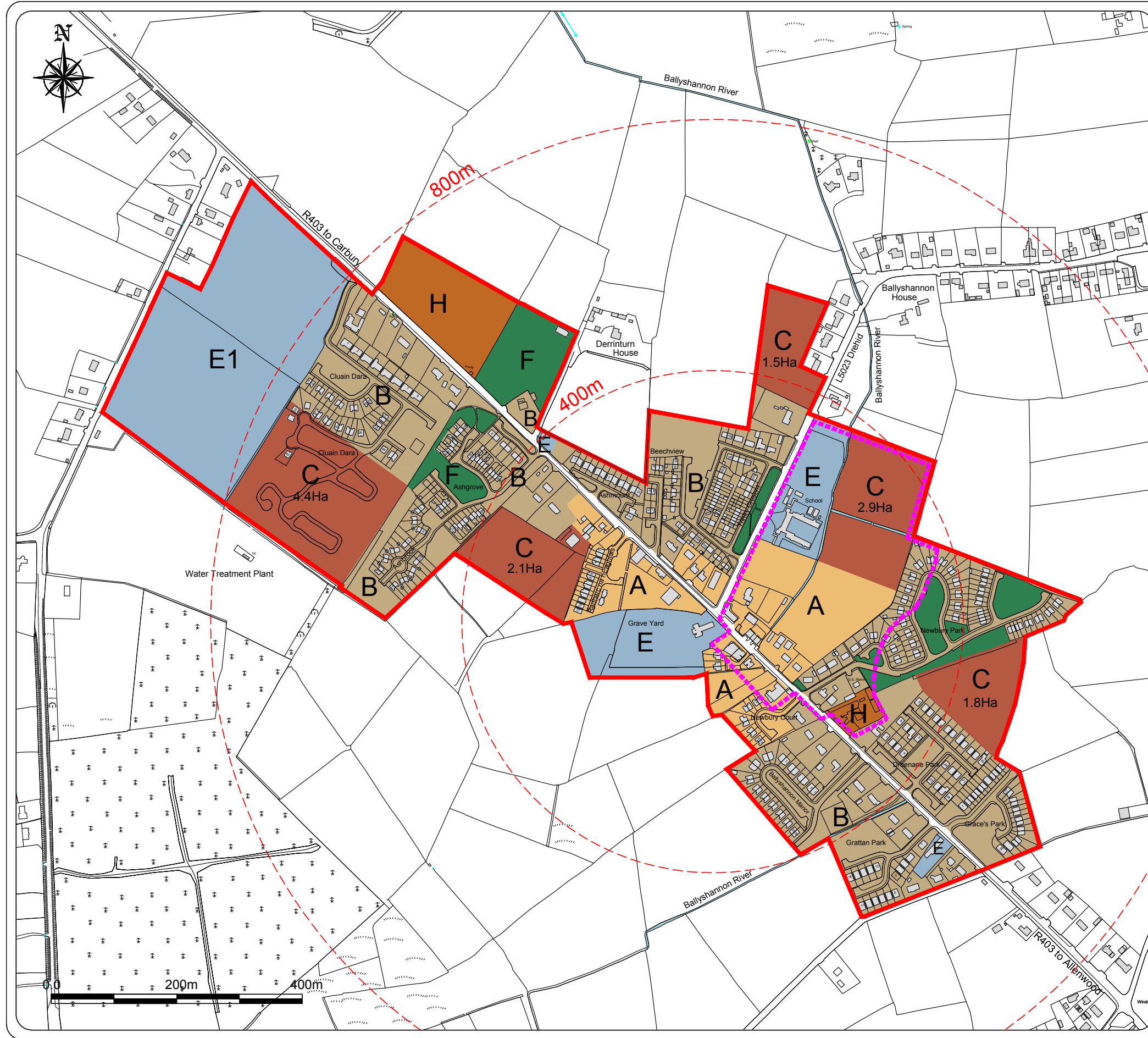
The range of community facilities available in Derrinturn includes a primary school, health centre, church, community hall and GAA club. The cemetery is currently at capacity but has a Part 8 approval for an extension to the rear. A small section of lands north of the school has been zoned Community and Educational to facilitate any future expansion of the school. A large site E1 (10.2ha) is also zoned Community and Educational to specifically cater for the development of a nursing home as per the land use zoning objectives table.

It is an objective of the Council to:










- DT 26** Facilitate the expansion of the existing school in Derrinturn to accommodate its future needs and to facilitate the development of sports, recreational and cultural facilities for the school.
- DT 27** Encourage shared use of existing educational and community facilities for community and non-school purposes where possible, in order to promote sustainable use of such infrastructure.
- DT 28** Facilitate the provision of a community centre in the town.
- DT 29** To facilitate the development of a nursing home on the lands zoned E1 Community and Educational.

1.4.8 Zoning Requirements

Lands within Derrinturn are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. Section 1.8 contains the zoning objectives for all the zoning categories identified in the Plan area together with the accompanying matrix.



Derrinturn
 County Development Plan
 2017 - 2023

- Legend:**
-  Town Plan Boundary
 -  A: Town Centre
 -  B: Existing Residential / Infill
 -  C: New Residential
 -  E: Community and Educational
 -  F: Open Space and Amenity
 -  H: Industry and Warehousing
 -  Flood Risk Assessment
 -  Distance from Town Centre
(at 400m intervals)

This drawing is to be read in conjunction with the written statement.

Land Use Zoning Objectives

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Scale:	N.T.S.	Drg No.:	200/15/744
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