



Kildare County Council



Celbridge Local Area Plan 2010

Plean Cheantar Áitiúil 2010 Cill Droichid



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Adoption Date: 25th January 2010

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Introduction



1.1 Local Area Plan Status and Process

Sections 18 - 20 of the Planning and Development Act 2000, as amended, provide that a Local Area Plan (LAP) may be prepared in respect of any area which a Planning Authority considers suitable, in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large-scale development within the lifetime of the Plan.

A local area plan shall be made in respect of an area which:

- (i) Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,

- (ii) Has a population in excess of 2,000 and

- (iii) Is situated within the functional area of a planning authority which is a county council

The statutory time frame as set out in the Planning and Development Act 2000 (as amended) commences upon the date of public display of the Local Area Plan. Table 1 sets out the timeframe of the preparation of this Local Area Plan.

Table 1: Preparation of the Celbridge Local Area Plan

Procedure involved in the preparation of a Local Area Plan	Relevant Dates
(a) Public Display of Draft Local Area Plan and the Environmental Reports (where applicable) (≥6 weeks)	18th of June 2009 – 29th July 2009
(b) Preparation of Manager's Report on submissions/ observations received during the public display period of the Draft Plan (≤ 12 weeks from date notice is placed in press - see (a) above)	30th July 2009 – 9th September 2009
(c) Consideration of the Manager's Report by the Members of the Authority (6 weeks after the furnishing of the Manager's Report to the Members)	10th September 2009 – 19th October 2009 (Council meeting held 19th October 2009)
Where, following the consideration of the Manager's Report, it appears to the Members of the Authority that the proposal (being a proposal to make the local area plan) should be varied or modified, and the proposed variation or modification would, if made, be a material alteration of the proposal concerned, the following process is enacted.	
(d) Publication of the notice of the proposed variation or modification (≤ 3 weeks)	
(e) Public display of variation or modification (≥ 4 weeks)	29th October 2009 – 25th November 2009
(f) Preparation of Manager's Report on submissions / observations received (≤ 8 weeks from date of publication of notice - see (d) above)	Published 18th December 2009
(g) Consideration of the Manager's Report by the Members of the Authority. The Local Area Plan is either made or amended 6 weeks after the furnishing of the Manager's Report to the Members of the Authority.	19th December 2009 – 25th January 2010 (Council meeting held 25th January 2010)

2. Layout of Document

2.1 Layout of Document

This Local Area Plan for Celbridge consists of a Written Statement and Maps comprising;

Part A (Background Information),

Part B (Specific objectives together with all relevant maps),

Part C (Zoning objectives, zoning matrix and zoning map).

The Written Statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Celbridge, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. It shall be noted that the general development control standards applicable to the Plan area are included in the County Development Plan. Only specific objectives applicable to Celbridge are included in this LAP.

3. Plan Area

3.1 Plan Area

Celbridge is located in north county Kildare approximately 12 miles from Dublin. The town is situated on the River Liffey at the junction of the R403 and R405. These regional roads and the town's Main Street meet at the bridge over the Liffey and are joined there by two County Roads- the Newtown Road and Hazelhatch road. Figure 1 shows Celbridge in its regional context as defined by the Regional Planning Guidelines 2004 – 2016. Celbridge is located in the Metropolitan area in a primary dynamic cluster with Leixlip, Maynooth and Kilcock.

3.2 Historic Development of Celbridge

The town of Celbridge has early Christian origins but later became an Anglo Norman borough. The town developed quite rapidly during the 18th century around Castletown Estate. As with many estate towns, development occurred along the Main Street at the principal entrance to the estate.

3.3 Celbridge Today

Celbridge retains much of the character of an estate town, with the Main Street still the focus of the town and Castletown gates, the mill complex and the bridge over the Liffey remaining important visual features. Celbridge has experienced a considerable degree of urbanisation and outward growth in recent years.

Figure 1- Celbridge in its Regional Context

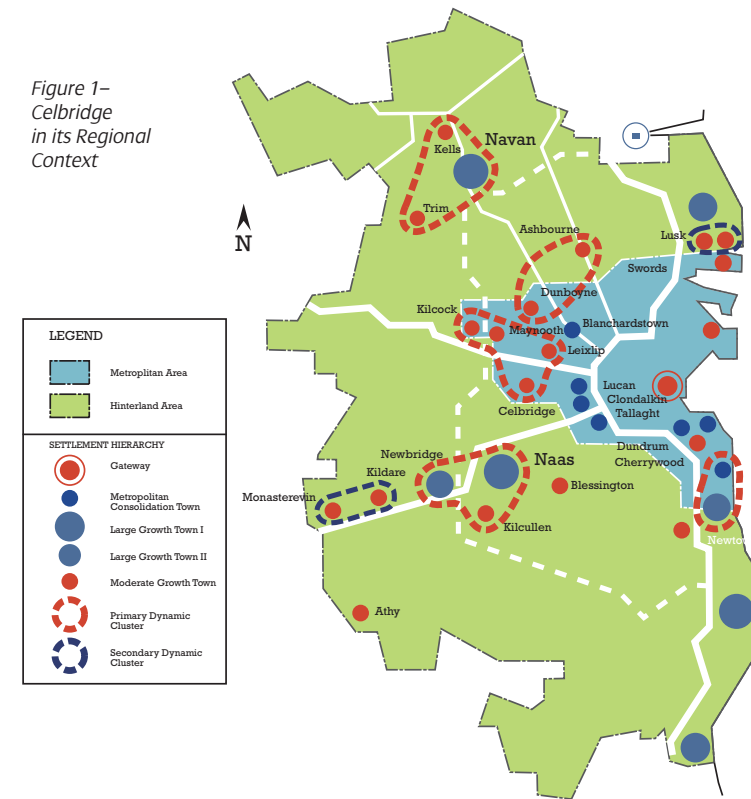


Figure 2- Aerial Photograph of Celbridge



4. Strategic Context and Relevant Policy Documents

4.1 National Spatial Strategy

The National Spatial Strategy (NSS) was published in December 2002. The Strategy is a 20-year planning framework designed to achieve a better balance of social, economic, physical development and population growth between centres.

Under the NSS Celbridge is categorised as a town with a population of over 5,000 people. In the context of the NSS, towns of this size will act as 'local capitals' and provide a range of services and opportunities for employment.

4.2 Regional Planning Guidelines 2004 – 2016

The Regional Planning Guidelines for the Greater Dublin Area 2004 – 2016 (RPG's) establish a broad planning framework for the Greater Dublin Area. The RPG's have identified Celbridge as a Moderate Growth Town within the metropolitan area and Celbridge is also part of a Primary Dynamic Cluster with Leixlip, Maynooth and Kilcock. Under the RPG's, such towns will be consolidated with an increase in overall residential development densities, particularly where they are in close proximity to public transport corridors. It is envisaged that these towns will have an interactive and supporting role to their adjacent large towns and the rest of the metropolitan area. The current Regional Planning Guidelines are currently being reviewed, this process will lead to the preparation of the new Regional Planning Guidelines 2010 – 2022.

4.3 Kildare County Development Plan 2005-2011

The Kildare County Development Plan 2005-2011 sets out the broad development framework for the county of Kildare. The strategic objectives of the Kildare County Development Plan 2005-2011 are outlined in Section 1.3 of the Plan and include the following:

1. To provide for balanced and sustainable distribution of economic and social growth across the county.
2. To provide infrastructure and transportation in accordance with the principles of sustainable development.
3. To ensure the highest quality living environments, urban centres and civic spaces as well as open space and recreational facilities accessible to all the citizens of Kildare.

4. To protect, conserve and enhance the built and natural heritage of Kildare for future generations.
5. The County Development Plan recognises the role of Celbridge in the Dublin Metropolitan Area and its role along with Leixlip, Maynooth and Kilcock as part of a Primary Dynamic Cluster.

4.4 Kildare 2012- An Economic, Social and Cultural Strategy

The Kildare County Development Board Strategy "Kildare 2012- An Economic, Social and Cultural Strategy" sets the framework within which the Kildare County Development Board will operate for the next 10 years. The vision of this strategy is to make "*Kildare- the first choice as a place to live, learn, work, visit and do business.*" The strategy focuses on six key objectives, which are vital to ensuring this vision. These are to:

1. Develop transport and communications
2. Respond to new settlement patterns
3. Respond to contrasts within the county and towns
4. Protect the environment
5. Develop education, training and capacity building and
5. Develop a sense of place.

4.5 Competing in a Globalised World - An Economic Development Strategy for Kildare

An Economic Development Strategy for Kildare was prepared to inform economic development policies in the County for the period to 2016, with the key aim of promoting Kildare both nationally and internationally as a place in which to live, work and invest. Kildare County Council is committed to implementing and building upon this strategy both nationally and internationally.





4.6 Kildare County Housing Strategy Part V

The Kildare County Housing Strategy 2005 - 2011 was adopted as part of the Kildare County Development Plan 2005 – 2011. The strategy determines that the ratio of social housing is 8% and affordable housing is 12%. The primary purpose of the legislative provisions is to secure completed social and affordable housing, more quickly and more efficiently. This strategy will be reviewed as part of the review of the County Development Plan.

4.7 Sustainable Residential Development in Urban Areas and Urban Design Manual – A best practice guide, May 2009

The “Sustainable Residential Development in Urban Areas Guidelines” set out the key planning principles which should be reflected in Development Plans and Local Area Plans and should guide the preparation and assessment of planning applications for residential development in urban areas. The guidelines will facilitate the development of sustainable communities through more effective planning, make more efficient use of urban land through housing densities that are appropriate to location and outline high standards in terms of space and facilities.

The guidelines also emphasise the need for new residential developments to be supported by services and infrastructure such as education, health care, childcare public transport etc.

The Urban Design Manual, which accompanies the guidelines, is a best practice design guide that illustrates how policy principles can be translated into practice by developers and their design teams and by local authority planners. These guidelines promote sustainable urban housing by ensuring that the design and layout of urban housing provides satisfactory accommodation for a variety of household types and sizes.

4.8 Sustainable Urban Housing: Design Standards for New Apartments 2007

The primary aim of these guidelines is to promote sustainable urban housing, by ensuring that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types and sizes – including families with children.

4.9 Retail Planning Guidelines

The Retail Planning Guidelines for Planning Authorities were published by the Department of the Environment, Heritage and Local Government in December 2000 and updated in January 2005. The Retail Planning Guidelines provide a comprehensive framework to guide local authorities both in the preparation of development plans and the assessment of applications for planning permission, and to assist retailers and developers in formulating development proposals.

4.10 Retail Strategy for the Greater Dublin Area, July 2008

The main aim of the Retail Strategy for the Greater Dublin Area is to inform the statutory planning process and to ensure that adequate provision is made for retail development. The strategy provides indicative advice on the scope and need for retail floorspace and how, in accordance with sustainable planning it should be allocated.

Celbridge is designated as a Level 3 Town Centre in the strategy. These centres usually include supermarkets or superstores and a range of non-retail services. It is important in centres of this size that new residential areas are provided in tandem with retail centres.

4.11 Draft County Retail Strategy 2005

The Draft County Retail strategy for Kildare was prepared in 2005. The terms of this strategy have been incorporated into Chapter 7 of the Kildare County Development Plan 2005-2011. A revised County Retail Strategy for Kildare is currently being prepared.

4.12 Liffey Valley Strategy

The Liffey Valley Strategy was prepared by the Office of Public Works and the relevant Local Authorities including Kildare County Council and published in 2006.

The overall aims of this Strategy are twofold - to provide an integrated management framework for the Liffey Valley and to create a process towards the establishment of a Liffey Valley Park which would be composed of a necklace of publicly owned spaces within this area. The strategy outlines key flagship projects that are to be implemented by KCC. In Celbridge the projects include the creation of a public park in the Donaghcomper lands and the creation of river based linkages with Castletown estate. The other proposal is the enhancement of the Celbridge town centre and its industrial heritage. In addition the refurbishment of the pedestrian bridge adjacent to the Mill is also recommended.

4.13 Architectural Heritage Protection: Guidelines for Planning Authorities

“The Architectural Heritage Protection: Guidelines for Planning Authorities” were published by the Department of the Environment Heritage and Local Government in November 2004. These Guidelines are a comprehensive framework primarily intended for planning authorities, however these guidelines are also intended to be of use to owners of protected structures, to practitioners in the field and all others interested in Architectural Conservation. The Guidelines have assisted in the formulation of policies included in this plan and should be consulted during the consideration and preparation of development proposals affecting any built heritage items.





5. Strategic Environmental Assessment

5.1 Introduction

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making.

5.2 Legal Framework

On the 21st of July 2004, the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) was transposed into Irish law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004). Relevant 'Guidelines for Planning and Regional Authorities' were subsequently issued by the Minister for the Environment, Heritage and Local Government in November 2004.

SEA is mandatory for plans for areas with a population of 10,000 or more. Where the population involved is less than 10,000, the EU Directive requires screening of the plan in order to establish if development resulting from objectives will cause significant environmental effects. The designated environmental authorities are formally consulted as part of the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the plan having significant effects on issues within the remit of those Departments.

5.3 Consultation with Environmental Authorities

In accordance with Article 13D of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, a Scoping Assessment was prepared for the Celbridge Local Area Plan and forwarded to the Environmental Authorities.

The following bodies (statutory and non-statutory) were consulted:

- Environmental Protection Agency
- Department of the Environment, Heritage and Local Government
- Department of Communications, Marine and Natural Resources
- Office of Public Works, Heritage and Flood Relief Sections
- Eastern Regional Fisheries Board
- Eastern River Basin District
- Liffey Valley Strategy Steering group
- Fingal County Council
- Meath County Council
- Waterways Ireland
- Intel Rye River committee

5.4 SEA Environmental Report

The findings of the SEA are set out in the Environmental Report, which, while constituting part of the Plan documentation, is presented as a separate document. The Environmental Report was prepared in conjunction with the preparation of the Plan and the Plan has been informed by the environmental considerations of the Environmental Report. The likely environmental effects of the Plan (and the alternative development scenarios considered) are predicted in the Environmental Report and their significance is evaluated with reference to the area's environmental baseline. The Environmental Report therefore provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Plan area. The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the Environmental Report into the Plan. The Environmental Report has been prepared as a separate standalone document to this Local Area Plan.

6. Appropriate Assessment

The purpose of Appropriate Assessment (AA) of land use plans is to ensure that the protection of the integrity of European sites is a part of the planning process at a regional and local level. The requirement for AA of plans or projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("Habitats Directive").

Local Area Plans are screened for any potential impact on areas designated as Natura 2000 sites. In any case where, following screening, it is found that the plan may have an impact, a full 'appropriate assessment' must be carried out. The Celbridge Local Area Plan 2010 was screened for AA. This screening found that effects on the integrity of the Rye Water Valley / Carton Special Area of Conservation, (Site Code 002162), arising from the Local Area Plan were not likely, and therefore full Appropriate Assessment was not warranted. However the recommendations of that screening document have been incorporated into the Plan. (The Appropriate Assessment Screening document has been prepared as a separate standalone document.



7. Population

7.1 Background

According to the 2006 census County Kildare has a population of 186,335 persons. Celbridge accounted for 17,262 or 9.26% of the County's total population.

The Kildare County Development Plan 2005-2011 (CDP) indicates a housing construction target of 1,450 units for Celbridge between 2002-2011. Given that the latter date only projects to mid way through this Local Area Plan period and given that the most recent census was carried out post the adoption of the current CDP, it is considered more appropriate to have regard to the CSO data and the revised Regional Planning Guideline (RPG) figures in order to determine the projected increase in population over the Local Area Plan period.

The recently revised Regional Planning Guideline (RPG) figures for the Greater Dublin Area (GDA) projected an additional 99,429 population for Kildare between 2003 and 2016 (total number of household units i.e. 39,456 multiplied by 2.52, this being the average household size following consultation with the Regional Authority).

Given that the 2006 population figure for Celbridge has been established and considering that the RPG figures project to 2016, it was considered reasonable to project from the same base year i.e. 2006, for the purposes of projecting for an assumed population growth over the Plan period.

Having regard to the proportion of the County's population resident in Celbridge from the 2006 Census, it is assumed that Celbridge will continue to account for 9.26% (as above) of the revised RPG figures, which would equate to a total additional population figure of 6,930 between 2006 and 2016 (Total population at 2016 minus total population at 2006 as per Table 2.

Table 2 shows that a 'year on year' figure of 693 would assume a total population for Celbridge of 24,192 in 2016 (the end of the six year life of this Local Area Plan).

Table 2: Projected Population for Celbridge

'Year on Year Figure'	Total Pop 2006 (CSO)	Total Pop 2007	Total Pop 2008	Total Pop 2009	Total Pop 2010	Total Pop 2011	Total Pop 2012	Total Pop 2013	Total Pop 2014	Total Pop 2015	Total Pop 2016
693	17,262	17,956	18,648	19,341	20,034	20,727	21,420	22,123	22,806	23,499	24,192



8. Public Utilities

7.2 Relevant Planning History

While there are a number of planning applications currently in the system that have not yet been decided upon, an assessment of larger development sites in Celbridge shows that c. 1315 residential units have been granted planning permission in the town in recent years, following an examination of the Commencement Notices it was found that 512 units were developed after the date of the undertaking of the 2006 Census (April 2006), it shall be assumed that population figures resulting from these units were not included in the CSO Census data and therefore the population resulting from the construction of these units would be additional to the 2006 CSO population figures for Celbridge.

However, as set out in Table 2, the projected population for Celbridge as projected having regard to the Regional Planning Guidelines could be 24,192 by 2016 (end of the life of this Local Area Plan It is therefore proposed to zone additional residential lands to accommodate an additional 3,222 persons (24,192 population target in 2015 - 20,970 total envisaged population without additional zoning). Paragraph 7.9 of the Regional Planning Guidelines states that the over zoning of land is acceptable, perhaps even by one-third to one-half.

Once again using the established average household size and 35 units per hectare as an average density, in order to meet the population target of 24,192 persons, an additional 42.9 Ha (106 acres) of New Residential zoned land is required.

Table 3: Projected population of Celbridge by 2016 without proposing any additional residential zoning.

Population of Celbridge in 2006	17,262
Population resulting from construction of c. 512 units	1,290
Population arising from 8.9 ha of uncommitted lands from the Celbridge Development Plan 2002, assuming a household size ¹ and an average density of 35 units per ha (low-medium residential density as per Table 15.5 of the Kildare County Development Plan 2005-2011 is 20-35).	785
Population resulting from construction of planning applications for 148 units awaiting decision / on Further Information / Appealed to An Bord Pleanala.	373
Town centre expansion lands at Donaghcumper subject to the relevant planning consents. (estimate of 500 residential units).	1,260
Total envisaged population for Celbridge by 2016 without proposing any additional residential zoning.	20,970

1: 2:52= average household size as agreed following discussions with the Regional Authority.



It is envisaged that the development of this new residential land possibly at a higher density than 35 units per hectare on certain strategic sites and the development of brownfield sites will meet the population target including sufficient over zoning.

8.1 Water Supply

Celbridge is serviced by the Ballygoran Reservoir with water from the Fingal County Council Treatment Plant in Leixlip. Plans to upgrade the Ballygoran Reservoir and link it to the Dublin City Council supply, via the newly commissioned Castlewarden Reservoir, are currently being prepared. This scheme, once completed, will include a new link from Ballygoran Reservoir to Celbridge, thus augmenting the supply from Leixlip with a supply from the treatment plant in Ballymore Eustace.

8.2 Waste Water

Celbridge forms part of the Lower Liffey Valley Regional Sewerage Scheme, which also serves the towns of Leixlip, Maynooth, Kilcock and Straffan. Tender Documents for the upgrade of Leixlip Wastewater Treatment Plant are currently being prepared and it is expected that the plant will be upgraded from 80,000PE to 150,000PE by mid 2011. Castletown Pumping Station which serves the entire Celbridge catchment is due to be upgraded in 2009. The contract which includes this upgrade is currently under construction with completion expected in 2010.

The capacity of the Leixlip plant and the main pumping station is finite and must be managed between all towns within the catchment area. While the capacity is considered adequate to serve the needs of Celbridge over the period of the plan, development must have regard to, and may be constrained by, the overall capacity of the Leixlip works. For large development proposals, developers are advised to consult with the Water Services Department of Kildare County Council at an early stage.

8.3 Surface Water

Flooding has been identified as a problem in Celbridge. However, flood alleviation works will be undertaken with the assistance of the Office of Public Works (OPW), on the Toni River catchment from the Oldtown Road to its outfall to the River Liffey. It is expected that these works will be completed by the end of 2009.

All development should attenuate surface water on site in accordance with the Greater Dublin Storm Water Management Policy, the Greater Dublin Strategic Drainage Study, the Sustainable Urban Drainage System and the EEC Water Framework Directive 2000 in terms of water quality.

8.4 Waste

Refuse collection in Celbridge is currently carried out by a private contractor on behalf of Kildare County Council. There are currently two recycling facilities for glass, cans and textiles. The Council will continue to encourage recycling and the minimisation of waste and intends to extend the current collection of separated waste from a two-bin to a three-bin system to include a collection for food and garden waste. There are currently recycling facilities at the Celbridge GAA facilities and Tesco. The Council intends to provide a civic amenity site to cater for the north east of the county. Kildare County Council has adopted a Waste Management Plan for the county (2005-2010). The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both National and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, focusing on prevention, minimisation, re-use/recycle, disposal with energy recovery and disposal of residual waste.

8.5 Electricity and Telecommunications

Electricity is supplied by the ESB transmission system, which is adequate to serve the needs of Celbridge for the period of this Plan.

The telecommunications network in Celbridge is being upgraded progressively. There is an increased demand for mobile phones, broadband and other telecommunications equipment to improve the telecommunications network and provide a global system for mobile communications. Broadband is currently available in the Celbridge area.

Kildare County Council acknowledges the importance of the telecommunications sector to the local and regional economy. Access to advanced information and communications infrastructure is essential to development and offers a competitive advantage in attracting economic development and inward investment.



9. Conservation

9.1 Natural Heritage

9.1.1 Natural Heritage Areas and Special Areas of Conservation

The most important habitats in the County are afforded protection under National and/or European legislation by way of designation as proposed Natural Heritage Areas (pNHA) and candidate Special Areas of Conservation (cSAC). The pNHA sites, afforded protection under the Wildlife (Amendment) Act 2000, were formerly designated as Areas of Scientific Interest. The SAC sites are designated under the EU Habitats Directive (92/43/EEC), which was transposed into Irish law in the European Communities (Natural Habitats) Regulations, 1997.

The designation of these sites at a national level is the responsibility of the National Parks and Wildlife Division of the Department of the Environment, Heritage and Local Government. The designation of these sites is an ongoing process as boundaries are continuously revised and adjusted and new sites added. The Council will take cognisance of any change in boundaries that may occur in designated sites within the life of this Plan.

The Rye Water Valley / Carton Special Area of Conservation, (Site Code 002162), also designated as a Natural Heritage Area (Site Code: 001398) lies approx 2km north of the Celbridge LAP boundary. The proposed national designation of the Royal Canal (pNHA Site code: 002103) occurs within 2km north of Celbridge and the Grand Canal (pNHA Site code: 002104) occurs within 2km southeast of Celbridge. The Liffey Valley (pNHA Site code: 000128) lies within 3km east of Celbridge.

8.6 Transportation

The Council recognises the need to develop an efficient, integrated public and private transport system within the County and the Greater Dublin Area as a whole. The road infrastructure is being progressively improved with the most recent significant improvements being the Shackelton Road, which links the Clane Road and the Maynooth Road and the Celbridge West M4 Interchange which provides easy access to the motorway from the north of the town. Congestion is a significant problem in the town centre and one of the key elements of this Plan is the provision for enhanced crossings of the river Liffey by way of objectives TR 3, TR 4 and TR 7 b. These objectives provide for the upgrade of the existing road bridge and the possible construction of two new bridges in order to satisfy the need for new river crossings, which should go a long way to alleviating congestion problems.

Hazelhatch station although located outside the LAP boundary is a key piece of public transport infrastructure important not only to Celbridge but the entire surrounding hinterland. The station itself, the access to the station and car parking facilities have been upgraded as part of the Kildare route project which adds an additional two lines from Cherry Orchard to Hazelhatch increasing the frequency of commuter, regional and intercity services. These works have doubled the frequency of services from Hazelhatch to Dublin. A feeder bus runs eight times daily from the centre of Celbridge to Hazelhatch to connect with the train to Dublin and nine times daily from Hazelhatch to the town centre. Louisa Bridge Train Station in Leixlip is also widely used as it is in close proximity to the inhabitants of north Celbridge. The Collinstown Local Area Plan 2010 proposes a transport hub for the area, which will provide the opportunity for modal shift once completed.



Table 4: Sites and Monuments Record

Item (Description)	Location (Townland)	Reference
Celbridge Abbey, House	Celbridge Abbey	KD011 – 026
Castle, Tower House	Newtown	KD011 – 019
Ecclesiastical Enclosure Possible	Oakley Park	KD011 – 012004
Mill, Corn	Newtown	KD011-037
Town	Castletown, Celbridge, Celbridge Abbey (Celbridge ED), Donaghcumper, Oakley Park	KD011-013001
Church	Donaghcumper	KD011-013001
Graveyard	Donaghcumper	KD011-013002

9.1.2 Trees and Hedgerows

The Council is mindful of the importance of mature trees in developments and accordingly the preservation of such trees will be a prime consideration in the determination of applications for sites with trees of amenity value. All new developments will be required to integrate existing trees into the new schemes, wherever possible.

9.2 Archaeological Heritage

9.2.1 Sites and Monuments Records

The Sites and Monuments Records (SMR) list all certain or possible archaeological sites and monuments mainly dating to before 1700AD. These lists were in many cases based initially on cartographic, documentary and aerial photographic sources. The record is updated on a constant basis and focuses on monuments that predate 1700AD. Table 4 (above) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Celbridge.

The Council will ensure that features or items of archaeological interest and recognised areas of archaeological potential are protected and preserved from inappropriate development that would adversely effect and / or detract from the interpretation and setting of these sites. (See section 4 of part B for specific objectives.)

9.3.1 Vernacular Architecture

Vernacular architecture makes a strong contribution to the character of streetscapes and it is an objective of the Council to protect vernacular architecture in Celbridge for the benefit of future generations. It shall be an objective of the Council to protect the structures listed in Table 5 and their settings, in the assessment of any development proposal.

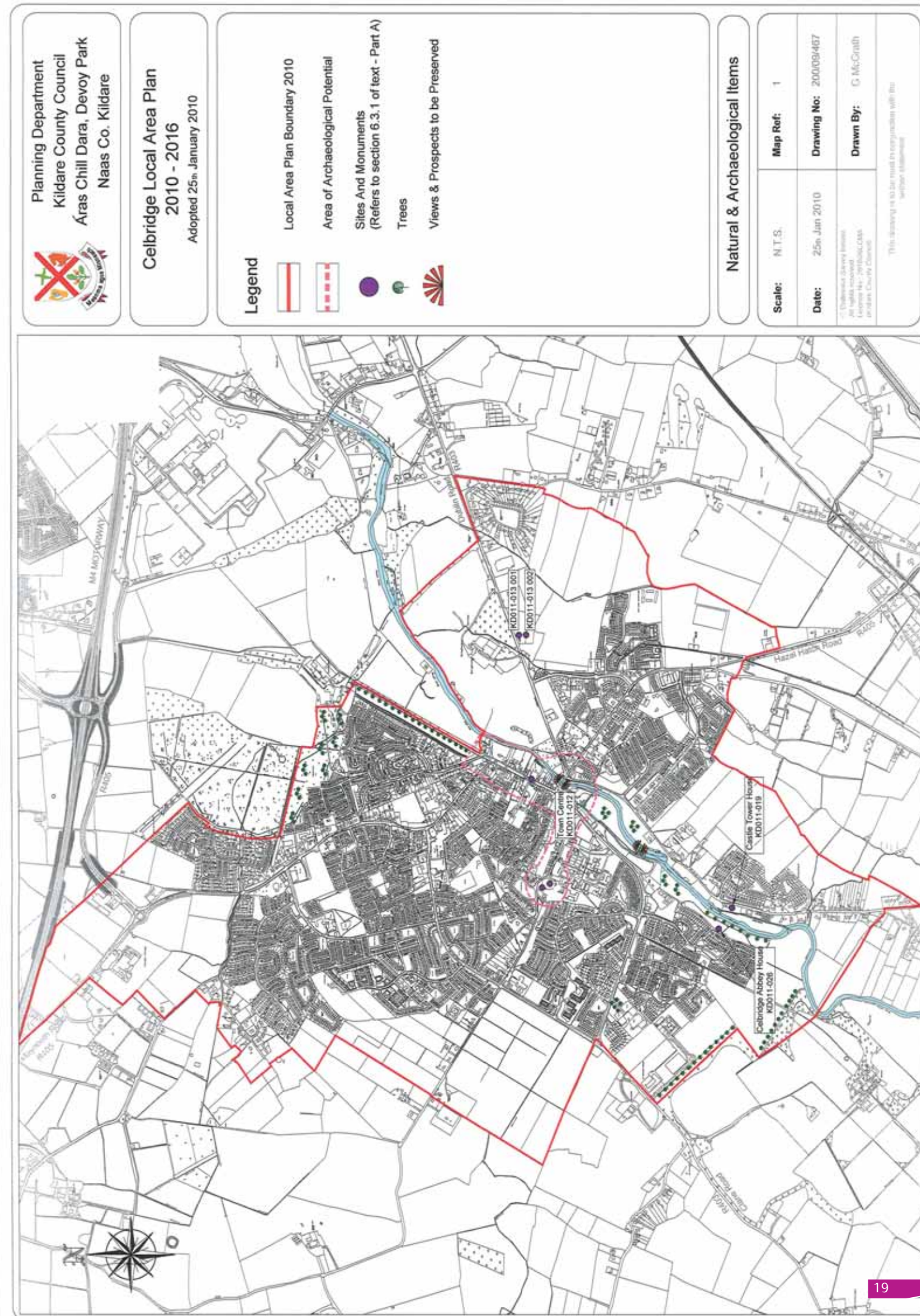
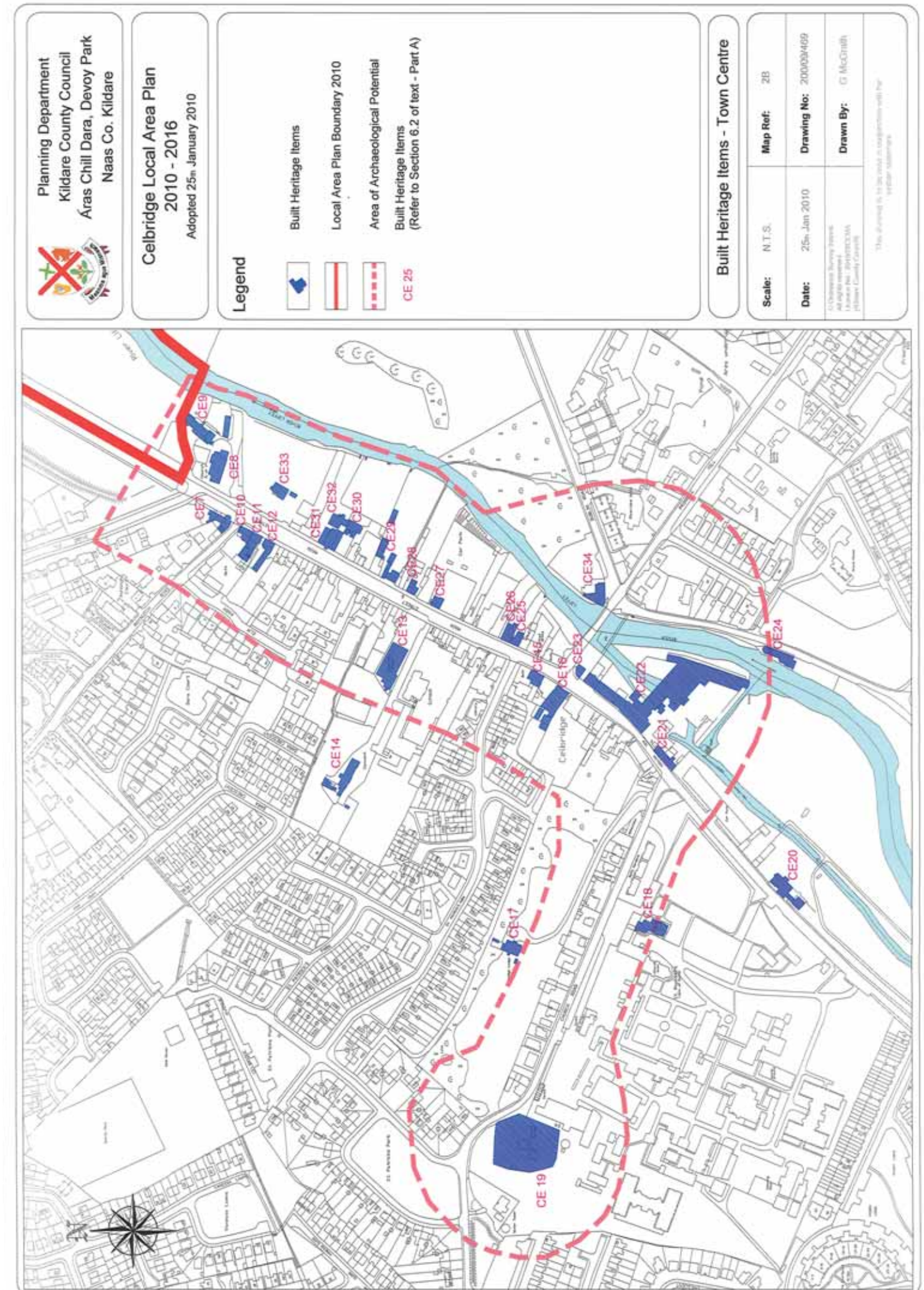


Table 5: Built Heritage Items

Reference	Item & Location	Description
CE 1	Celbridge Abbey House, Celbridge Abbey Castletown Walled Garden, Pedimented Arch and nearby Temple.	Walls and Buildings
CE 2	Donaghcumper Medieval Church, Dublin Road.	Ruins
CE 3	Stone Farmhouse, Newtown	Building
CE 4	Temple Mills	Buildings
CE 5	Rock Bridge, Celbridge Abbey	Bridge
CE 6	Setanta Hotel, Clane Road.	Building, Entrance Gates and Lodges
CE 7	Castletown Gates, Round House and 2 Lodges Railings & Buildings	Gates, Piers, Walls,
CE 8	Church of Ireland Church and Front Boundary.	Building & Walls
CE 9	Former National School (Rear of Church of Ireland).	Building
CE 10	Jasamine (Mulligan) House, Main Street	Building
CE 11	Roseville House, 'Top of the Town Dry Cleaners' and 'The Angel Shop', Main Street	Building
CE 12	Michaelangelos, Main Street	Building
CE 13	Catholic Church, Main Street	Buildings & Walls
CE 14	St. Bridget's Convent, Main Street	Building
CE 15	Gogartys, Main Street	Building & shop front
CE 16	J.Norris, 'The Village Inn' English Row / Main Street	Building
CE 17	Celbridge Lodge, off Church Road	House, Cottage & Entrance Gates.
CE 18	Oakley Park House, At St Raphael's (John of Gods)	Building
CE 19	Tea Lane Cemetery Connolly Mausoleum Maunsell Mausoleum Grattan Tomb Ruins of Medieval Church and other graveyard monuments. Located to the north of St Raphaels off Church Road	Ancient Site Buildings, Ruins, Boundary Walls Tombs & Gates.
CE 20	Celbridge Abbey, wall and gate houses, Clane Road.	Buildings
CE 21	The Mill Managers House, English Row.	Building
CE 22	The Mill, English Row	Buildings
CE 23	Former Toll House, corner of English Row, Main Street and the Liffey Bridge junction.	Streetscape
CE 24	The Abbey School, Templemills / Newtown Road	Building
CE 25	T. Boylan House	Building
CE 26	Paddy Powers / Celbridge Jewellers, Main Street.	Building
CE 27	Paisley House	Building
CE 28	George Finey 1724 House with Plaques	Building
CE 29	Barry House and Wings, Main Street	Building
CE 30	Kildrought House, 1719, Main Street	Building
CE 31	Carpet Shop, So Belle Beauty Rooms and Absolutely Fabulous Flowers	Buildings
CE 32	Landscape House	Building
CE 33	Parochial House	Building
CE 34	Abbey Lodge, Public House, Dublin Road	Building
CE 35	Former Workhouse (Paint Factory)	Building
CE 36	Famine Graveyard and Cross	Ancient Site
CE 37	Donaghcumper House and Demesne	Building

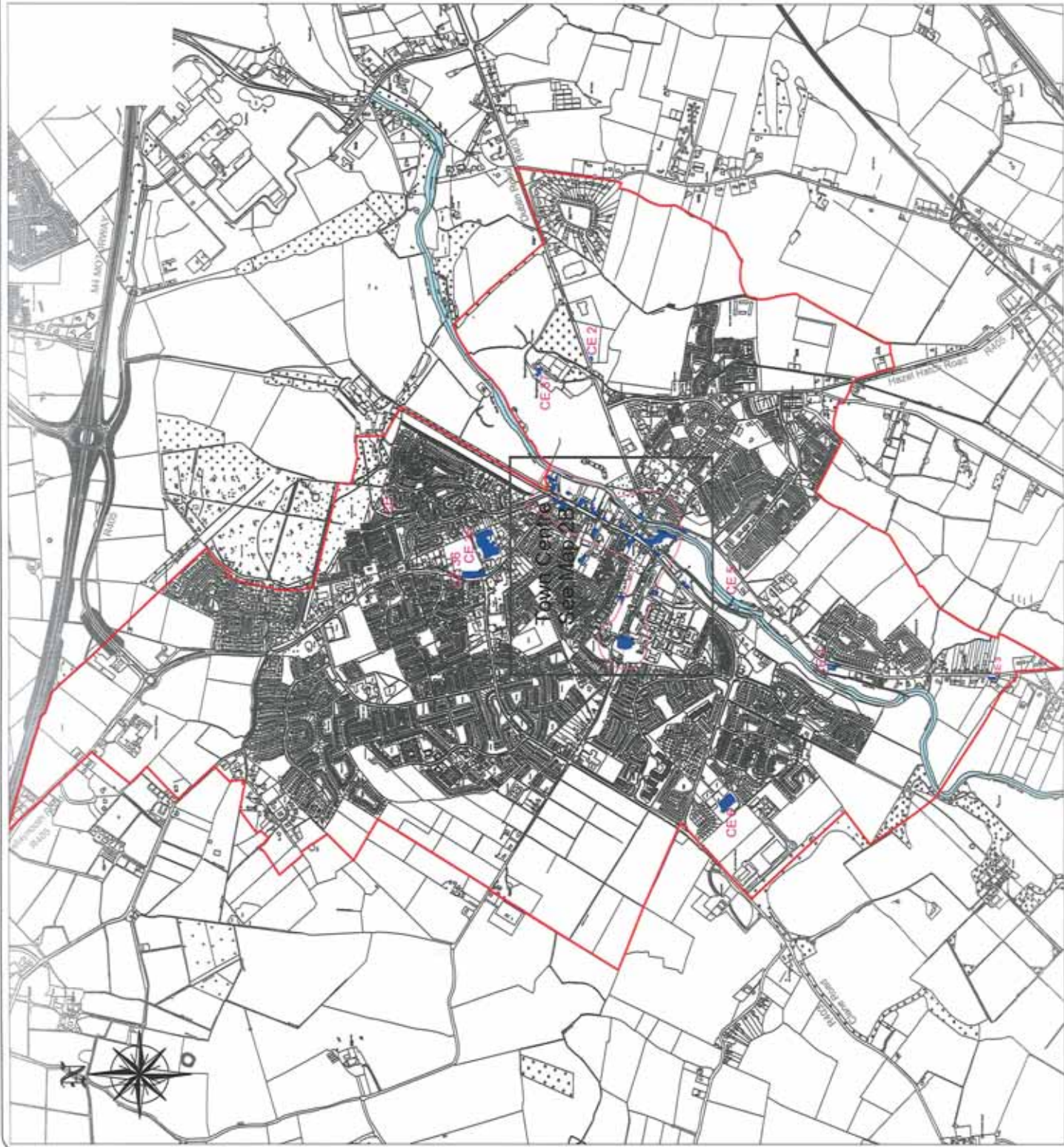


Planning Department
Kildare County Council
 Áras Chill Dara, Devoy Park
 Naas Co. Kildare

Celbridge Local Area Plan
 2010 - 2016
 Adopted 25th January 2010

Legend
 Built Heritage Items
 Local Area Plan Boundary 2010
 Area of Archaeological Potential
 Built Heritage Items
 (Refer to Section 6.2 of text - Part A)
CE 37

Built Heritage Items
 Scale: N.T.S. Map Ref: 2A
 Date: 25th Jan 2010 Drawing No: 200009468
 Drawn By: G MacGrath
This drawing is the work of a contractor with the
 usual disclaimer.



10. Land Uses

10.1 Retail / Commercial

The Celbridge Development Plan 2002 zoned a total of 18.7 hectares (46.2 acres) of land as 'Retail / Commercial'. Existing facilities and businesses in the town centre include service stations, pharmacy, launderette, convenience stores, crèche, restaurants, butchers, credit union, hardware store and a number of public houses.

The town centre will endeavour to provide a range of residential, employment and services for the growing local community in accordance with County, Regional and National documents. There has been the development of a new Tesco on the Maynooth road and the Donaghcumper town centre expansion area offers an excellent opportunity for additional town centre uses.

Table 6: Retail/Commercial

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Retail/Commercial	c.18.7 ha (46.2 acres)	c.23.1 ha (57 acres)

10.2 Residential

This Plan proposes additional 'New Residential' zoning for the town, having regard to sections 4.1 and 4.2 of this Plan. It should be noted that lands zoned 'New Residential' in the 2002 Development Plan, which are now developed, are zoned 'Existing Residential' in this Plan.

Table 7: Residential Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
New Residential	140.2 ha (346.4 acres)	65.3 ha (161.3 acres)
Existing Residential	187 ha (462 acres)	336.6 ha (831.7 acres)



10.3 Community and Educational

The range of community facilities throughout the town includes seven primary schools, two secondary schools, a church and community hall. This Plan zones additional lands "Community and Educational" on the south side of the River Liffey. These lands are intended to facilitate the provision of a new primary and secondary school and the expansion of the graveyard.

Table 8: Community and Educational Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Community & Educational	41.5ha (102.5 acres)	47 ha (116.1 acres)

10.4 Open Space and Amenity

The provision of attractive residential open space is an essential component of the council's vision for the development of Celbridge. The quality and location of such space is as important as the quantity. The council has recently approved the establishment of a parks department to develop and maintain public open spaces within the county. This plan zones the GAA club grounds "Open Space and Amenity" reflecting its current use as a sports facility. An 80-metre "Open Space and Amenity" buffer zone has been provided along the River Liffey where possible.

Table 9: Open Space and Amenity Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Open Space and Amenity	66.5 ha (164.3 acres)	80.8ha (199.6 acres)

10.5 Industrial and Warehousing

The Celbridge Development Plan 2002 zoned lands "Industrial and Warehousing" to the north of the town close to the motorway link road roundabout. Having regard to the population projection for the life of this Plan, it is considered that these lands provide adequate industry and warehousing opportunities for the future.

Table 10: Industrial and Warehousing Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Industrial and Warehousing	32.2ha (79.5 acres)	26.2 ha (64.7 acres)



10.6 Agriculture

There was a large amount of land zoned Agricultural in the Celbridge Development Plan 2002. The amount of agricultural land in the plan will be reduced, as most of the growth in residential and educational land will be accommodated by rezoning lands from agricultural to other uses.

Table 11: Agricultural Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Agriculture	188 ha (464.5 acres)	127.8 ha (315.7 acres)

10.7 Residential / Commercial

This zoning provides for "Residential / Commercial" uses at certain locations in the town. In general this zoning reflects the existing use of the site but one site remains undeveloped on the Maynooth Road and is suitable for residential and commercial uses subject to the preservation of the residential amenity of the neighbouring residential properties.

Table 12: Residential / Commercial Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Residential/ Commercial	8.3 ha (20.5 acres)	9.2 ha (22.7 acres)

10.8 General Development

An area of approximately 11.5 ha (28.4 acres) was zoned for General Development in the Celbridge Development Plan 2002. A variety of uses can be accommodated on the lands zoned "General Development" including residential, employment and amenity. Land zoned "General Development" in the 2002 Development Plan where housing units have already been constructed are zoned existing residential in the Plan.

Table 13: General Development Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
General Development	11.5 ha (28.4 acres)	2.3 ha (5.6 acres)

10.9 Utilities / Services

This zoning provides for land in the ownership of service providers. There is one such site in Celbridge located on Church Road and is used mainly for the storage of equipment.

Table 14: Utilities / Services Zoning

Zoning Objective	Quantum of zoning in the 2002 Local Area Plan	Quantum of zoning in the 2010 Local Area Plan
Utilities/ Services	0 ha	0.2 ha (0.5 acres)

Part B: Objectives

1. Introduction

Introduction

This section outlines the objectives of the County Council with regard to the development of land within the boundary of the Local Area Plan for Celbridge. It is the overarching objective of the Council to implement all development in accordance with these stated objectives in order to facilitate land use in a manner that will promote proper planning and sustainable development.

2. Development Vision for Celbridge

The overall vision for Celbridge is for its growth as a 'Moderate Growth Town' within the metropolitan area of the Greater Dublin Area with critical mass sufficient to sustain a range of residential, employment and services for the growing local community in accordance with National, Regional and County planning policy documents. The physical environment of the town shall be of the highest quality, with existing under-utilised town centre sites developed to their maximum potential. Particular attention shall be paid to protecting and enhancing the natural, built and archaeological heritage of the town.



3. Development Goals

Specific goals of this plan, as translated into sectoral objectives and policies in Part B, are:

- To protect and further develop the role of the town centre as the focal point for economic, cultural and social activity.
- To ensure that an adequate supply of serviced, zoned land will be made available to accommodate future population and economic expansion.
- To maximise the potential of the existing public transport infrastructure and make adequate the provision of safe and convenient circulation around the town, by foot, bicycle and car.
- To protect and enhance the unique architectural and archaeological heritage of the town.
- To ensure that adequate recreational facilities are available to the residents of the town.

4. Housing



4.1 Objectives

In addition to the policies of the Council outlined in Chapter 5 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council

H 1 That the following be addressed as part of all future housing schemes or the revision of schemes, as appropriate;

Layout:

- (i) Residential layouts shall maximise the safety of pedestrians and allow for traffic calming by design, throughout development schemes. Priority shall be given to the movement of pedestrians throughout developments, providing footpaths and lighting along appropriate desire lines, for example connecting residential units to areas of open space, connecting areas of open space to each other and creating desire lines from the development site in the direction of nearby amenities including town centre facilities.
- (ii) Variety shall be provided in the layout of development schemes which may include courtyard type developments.
- (iii) Careful consideration shall be given to the relationship between residential schemes and adjoining public roadways. Excessive stretches of blank wall shall not front any public road within development schemes. There should also be adequate separation distance between existing established residential areas and proposed residential schemes.
- (iv) New dwellings shall not closely overlook or overshadow the rear curtilage of existing dwellings. Houses located in a piecemeal fashion to the rear of existing houses, with inadequate independent road frontage and that do not form part of a comprehensive development plan for the particular area are considered to represent sub-standard development and will generally not be permitted.
- (v) Development shall not be permitted on designated areas of open space that form part of a site layout for previously permitted development.

(vi) Parking areas shall be sensitively designed, appropriately landscaped and carefully integrated into the overall development scheme.

Design:

- (vii) The use of high quality materials shall be encouraged, in the delivery of a high standard of design.
- (viii) Variety in the house types, styles, designs and sizes of proposed dwelling units shall be provided throughout the developments. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic and compliment each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme to allow for adequate trading up and downsizing opportunities. Appropriately sized family units with adequately sized storage areas should form part of all development schemes.
- (ix) Consideration should be given to the requirements of the elderly in the design of development schemes.
- (x) Solar panels shall be encouraged in schemes in the interests of sustainability, particularly on south facing walls. All proposed developments shall have due regard to the EC Directive 2002/91/EC which relates to the energy performance of building (See "<http://www.managenergy.net/products/R210.htm>" "<http://www.managenergy.net/products/R210.htm> for complete wording of Directive).
- (xi) All extensions to residential buildings shall be sympathetic in massing and scale to the existing building
- (xii) Duplex Accommodation shall not be permitted.

Landscaping:

- (xiii) Existing mature trees and hedgerows in new residential areas shall be retained and reinforced where feasible. The felling or removal of existing mature trees and hedgerows shall be strongly resisted (See (xiv) (b) below).
- (xiv) Development proposals shall be accompanied by a landscape plan, prepared by a suitably qualified person. Such a plan shall include proposals for the following:
 - a 'Hard' landscaping to include footpath and bicycle paths
 - b Planting areas together with a planting scheme for same. Such a planting scheme shall include the precise location, number and types of plants/native trees, together with a clear and concise planting programme. Existing trees/planting on site shall be incorporated into any development scheme unless the poor condition of such trees/planting would merit the removal of same. In such instances a case shall be made in writing, together with the planning application, for their removal.
 - c When mature trees and /or substantial hedgerow are located on lands that are being considered for development the following will apply:
 - All planning applications should include details of how trees and hedgerows, to be retained on site, are to be protected while the construction works are ongoing. The protection methods used should comply with BS5837: 2005 'Trees in relation to construction- Recommendations'.
 - A suitably qualified arborist should carry out all tree and hedgerow surveys. The survey should recommend a management programme for the trees and hedgerows proposed for retention on site to be carried out by the developer prior to the development being completed or taken in charge by the County Council.



- Security by way of a financial bond will be required to protect trees and hedgerows proposed for retention.
- Where it is necessary to remove trees and hedgerows the Council may require the planting of semi mature trees, saplings or other plants as a condition of the permission.
- d Seating arrangements both formal and informal
- e A formal proposal for a hierarchy of public open spaces throughout the site. This proposal shall include:
 - (i) Landscaped pedestrian and cyclist link routes along desire lines (e.g. connecting residential areas with commercial, community, educational and employment uses). These routes shall also be suitable for the requirements of mobility-impaired users. Communal bicycle racks shall be provided as an integral part of any residential scheme.
 - (ii) A central, functional, accessible and adequately overlooked area of public open space.
 - (iii) Smaller areas of usable, functional, accessible and appropriately located areas of open space throughout the remainder of the development site.
 - (iv) Having regard to both (ii) and (iii) above, residential units shall front onto areas of open space. Gable walls or stretches of blank walls shall not be permitted to front onto these areas.

- H 2 Promote the use of underused and vacant upper floors.
- H 3 All development proposals shall comply with the following recent DoEHLG publications:
 - 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (May 2009) and
 - 'Urban Design Manual – A best practice guide, A companion document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' (May 2009).

Both documents provide essential guidance to improve the quality of design and layout of development schemes and should be used by;

- (i) Developers/agents, in the preparation of development proposals
- (ii) The public, in gaining a greater understanding of the development proposals and
- (iii) Planners, in the assessment of development proposals

Both documents can be viewed in full on the DoEHLG website <http://www.environ.ie>

- H 4 New residential accommodation shall comply with the necessary standards of health, sanitation and design and are carried out generally in accordance with the 'Recommendations for Site Development Works for Housing Areas' (DoEHLG 1998).
- H 5 Private housing estates can be taken in charge (other than apartment blocks) when they have been completed in accordance with the conditions of the relevant planning permissions and to the satisfaction of the Planning Authority.
- H 6 Applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, shall submit a Social Infrastructure Assessment (SIA) (this form may be downloaded from the Kildare County Council website at the following address; "<http://www.kildarecoco.ie>") which demonstrates the facilities available to adequately service the proposed development. This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and other facilities such as shops and post offices. It should be demonstrated, as part of any planning application that deficiencies, found to be arising in the availability of such services in the locality, shall be provided as part of the proposed scheme together with the type and location of same. In addition, the onus shall be on the developer to satisfactorily demonstrate how the proposed increase in population will be accommodated in terms of education provision. In this regard, it shall be noted that 12% and 8.5% of a population at any time is assumed to be of primary and secondary school going age respectively (Source: Department of Education and Science). With particular regard to the effect development proposals would have on education provision, developers shall:
 - (i) Calculate the assumed population arising out of a particular development proposal that would require primary and secondary school places, having regard to the figures of 12% and 8.5% as above.

- (ii) Provide details of the total available places and the current spare capacity in local schools (a letter from the principal of the schools shall be required as part of the planning application).
 - (iii) Where there is found to be a shortfall with regard to facilitating the population of the proposed development in local schools the onus shall be on the developer to demonstrate how additional capacity can be achieved. This shall include appropriate consultation with the Department of Education and Science, and evidence of same may be submitted with the planning application.
- H 7** Naming of residential developments shall reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.
- H 8** Apartments shall only be proposed at appropriate locations in the Town Centre. For the purpose of this plan a house and maisonette is defined as a dwelling with its own external access. An apartment, flat or duplex is a dwelling accessed from an internal lobby or hallway. The design of apartment schemes shall have regard to the provisions of Section 4.1 (H1) of this Local Area Plan in terms of layout, design and landscaping of residential development schemes. Furthermore, materials proposed in apartment schemes shall be hard wearing and require low maintenance. The use of local natural stone shall be particularly encouraged.
- H 9** All new residential estates shall include the "White Light" Compact Fluorescent Lamp (CFL) public lighting concept.
- H 10** A riparian buffer zone shall be determined in consultation with a qualified ecologist to determine appropriate setbacks for development from the River Liffey and the Shinkeen stream.
- H 11** Where the size of a development does not exceed the statutory threshold requirements the Council can, if it considers that a potential environment impact may arise, request an Environmental Impact Assessment or Appropriate Assessment.

- H 12** A design statement, explaining how any proposed development addresses the relevant design brief and all relevant development control standards set out in chapter 15 of the Kildare County Development Plan 2005-2011, shall be submitted as part of any planning application within the design brief sites outlined in Part C of this Plan.
- H 13** Infill development will be acceptable where a proposal is not of such a scale that it represents a major addition to, or redevelopment of, the existing physical fabric. The design of new development in these areas must be sympathetic with the existing character and must protect and where possible enhance amenity. Proposed development must have due regard to the surrounding environment and the predominant design features, the existing residential density and the existence of particular elements such as groups of trees, listed buildings or open spaces. Infill development shall not be permitted on open spaces not taken in charge.

4.2 Taking Estates in Charge

It is the policy of Kildare County Council to take the conventional housing element of residential developments in charge, once they have been completed to the satisfaction of the planning authority.

In mixed developments that consist of 'conventional houses', apartments and commercial/retail developments, the public infrastructure should be laid out and constructed in such a manner so that there is clear distinction between the areas and infrastructure that are to be taken in charge and those that will be managed by a management company.

Kildare County Council recognises that certain development types, (such as apartment blocks or developments that consist predominantly of apartment blocks and where it would not be practical to isolate the infrastructure serving the apartment blocks from the other conventional housing element of the development) require the creation of management companies to manage and maintain the communal areas in the development.



In developments where management companies are required, these companies should be constituted in accordance with 'The Draft Guidelines on the Governance of Apartment Owners' Management Company published by the Office of the Director of Corporate Enforcement, (December 2006) or any future national legislation or guidelines.

Where management companies have been formed for conventional housing estates or for the conventional housing element or mixed-use estates, the County Council will take these estates in charge when they have been completed to the satisfaction of the County Council on condition that the management company is wound up when the estate has been taken in charge. Once the estate is in charge it will be a matter for the residents of the estate to organise and arrange for the management and maintenance of the public open spaces in the estate. This could be done either through the residents associations or some form of voluntary co-operation. The Council will continue to assist residents in maintaining the public open space. The level of assistance will be dependant on the availability of resources.

In the limited number of cases where control of the management company has transferred to the residents of the estate and where the residents wish to retain the company solely for the management and maintenance of the public open spaces and for no other purpose or function, the Council will consider proposals from the residents of an estate to retain the management company on this basis once the estate has been taken in charge. Each individual case will be assessed on its merits.

5. Industry and Employment

Objectives

In addition to the policies of the Council outlined in Chapter 2 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- E 1** To facilitate the development of commercial, office, light industrial and warehousing development on appropriately zoned and serviced lands in co-operation with the IDA, Enterprise Ireland, the County Enterprise Board, Cill Dara Ar Aghaidh and the County Development Board.
- E 2** To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.

- E 3** To ensure that all new industrial related development proposals are appropriately landscaped and screened in order to minimise any adverse impacts on the amenity of nearby residential areas.
- E 4** To encourage the provision of a number of incubator units for enterprises, as part of larger light industrial or office developments.
- E 5** To ensure that units fronting public roadways and which are highly visible from residential areas are designed and finished to a high standard.



6. Community, Educational, Childcare and Cultural Facilities

In addition to the policies of the Council outlined in Chapter 4 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- C 1** To ensure the provision of community, educational and cultural facilities in tandem with residential, commercial and other developments (See H6 above).
- C 2** To continue to liaise with the Department of Education and Science in the provision of school places.
- C 3** To require the provision of childcare facilities in all new residential developments, in accordance with the Childcare Guidelines for Planning Authorities, 2001. The indicative standard is one childcare facility, accommodating 20 children, for every 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.
- C 4** To 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.
- C 5** To support the policies and recommendations outlined in the "Safer Routes to School Initiative" (DTO 2005), to ensure adequate pedestrian access and safer routes to schools throughout Celbridge.
- C 6** To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda service, fire service, library facilities and sports facilities in Celbridge.

- C 7** To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing.
- C 8** To support the provision of a 5,000 - 10,000 square foot site for a new Adult and Further Education Centre, Literacy and Basic Education and Youth Reach Facility with the help of public and private stakeholders.
- C 9** To facilitate the provision of a cultural facility in the town that may accommodate a theatre.
- C 10** To facilitate the development of sports, recreational and cultural facilities for the schools.



7. Public Utilities

7.1 Water

7.1.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- W 1** To provide water, sufficient in quantity and quality to serve all lands zoned for development in this Plan and where this is not yet possible it shall be an objective of the Council to encourage only as much development as can be provided for, based on available water supply.
- W 2** To minimise wastage in the water supply network and to ensure that new commercial and industrial developments incorporate water conservation measures. To prepare a water conservation strategy for the area during the lifetime of the Plan.
- W 3** To preserve free from development the way leaves of all public water mains.
- W 4** To implement the 'Polluter Pays Principle' for non-domestic usage.
- W 5** To implement and meet the requirements of the Draft Eastern River Basin Management Plan (December 2008) and meet the requirements of the adopted River Basin Management Plan due to be published in December 2009 and its associated Programme of Measures.
- W 6** To ensure that all new developments in Celbridge utilise and connect to existing water infrastructure.
- W 7** To encourage the use of on-site recovery of clean surface water for non-potable uses.

7.2 Surface Water

7.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan it shall be an objective of the Council:

- SU 1** To require on site surface water attenuation measures, if, in the opinion of the local authority, a development is likely to cause flooding or potentially destructive storm surges in existing watercourses. These measures will be in accordance with the requirements of the Sustainable Urban Drainage Systems scheme.
- SU 2** To require developers to demonstrate that their application will not impact on the requirements of the Water Framework Directive and associated Eastern River Basin Management Plan.
- SU 3** To require that all development incorporate the maximum provisions to reduce the quantity and rate of run-off.
- SU 4** To ensure that planning applications have regard to any existing groundwater protection schemes and/or the likely impacts that the development may have on groundwater.
- SU 5** To ensure that all development incorporate the provisions of the Liffey Catchment Flood Risk and Management System study (Liffey CFRAMS) which is currently being undertaken by the OPW and the regional authorities. It is expected that this study will be completed in 2010.

7.3 Wastewater

7.3.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:



- WW 1** To require developers to provide adequate wastewater service provision for any development proposed where insufficient wastewater facilities are currently in place and to ensure that the requirements of the Eastern River Basin District Plan and associated Programme of Measures are met. In this regard developers should liaise with the Water Services Department of Kildare County Council prior to the lodgement of any planning application, in order to ensure that any proposals made comply with all the necessary and relevant standards.
- WW 2** To ensure that the necessary drainage facilities to serve the needs of all development are provided.
- WW 3** To ensure the separation of foul and surface water effluents through the provision of separate sewerage and surface water run-off networks.
- WW 4** To ensure the changeover from septic tanks to mains connections in all cases where this is feasible and that all new developments utilise and connect to the existing wastewater infrastructure. The provision of individual septic tanks and treatment plants in the Celbridge area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards will be required.
- WW 5** To preserve free from development the wayleaves of all public sewers.
- WW 6** To maintain and improve existing sewerage services.
- WW 7** To ensure that all licensable operators discharging wastewater are operating within permitted limits.

- WW 8** To ensure that the provisions of the Urban Wastewater Discharge Regulations are adhered to.

7.4 Solid Waste

7.4.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- SW 1** To ensure that Celbridge has an adequate solid waste collection system.
- SW 2** To adequately maintain recycling facilities and to provide additional facilities if required in easily accessible locations.
- SW 3** To regulate private contractors under the 1996 Waste Management Act by issuing Waste Collection permits when the appropriate regulations are made by the Department of the Environment, Heritage and Local Government.
- SW 4** To provide a civic amenity site to service the primary dynamic cluster of Kilcock, Maynooth, Leixlip and Celbridge in the northeast of the county. The Northern Civic Amenity Site will be a large recycling facility for the public that can process a wide range of recyclable materials.
- SW 5** To require that new shopping centres provide secure bring centres.

7.5 Flooding

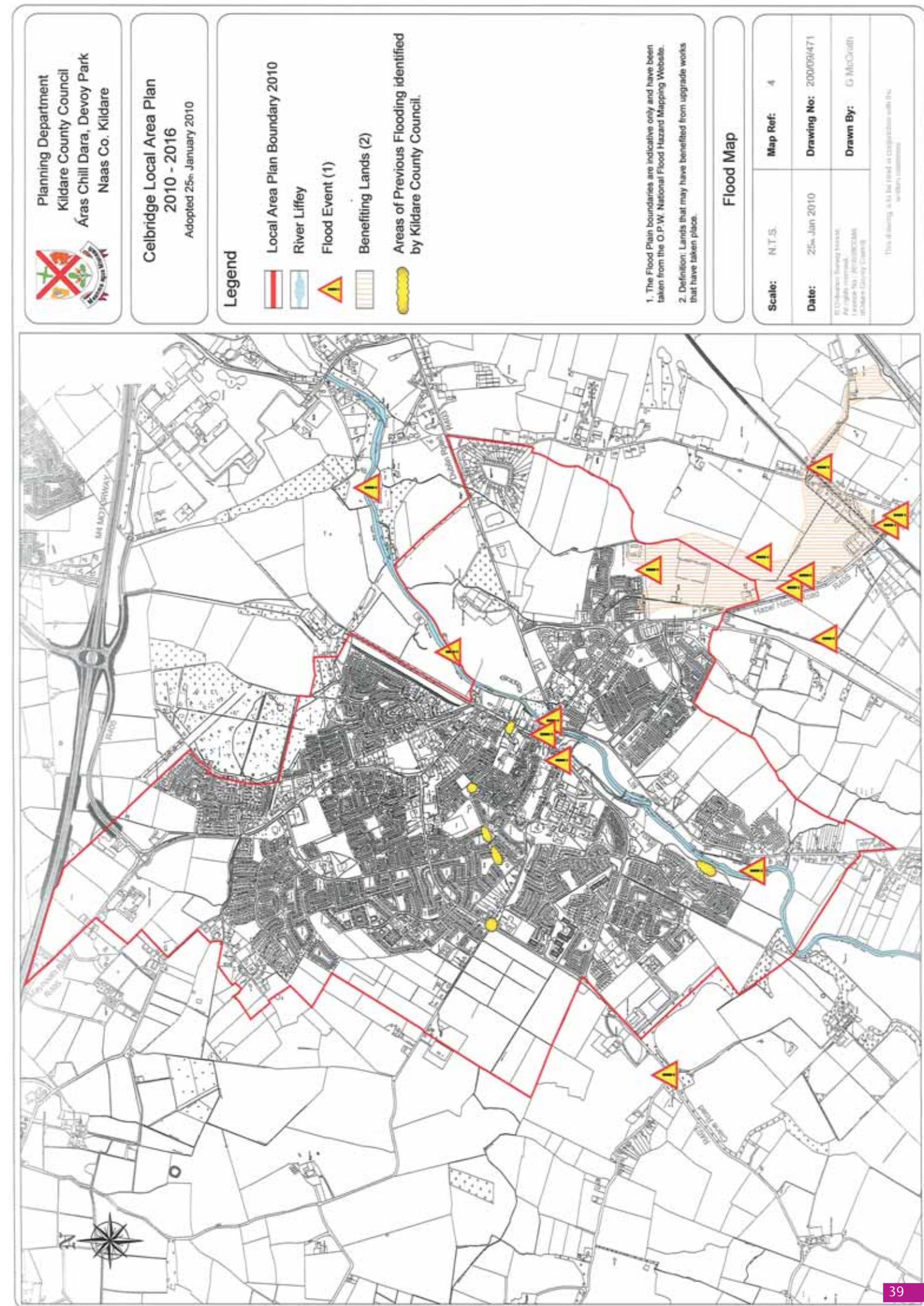
7.5.1 Objectives

- FL 1** Buffer Zones shall be created between all watercourses and new development, including the River Liffey. The extent of these buffer zones shall be determined in consultation with a qualified ecologist following a Flood Risk Assessment. Any hard landscaping proposals shall be located outside of any buffer zone areas.
- FL 2** Planning applications for proposed developments adjacent to the River Liffey, identified on Map 4 as a Flood Event or adjacent to an area identified as a Flood Event shall include a Flood Risk Assessment as part of the planning application. In assessing all planning applications the planning authority will have regard to the Department of the Environment, Heritage and Local Government Guidelines – The Planning System and Flood Risk Management.
- FL 3** It is an objective of the Council to have regard to the Liffey Catchment Flood Relief and Management System (CFRAMS) project, which is a flood relief study on the River Liffey and its major tributaries currently being conducted by the Local Authorities and the Office of Public Works. Development proposals along the Liffey and its major tributaries shall take account of the recommendations and observations of the CFRAMS project.
- FL 4** Developments should, where applicable, incorporate provisions to reduce the quantity and rate of surface water run off. Considerations should include the provision of soakaways and the use of permeable or semi-permeable materials in the construction of car parks and play areas.
- FL 5** Developers must conduct a SUDS analysis for proposed development and consider the cumulative impact of flooding in an area. Developers must consult with the Eastern Regional Fisheries Board.

7.6 Telecommunications

In addition to the policies of the Council outlined in Chapter 9 of the Kildare County Development Plan (2005 – 2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- T 1** To promote the expansion of broadband, along with Wi-Fi and wireless technology. Ducting should be shared where possible and underground services should be placed where they create minimum disturbance to road users.
- T 2** To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts.
- T 3** To liaise with the ESB to investigate and encourage where possible the ducting and continued underground routing of overhead powerlines in Celbridge, in tandem with other work programmes, such as road resurfacing and footpath construction works.
- T 4** To restrict telecommunication infrastructure where possible near residential areas, schools and hospitals.



8. Transportation

8.1 Roads, Streets and Car Parking

8.1.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

TR 1 To maintain, and improve as required, the local road network to ensure a high standard of road quality and safety in accordance with the requirements of this Plan and relevant legislation.

TR 2 To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Celbridge area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with "Buildings for Everyone" 2002 published by the National Disability Authority.

TR 3 To facilitate the construction of a road between the Dublin Road and Main Street (including a new bridge over the River Liffey) as illustrated on the Land Use Zoning Objectives Maps (Maps 5a and 5b) in phase with development and in the interim to protect this route from development.

TR 4 To facilitate the construction of a road between the Clane Road and the Newtown / Templemills Road (including a new bridge over the River Liffey) in phase with development and in the interim to protect this route from development.

TR 5 To facilitate the construction of a road from Hazelhatch Park to Templemills in phase with development and in the interim to protect this route from development.

TR 6 To carry out a feasibility study to identify a preferred route corridor from the Maynooth Road roundabout close to the Celbridge Interchange to the Clane Road and on to the Hazelhatch Road incorporating a new bridge over the River Liffey and to preserve, free from development the proposed road alignment of same.

TR 7 To carry out the following road improvements; (See Map 3)

- a. Realign and improve the Maynooth Road.
- b. Improve and widen the existing road Bridge.
- c. Improve and widen some sections of the Newtown Road.
- d. Reconstruct the Main Street pavement.
- e. Realign and improve the Hazelhatch Road between the railway station and the town.
- f. Upgrade the Oldtown Road from the Shackelton Road to the town boundary.
- g. Resurface some sections of the Loughlinstown Road.
- h. Reconstruct the Kilwoghan Road.

TR 8 To provide passive traffic calming measures throughout the town of Celbridge, where necessary as funding allows.

TR 9 To improve the following junctions: (See Map 3)

- a. Between Clane Road and Church Road
- b. Between Main Street, English Row and the Bridge
- c. Between the Dublin Road, Newtown Road, Primrose Hill and the Bridge.
- d. Between Maynooth Road and Main Street at the Castletown gates
- e. Between Loughlinstown Road and Dublin Road
- f. Between the Clane Road and the Shackelton Road
- g. Between the Oldtown Road and the Shackelton Road
- h. Between the Maynooth Road and the Aghards Road
- i. Between the Maynooth Road and the link road to the Celbridge Interchange.



TR 10 In relation to Car Parking it is an objective of the Council:

- (i) To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town.
- (ii) To investigate the provision of additional off street public car parking in the town centre.
- (iii) To ensure the provision of permanent durable surfaces to all public and private car-parking facilities.
- (iv) To ensure adequate car parking spaces are provided in all new developments with suitably sized oil/water interceptors



TR 11

To promote the planting of native species when considering the landscaping requirements of new transport networks.

TR 12

To require all new developments to comply with the requirements of the Kildare Local Authorities Noise Action Plan (this may be viewed on the Kildare County Council website at the following address; www.kildarecoco.ie)

8.2 Public Transport

8.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

PT 1 To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with Celbridge Town Centre and other nearby towns and to ensure that developments are carried out in accordance with the requirements of this Plan and relevant legislation



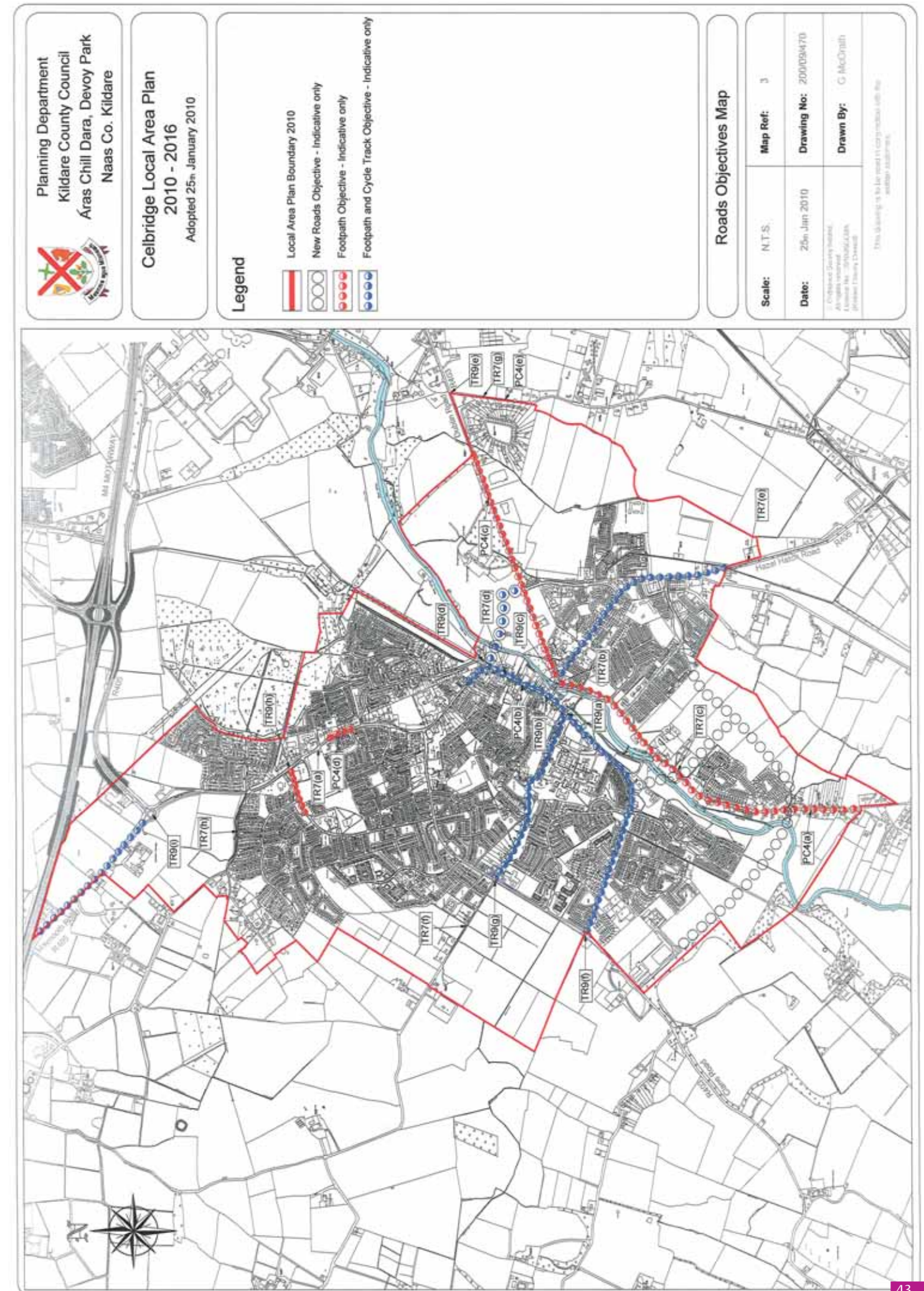
- PT 2** To ensure where possible, that all public transport is accessible to the disabled.
- PT 3** To promote the increased frequency of bus services from Celbridge and adjacent population centres to Hazelhatch Train Station
- PT 4** To promote alternative routes of the bus service to Hazelhatch Train Station so that it serves Main Street, the Maynooth Road, the Shackelton Road and the Clane Road.

8.3 Pedestrian and Cycle Networks

8.3.1 Objectives

In addition to the policies of the Council outlined in Chapter 3 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- PC 1** To refurbish all footpaths in the town and improve access for the disabled as part of this refurbishment and to construct new footpaths that are accessible to the mobility impaired.
- PC 2** To ensure that adequate secure bicycle parking facilities are provided generally throughout Celbridge and particularly at the entrance to St Patrick's Park from Main Street, as part of new educational, recreational and commercial developments.
- PC 3** To facilitate and encourage cycling as a more convenient, popular and safe method of transport. The existing cycle network shall be extended throughout the town linking population, commercial, community facilities and transport nodes.
- PC 4** To provide footpaths and public lighting at the - following locations: (See Map 3)
 - a.** On the east side of the Newtown Road between the town and the development boundary.
 - b.** Refurbish Main Street footpaths, in sympathy with the Georgian character of the town.
 - c.** Resurface footpaths on the Dublin Road.
 - d.** Resurface and provide footpaths at some sections of the Maynooth Road where appropriate.
 - e.** On the Louginstown Road where appropriate.
- PC 5** To ensure the development of 'shared surface' and similarly passively calmed environments within housing developments. Surfaces should be different colours to distinguish the intended uses.
- PC 6** To investigate the possibility of developing Slí na Sláinte (path to health) routes in the Celbridge area.
- PC 7** To facilitate the provision of a pedestrian bridge across the River Liffey



9. Amenity and Recreation

9.1 Objectives

In addition to the policies of the Council outlined in Chapter 13 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

AR 1 To develop the riverside in conjunction with all relevant statutory and non-statutory bodies. This development shall include:

- A linear park(s)
- High Quality formal and informal seating arrangements.
- The provision of a high quality, well – lit cycling and pedestrian route. The route shall also be suitable for the requirements of disabled users.
- The planting of a mixture of semi mature and mature trees for the length of the linear park, both formally and informally.

AR 2 Any development along the Liffey Valley will be required to take cognisance of the Liffey Valley Strategy 'Towards a Liffey Valley Park' and in particular to the vision and objectives set out in the Strategy. The following policies from the Strategy will be particularly relevant to developments along the Liffey corridor.

It is recommended that in the case of large planning applications and where areas of applications fall within the visual catchment of the River, such applications should be accompanied with a visual impact assessment. Mitigation measures shall apply in respect of any potential adverse visual impacts in a manner that is consistent with the Strategy objectives.

Any large applications that fall within the immediate catchment of the river as identified in the Strategy should be accompanied with a full ecological survey. Appropriate consideration of the potential to impact on water quality shall also be taken into account with respect to the requirements of the Water Framework Directive Regulations.

AR 3 To continue to co-operate with community and sports bodies in the development of the River Liffey and other recreational areas in the town.

AR 4 To investigate the possibility of providing amenity walkways / boardwalks along both banks of the River Liffey, while maintaining an adequate buffer zone of undisturbed vegetation which shall be greater than 2.5m from the top of the bank of the river. The impact of the boardwalk on habitats and species shall be assessed by a qualified and experienced ecologist. European habitats should be assessed in full accordance with the Habitats Directive.

AR 5 It is an objective of the Council to:

- (i) Protect and preserve views from the bridge over the Liffey, upstream and downstream.
- (ii) Protect and preserve views from the "Rock" footbridge, upstream and downstream.

AR 6 To improve existing open space areas in housing developments that have been taken in-charge by the Council.

AR 7 To protect existing open spaces and recreational uses from encroachment by other unsuitable and incompatible uses.

AR 8 To prohibit the loss of existing public and private recreational open space unless alternative recreational facilities can be provided at a suitable location.

AR 9 To maintain a green belt between Celbridge and the towns of Leixlip and Maynooth.

AR 10 To facilitate the development of community-managed gardens / allotments. Public allotments and community gardens can have a number of benefits including promoting healthy lifestyles, providing an inexpensive and local source of food and promoting diversity.

AR 11 To protect and preserve Vanessa's Bower and environment as a feature of natural beauty and historical interest.

AR 12 To provide playgrounds at appropriate locations throughout the town.

AR 13 To investigate the possibility of utilising the lands around Celbridge Abbey for an amenity park.

AR 14 To pursue the establishment of the Barrow Valley, the River Liffey Valley and the canals as Areas of Special Amenity, as per section 202 of the Planning and Development Act 2000 (as amended)

AR 15 To identify and map all areas of designated open space within housing estates during the lifetime of this Local Area Plan and to amend the Local Area Plan accordingly.





10. Town Centre

10.1 Objectives

In addition to the policies of the Council outlined in Chapter 7 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- TC 1** To seek the renewal of derelict, underused and vacant sites in accordance with relevant legislation.
- TC 2** To favourably consider development proposals to upgrade and expand the existing retail outlets in the town centre especially where such outlets are underused or vacant.
- TC 3** To encourage the use of upper floors in retail premises for commercial or residential use.
- TC 4** To require a strong street frontage where possible onto roads and footpaths, ensuring that the existing historic street pattern is retained. The design of all development shall be of a high standard and will respect the character of the surrounding built environment, the existing building lines and contribute toward the creation of a well-defined streetscape.
- TC 5** To ensure that all shopfronts, signage and advertisements do not visually detract from the quality of the streetscape. Poor signage, inappropriate signage (in particular neon and plastic signs), projecting lights, internally illuminated signs and projecting signs shall not be permitted. It shall be an objective of the Council to investigate the viability of colour charts outlining requirements for future colour schemes for new developments in the town centre.
- TC 6** To preserve the townscape character of the town centre with its patterns of two storey buildings with pitched slated roofs.
- TC 7** To prohibit the removal of street furniture of heritage value in particular on Main Street and the adjoining streets and to encourage the provision of high quality seating along the public thoroughfare of Celbridge.
- TC 8** To forbid the development of large-scale retail, retail warehousing or buildings of a warehouse / shed like design in the town or in close proximity to residential units in accordance with the Retail Planning Guidelines (or as subsequently amended). Where appropriate, larger units should anchor smaller units.
- TC 9** To continue to exclude certain unsympathetic new uses such as gaming / amusements centres from the town centre and to curtail the number of take-aways in the town centre.
- TC 10** To co-operate with the Community Council in the redevelopment of the Mill Complex as a building of architectural and historical interest and an important feature in the streetscape.
- TC 11** To investigate the possibility of opening up views of the weir by reducing a portion of the mill wall along Main Street and developing a town square / civic space.
- TC 12** To encourage the construction of sustainable and energy efficient buildings.
- TC 13** To require the undergrounding of utility cables in the town centre.
- TC 14** To retain, restore and improve all buildings of architectural merit (including those buildings that are not deemed 'protected structures' as defined in the Planning and Development Act 2000) in the Town Centre in a manner, which respects the special character of the area. Any proposed works to such buildings shall have regard to the streetscape as a whole and enhance rather than detract from the established character of the street. Facade retention will not normally be permitted.
- TC 15** To have regard to the Retail Strategy for the Greater Dublin Area 2008-2016 when dealing with retail development proposals.

10.2 Donaghcumper Town Centre Expansion

The Celbridge Development Plan 2002 provided an objective for the preparation of an Action Area Plan for the town centre area in the vicinity of Main Street and the east side of the Liffey in Donaghcumper. The Donaghcumper lands / Celbridge Town Centre Action Area Plan (AAP) was subsequently prepared. The AAP provides a development framework for these lands in the context of Town Centre policy, amenity use, protection of the river and conservation policies generally. Given the proximity of the Donaghcumper lands to Celbridge Main Street, its future development represents a significant opportunity to expand the town centre in a cohesive way utilising a high standard of urban design.

The Council seeks to ensure that Celbridge Town Centre (comprising the existing Main Street / Mill Street and the Donaghcumper Town Centre Expansion area) becomes a vibrant, pleasant, comfortable and safe place for all who utilise the area. This area shall provide a broad mix of uses to allow for the social, economic and cultural regeneration of the area.

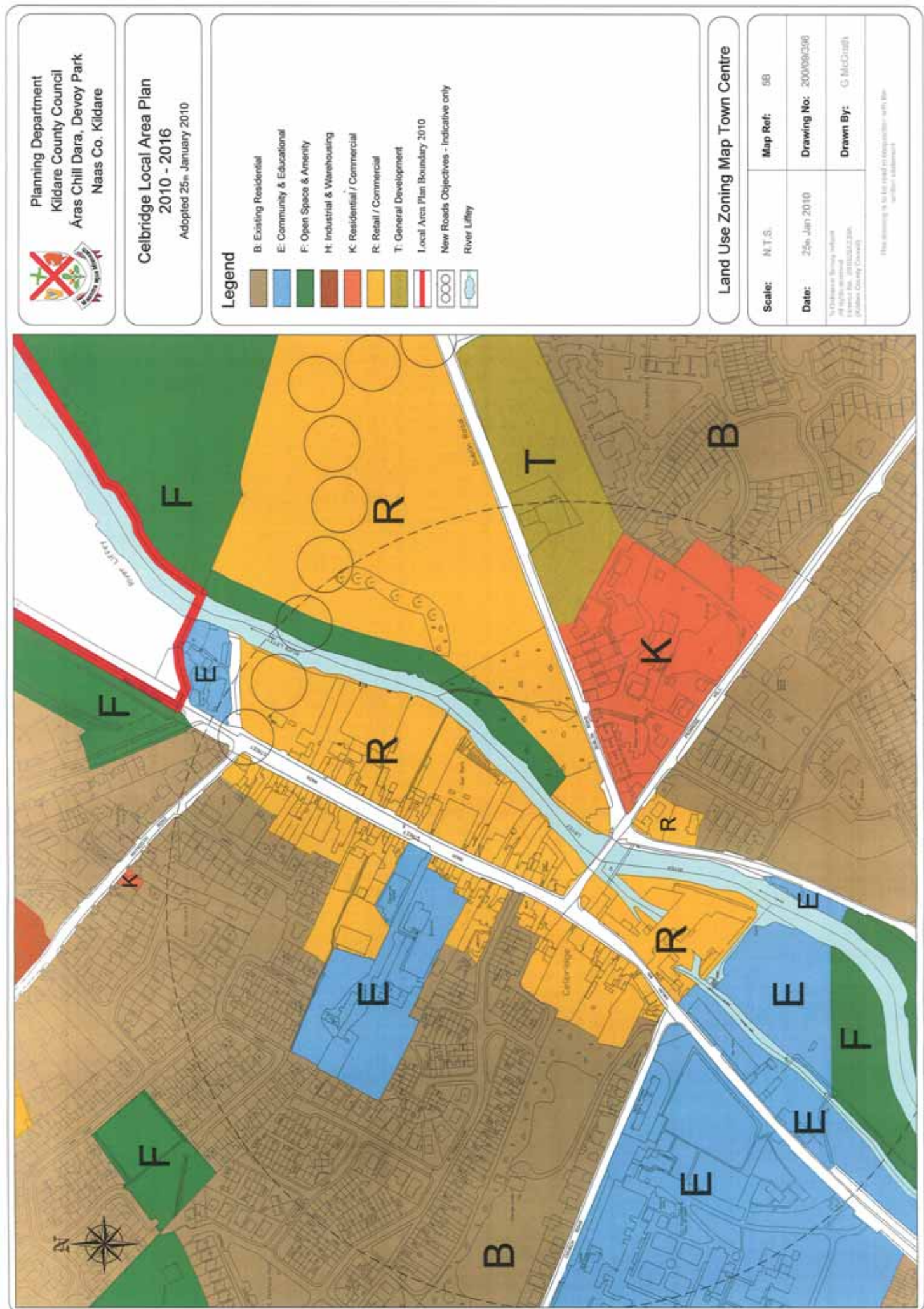
Development Principles

- There shall be a mix of uses in the town centre expansion area including retail, residential, office, community, cultural and amenity.
- A key component of any future development of the Donaghcumper lands will be the preservation of the Open Space and Amenity zoned land to the north of Donaghcumper House.
- Clear connections between the existing town centre and the Donaghcumper lands are essential. A road bridge and a pedestrian bridge are of high importance applying high quality design standards due to the close proximity to Castletown gates and nearby protected structures.
- Development of these lands shall have regard to the surrounding landscapes most notably Castletown House and Demesne including views, riverside landscaping, planting, boundary treatments and watercourses.
- As Donaghcumper house is of historic and architectural importance and is now a protected structure, the protection, maintenance, renewal and continued use of the house should be a key component of the development of the Donaghcumper lands.

- All other requirements of this Local Area Plan in relation to public utilities, flooding, energy performance etc will also apply to the development of these lands.

Design Principles

- Development in the Donaghcumper lands shall achieve an architectural diversity, while maintaining overall coherence. This can be achieved through effective use of scale, proportion and spatial connection.
- It is important that attention is paid to the relationship between street width and building height, while respecting the general building height of 3 to 4 storeys with 5 storeys permitted at selected strategic locations.
- Developments with large footprints shall be broken down to reduce massing and screened with smaller units.
- Materials shall be of the highest quality with consideration given to how they age over time.
- The site edges should not be treated as boundaries and buildings in the town centre expansion area that adjoin agricultural and amenity-zoned land should be lower in height.
- Underground car parking shall be provided where appropriate.
- All retail proposals shall be of the highest quality design. No box formats shall be permitted.



11. Re-Use and Regeneration of Derelict Sites and Buildings

11.1 Objectives

In addition to the policies of the Council outlined in Chapter 7 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

DS 1

To survey derelict, vacant sites or brownfield sites and to encourage and facilitate the re-use and regeneration of derelict land and buildings in Celbridge as a priority. The Council will use its powers, where appropriate, to consider such sites for inclusion in the Register of Derelict Sites.

DS 2

To encourage the use of brownfield sites in accordance with waste, environmental and ecological requirements. Developers will be required to consult with the Environment Department of Kildare County Council or where necessary the Environmental Protection Agency.



12. Heritage

12.1 General Heritage

12.1.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

HE 1 To protect, conserve and enhance the natural, built and archaeological heritage.

HE 2 To ensure the maintenance of the historic character and built form of the town centre of Celbridge by respecting building heights, predominant fenestration patterns and cladding/roof covering with reference to adjacent and/or nearby historic buildings.

HE 3 In relation to designated sites, recorded monuments and places and built heritage items (See Maps 1, 2A and 2B), potential developers should consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process.

12.2 Natural Heritage

12.2.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

NH 1 To protect all designated wildlife sites, including any additions or amendments to these, from any development that would adversely affect their conservation value.

NH 2 To identify, protect, conserve, and enhance, wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation such as the bird habitat at Kilwoghan Bog. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish. Once a locally important habitat has been identified it shall be surveyed to establish its significance and a site-specific conservation plan prepared to establish development guidelines for the area.

NH 3 To have regard to the County Bio-Diversity Plan and integrate the consideration of bio-diversity into all Council actions and work programmes in order to ensure the protection and enhancement of this important aspect of the local environment.

NH 4 To ensure that any development proposal within the vicinity of or having an effect on a designated site, or adjacent to/within an SAC will provide sufficient detail illustrating how it will limit any possible impact upon the designated site and will include proposals for appropriate amelioration. Any proposed development which has the potential to impact on a Natura Site will be screened for Appropriate Assessment. In all such cases the developer shall consult with the National Parks and Wildlife Section of the DoEHLG.

NH 5 To protect, by way of Tree Preservation Orders, trees and groups of trees of special amenity value at the following locations; (See Map 1)

- On the lands at Donaghcumper
- On the left and right banks of the Liffey from the road bridge to the southern boundary of the "Development Area", including the line of Osiers at the mill
- Celbridge Abbey
- Castletown Demesne, including Castletown Avenue
- Kiladoon (Northwest of the river)
- To the front of Setanta House Hotel
- At St Wolstans Secondary School

NH 6 Development shall be prohibited where it is likely that damage would be caused either to trees protected by a Tree Preservation Order or, to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this Plan, will be discouraged.

NH 7 To preserve views and prospects from the bridge over the River Liffey, upstream and downstream and to ensure that further development along either of the water systems does not affect the quality of either the scenic viewpoint or the waterways amenity. New development adjacent to the riverside amenity area shall be restricted where such development could present a negative visual effect or disrupt the vistas available.

NH 8 To conserve and protect the natural habitats in the River Liffey systems

Planning applications must;

- (i) Identify all ecological habitats and corridors which are present on the proposed development lands (including hedgerows and masonry stonewalls) that are likely to be affected by the development proposal.
- (ii) Identify any losses to these habitats and corridors, which would result if the application in question was granted.
- (iii) Show that such losses would be fully offset if the application was to be granted through the replacement of the relevant corridors, with corridors composed of similar species prior to any losses to the existing corridors.
- (iv) Show that habitat loss will either be offset should the application be granted or is not locally important to the area.

NH 9 A suitable buffer zone will be maintained between all water bodies and any development. The extent of the riparian buffer zone should be determined in consultation with a qualified ecologist. In all instances however a buffer of 2.5 metres of vegetation shall be retained along the riverbank to mitigate against pollution risks, reduce flooding potential and maintain habitat. In the event of lighting being proposed along river or canal corridors an Ecological Impact Assessment (and where necessary an Appropriate Assessment) including bat and otter survey shall be conducted by specialists. The recommendations of

the specialist studies shall be implemented. No lighting will be installed without prior consultation with NPWS and shall be in line with advances in knowledge into the impact of lighting on bats and other species and also to reflect advances in technology in the lighting industry.

NH 10 In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in the Habitats Regulations a derogation license may be required. Applications for a derogation license should be made in writing, including survey results and proposed mitigation measures, to the Species and Regulations Unit, the National Parks and Wildlife Service.

12.3 Built Heritage

12.3.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- BH 1** To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.
- BH 2** To resist the demolition of vernacular architecture of historical, cultural and aesthetic merit, which make a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Celbridge.
- BH 3** To assist owners of structures of particular significance within Celbridge in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.
- BH 4** To protect those built heritage items as listed in Table 5 and shown on Maps 2a and 2b of this Local Area Plan.



BH 5 To protect and preserve the views to and from those items listed in Table 5 and shown on Maps 2a and 2b of this Local Area Plan.

12.4 Archaeological Heritage

12.4.1 Objectives

In addition to the policies of the Council outlined in Chapter 17 of the Kildare County Development Plan (2005-2011) or the relevant chapter of any subsequent County Development Plan, it shall be an objective of the Council:

- AH 1** To protect and preserve those items of archaeological interest as listed in Table 4 and shown on Map 1 from inappropriate development that would adversely effect and/or detract from the interpretation and setting of these sites.
- AH 2** To seek the protection of burial grounds within Celbridge in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG), as appropriate.

AH 3 To ensure that an archaeological assessment of any development in close proximity to or likely to impact on those sites listed in Table 4 and shown on Map 1, is carried out by an archaeologist licensed by the DOEHLG. Future investigations of such sites should be carried out in accordance with recommendations from the DOEHLG.

AH 4 To require all developments involving the construction of roads to have regard to the National Roads Authority's (NRA) guidelines on archaeological assessments.

12.5 Zone of Archaeological Potential

12.5.1 Objectives

ZAP 1 The Council will have regard to the Zone of Archaeological potential in Celbridge when dealing with planning applications for development and public sector development including works carried out by Kildare County Council. This area is identified on Map 1. Where permission for such a proposal is granted, the applicant shall have due regard to the recommendations of the Heritage and Planning Division of the DoEHLG.

13.1 Environment Objectives

It shall be an objective of the Council;

ENV 1 To encourage developers to implement a “green agenda” in building design, construction and operation of new developments. Developers should investigate the use of new technologies to help improve environmental performance encompassing building design, energy efficiency, waste/waste water management, construction and demolition waste, mobility management and CO2 reduction.

ENV 2 To encourage the development of renewable energy and the development of energy infrastructure while ensuring that residential amenities and the visual amenity of the local environment are protected. The Council will consider any renewable energy proposal on its merits having regard to:

- The visual impact of turbines for wind farms, if applicable, on sensitive and protected views
- The impact on ecology including birds
- The impact of access roads and turbine bases on the soils and geology of an area
- The impact on surface water and groundwater bodies
- The impact on ambient noise levels

ENV 3 To ensure that illegal dumping does not occur either in or adjacent to the River Liffey.

ENV 4 To improve the vegetation management along the River Liffey.

ENV 5 To prepare a Litter Management Plan for the town.

ENV 6 To consider any hydro scheme proposal on its merits having regard to the protection of water quality, fish spawning and nursery areas, passage of migratory fish and flooding.

ENV 7 To require that an investigation be carried out prior to the development of any brownfield site to identify and remedy any contaminated land.

ENV 8 To require the submission of an Environmental Management Programme and the agreement of same with Kildare County Council prior to the development of any large scale building or infrastructural projects.

1 Land Use and Zoning Objectives

The key method of implementing this plan is through the identification of Land Use Zonings and Objectives for specific sites in Celbridge. These are shown on Maps 5a and 5b, attached, with terms and indicative land uses set out below.

The purpose of land use zoning is to indicate to property owners and to the general public, the types of development that the Council considers most appropriate in each zone. It also promotes redevelopment and renewal, which allows developers to plan investment with some certainty. In the control of development, zoning seeks to limit competing and incompatible uses in order to promote greater sustainability and environmental quality.

With due consideration to the extent and types of land use zoning objectives, the following factors have been taken into consideration:

- (i) The present development area and recent trends in development;
- (ii) The amount of committed and uncommitted land within the existing development area;

- (iii) The accessibility, availability and location of land for development;
- (iv) The location and adequacy of existing social infrastructure (schools, community facilities, etc);
- (v) The character of the town with regard to the scale and pattern of development;
- (vi) The need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- (vii) Physical features and amenities of the town;
- (viii) The present and future situation regarding the provision of essential physical infrastructure- especially water, wastewater and roads.
- (ix) The emerging pattern of development in Celbridge and its environs and the need to rationalise connectivity and integration with the town centre.

The following specific planning and land use objectives refer to land zonings as identified on Maps 5a and 5b and are clearly set out in Table 15 below.

Table 15 Specific Land Use Zoning Objectives

Ref.	Use	Specific Zoning Objective
B	Existing Residential	To protect and improve existing residential amenity, to provide for appropriate infill residential development, to provide for new and improved ancillary services. This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas. The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population. Such areas, particularly where bordering the commercial centre, will be protected from the pressure of development of higher order uses such as retail and offices.
B1	Existing Residential	This site is suitable for the provision of Traveller Accommodation.



C	New Residential	<p>To provide for and improve new residential areas and also to provide for associated local shopping and other services incidental to new residential development.</p> <p>Housing is the primary use in this zone but recreation, education, crèche / play school, clinic / surgery uses, sheltered housing and small corner shops are also envisaged. Permission may also be granted for home based economic activity in this zone. Uses, which would be detrimental to residential amenities, will not be permitted. These include such uses as industry, warehousing and repair garages. Any proposals for new residential schemes shall consider the inclusion of suitable housing specifically catering for the elderly.</p>
C1	New Residential	<p>2 acres of site C1 shall be specifically used for community use. Such use shall be in addition to the normal requirements for 'Open Space' for any residential development on these lands. The layout of any development proposal shall not prejudice access to lands to the rear of the site. The developers shall consult with the Transportation Section of Kildare County Council with respect to access proposals on and through the subject lands. The residential density shall be a maximum of 30 units / ha.</p>
E	Community and Educational	<p>This zoning objective provides for community and educational facilities including health care, child care, fire station, courthouse, schools, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
F	Open Space and Amenity	<p>To protect and provide for recreation, open space and amenity provision.</p> <p>The areas included in this zoning objective cover both private and public open space and are dispersed throughout the town. The aims of this land use-zoning objective are to protect, improve and provide for recreation, open space and amenity provision, to protect, improve and maintain public open space, to preserve private open space and to provide recreational and community facilities.</p> <p>The Council will not normally permit development that would result in a loss of open space within the town except where specifically provided for in this Local Area Plan. Existing agricultural uses in open space areas will continue to be permitted and reasonable development proposals in relation to this use will be considered on their merits.</p>
H	Industrial and Warehousing	<p>To provide for industrial and warehousing development.</p> <p>Any proposed development in the industrial and warehousing area will require special consideration having regard to amenities and the proper planning and development of the area. Out of town shopping centres and retail warehouses will not be permitted in this zone.</p>

I	Agricultural	<p>To retain and protect agricultural uses.</p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and to protect these uses from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration. This includes limited housing for members of landowners' families or persons who can demonstrate a need to live in the agriculture zone, tourism related projects such as tourist caravan parks or campsites and amenity uses such as playing fields and parks.</p>
K	Residential / Commercial	<p>To encourage a mix of residential and commercial uses.</p> <p>This zoning reflects the established mix of residential and commercial uses in a number of areas of the town. The council will favour developments of a residential or commercial nature provided they compliment the existing uses of the area.</p>
R	Retail / Commercial	<p>To provide for retailing, commercial, office, cultural and other uses appropriate to the town.</p> <p>Appropriately located Neighbourhood / Corner Shops shall be encouraged on this Land Use Zoning to serve existing and future housing areas.</p>
T	General Development	<p>To provide for general development</p> <p>This zoning allows for a mix of uses. In this zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones and also to avoid developments that would be detrimental to amenity.</p>
U	Utilities/Services	<p>To provide for and improve public facilities in Celbridge.</p> <p>The purpose of this zone is to provide for and preserve land in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, wastewater etc. in Celbridge.</p>



2. Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use-zoning objective. The Zoning Matrix (see Table 16) illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

The land use-zoning matrix is intended to provide guidance to landowners and developers and is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should not be taken to imply a granting of permission.

2.1 Application of Zoning Policy

It is an objective of the Council to carry out its development management function in accordance with the Matrix Table for each zone. However, it should not be assumed that if a proposed development complies with the Matrix Table, it would necessarily be accepted. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location and conforms to the proper planning and sustainable development of the area.

2.2 Definition of Terms

2.2.1 Permitted in Principle

The Council will seek to ensure the development of lands and properties in accordance with the Zoning Objectives set out in this section of the Plan. Land uses designated under each zoning objective, as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in Part B of this Local Area Plan and the policies and objectives of the Kildare County Development Plan 2005-2011 or any subsequent County Development Plan.

2.2.2 Open for Consideration

Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed use would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.

2.2.3 Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land use Zoning Matrix (Table 16) will not be permitted.

2.2.4 Other Uses

Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in Table 16 and in relation to the general policies and zoning objectives for the area in question of the Plan.

2.2.5 Non Conforming uses

Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1st October 1964 or by a planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on their merits in accordance with the proper planning and sustainable development of the area.

2.2.6 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity.

In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.

Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Table 16 - Zoning Matrix

Land Use	B	B1	C1	E	F	H	I	K	R	T	U
Dwelling	Y	Y	Y	N	N	N	O	O	Y	O	N
Guest House/Hotel/Hostel	O	N	O	N	N	N	O	O	Y	O	N
Restaurant	O	N	O	N	N	N	O	O	Y	O	N
Pub	O	N	O	N	N	N	N	O	Y	O	N
Shop (convenience)	O	N	O	N	N	N	N	O	Y	O	N
Shop (comparison)	N	N	N	N	N	N	N	O	Y	O	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N	N
School	O	N	O	Y	N	N	O	O	O	Y	N
Medical and Related Consultant	O	N	O	O	N	N	N	O	Y	Y	N
Health centre	O	N	O	O	N	N	N	O	Y	Y	N
Nursing home	O	N	O	O	N	N	O	O	O	O	N
Community & Sports halls	O	N	O	Y	O	N	O	O	O	Y	N
Recreational buildings	O	N	O	Y	O	O	O	O	O	Y	N
Cultural uses, library	O	N	O	Y	O	N	O	O	Y	Y	N
Offices	N	N	N	O	N	O	N	O	Y	O	N
Garages, panel beating and car repairs	N	N	N	N	N	O	O	O	N	O	N
Petrol station	N	N	N	N	N	O	O	O	N	O	N
Motor sales	N	N	N	N	N	O	N	O	O	O	N
Car parks	O	N	O	O	O	O	O	O	Y	O	O
Heavy commercial vehicle parks	N	N	N	N	N	O	O	O	N	N	N
Cinema, dancehall, disco	N	N	N	N	N	O	N	O	Y	O	N
Warehouse (wholesale)	N	N	N	N	N	O	N	O	N	O	N
Repository, store, depot	N	N	N	N	N	O	N	O	N	O	O
Industry	N	N	N	N	N	O	O	N	N	N	N
Industry (Light)	N	N	N	N	N	O	O	O	O	O	N
Workshops	N	N	N	N	N	O	O	O	O	O	N
Playing fields	O	N	O	Y	Y	O	Y	N	O	Y	N
Place of worship	O	N	N	Y	O	N	N	O	Y	O	N
Park/playground	O	N	O	Y	Y	N	Y	O	Y	Y	N
Tourist Related Facilities	N	N	N	O	O	N	O	O	N	O	N
Cattleshed/slatted unit	N	N	N	N	N	O	Y	N	N	N	N
Broiler house	N	N	N	N	N	O	Y	N	N	N	N
Stable yard	N	N	N	N	O	O	Y	N	N	N	N
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N
Hot food take-away	N	N	N	N	N	O	Y	N	O	N	N
Utility structures	O	N	O	O	O	O	O	O	O	O	Y
Funeral homes	N	N	N	O	N	N	N	O	O	O	N
Crèche/playschool	O	N	O	Y	N	O	O	O	O	Y	N
Incinerator	N	N	N	N	N	N	N	N	N	N	N
Adult Education/literacy/basic education/youth reach facility	Y	N	Y	Y	N	N	N	O	O	O	N

Y = permitted in principle;

O = open for consideration;

N = not permitted

* = Dwellings proposed on those lands outlined in yellow on Map 5 (a) (Land Use Zoning Map), (North of Celbridge) shall be ancillary to a community and educational use only.

3. Design Briefs

3. Design Briefs

The “Sustainable Residential Development in Urban Areas” and the accompanying “Urban Design Manual – A best practice guide” were published by the Department of the Environment, Heritage and Local Government in May 2009. These Guidelines set out in detail the role of urban design in the delivery of sustainable communities. In accordance with section 3.8 of the Guidelines, this Plan includes design briefs to promote the development of the following sites of strategic importance:

- 3.1 **The Ardclough Road at Newtown**
- 3.2 **The Ardclough Road at Simmonstown**
- 3.3 **The Shinkeen Road**
- 3.4 **The Maynooth Road**

These design briefs have been prepared to assist the different parties involved in the planning process – landowners, developers, agents, design teams and the Planning Authority.

Each of the four design briefs is based on an analysis of the character of the site and its urban context. This analysis is used to form a concept plan based on the principles of urban design. The concept plan sets out broad design parameters for the development of the sites including movement, the location and type of development blocks, densities and heights, the promotion of natural features and the location of gateways and landmarks. The concept plans shall be used to inform the more detailed layout and design proposals within each site. A design statement, explaining how any proposed development addresses the relevant design brief and all relevant development control standards set out in the Kildare County Development Plan 2005-2011 (Chapter 15), shall be submitted as part of any planning application on these sites.



3.1 The Ardclough Road at Newtown

Site Character Appraisal



Site Location

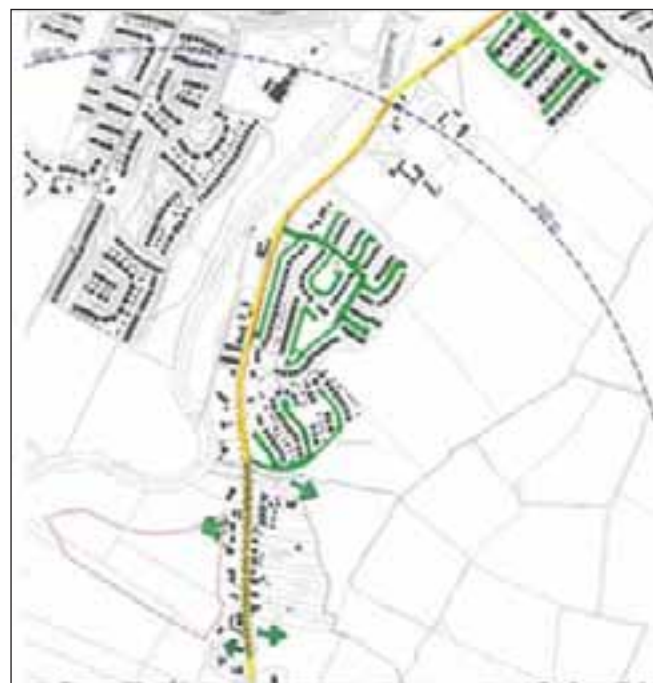
The site is located at the southern fringe of the town, c. 2 km south of the town centre and is accessible off the Ardclough Road. The site is in the townland of Newtown and abuts the LAP boundary.



Morphology

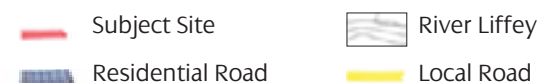
The River Liffey runs along the northern and western boundaries of the site. A linear development of individual houses, consisting of mainly single storey dwellings, creates a visual buffer from the adjoining road. The rear of the site gently slopes from east to west toward the river. Residential development in the locality is low density consisting of medium-scale housing schemes and one off housing.

- Subject Site
- Built Form
- - - Walking Band



Movement

The Ardcloagh road runs adjacent to the eastern boundary and provides the only access route to the site. There are two potential access points off this road at the northern and southern ends of the site's eastern boundary. The movement network in the wider area is limited. The Ardcloagh road provides the only connecting route to the town centre for the residential cul-de-sacs branching off it. This has created little or no connectivity between individual residential areas to the east side of the Ardcloagh road.

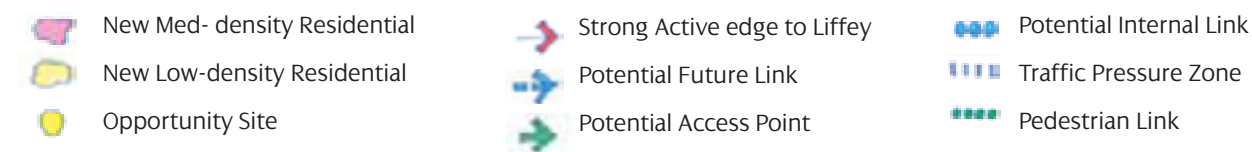


Landscape

The dominant landscape feature defining the site is the River Liffey. The bend in the river and the flat open nature of the site combine to create a distinctive riverside setting. Natural walkways have formed through the fields and through the vegetation beside the river. Mature hedgerows and some mature trees define the field boundaries within and around the site. Scenic views of the river are strongest from the rear half of the site.



Site Analysis



- The site is zoned for use as "C" 'New Residential'
- Part A, Section 10.4 of this LAP requires an 80-metre 'Open Space and Amenity' buffer zone from the river. This offers an opportunity to create an attractive riverside park with distinctive local character.
- The disconnected nature of the site offers an opportunity to create a movement network that connects the new residential element, the new riverside park and the access road by using clearly defined routes.
- Residential densities and height will need to take account of both the visual impact from the main road and the residential amenities of the adjoining single storey dwellings.
- Given the depth of the set back from the river, the layout will need to be designed to create a strong active edge that provides a formal frontage and passive surveillance between dwellings and the park.
- Clear and well-designed access points can be created to the north and south ends of the Ardcloagh Road.
- Vehicular and pedestrian links back in to the town centre are poor and will be required to be upgraded.
- Potential links to adjoining lands shall also be considered and designed for these being clearly indicated on the layout.

Concept Proposal



	Landscaped Landmark		Residential Block/Back to Back/ Single Storey /20 per hectare		Internal Movement
	Riverside Park		Main Access		Traffic Calming Zone
	Residential Block Max Two Storey/20-50 per hectare		Secondary Access		Future Access Points
					Pedestrian Link

- This design concept proposal shall be used to inform the final design and layout. This design concept is not set out in a rigid format which would only serve to restrict the design response. Justification shall however be submitted for any significant deviations.
- The overall layout shall create a hierarchy of well-defined internal routes that link the residential blocks, the riverside park and the main access road. Adjacent buildings and footpaths shall provide a definite edge and natural surveillance to create enclosure and containment of these routes.
- The density and height of residential units shall graduate from single storey dwellings at 20 units per ha adjoining the houses on the Ardclough road, increasing throughout the remainder of the site to 2 storey at 30 units per ha. The overall design and layout shall have regard to the contour levels and visual impact from the Ardclough road with a 2-storey maximum over the whole site.
- A strong and active building frontage shall front onto the riverside park with clear pedestrian routes formed through the open space. Strong pedestrian routes should be formed through the riverside park and should take account of existing paths on the site.
- The proposed landmarks should be landscaped landmarks (e.g. groups of trees, etc) and the retention of existing mature trees and hedgerows will be paramount in the development area. These features if deemed worthy of retention should be incorporated into public open space where possible.
- All homes shall have direct access to an area of outdoor space that allows an extension of the indoor living space, while providing privacy for the users. All open spaces within residential blocks shall ensure ownership, control and security.
- No development shall take place on the zoned land on the Ardclough Road prior to the reconstruction of the Ardclough Road where necessary from the LAP boundary to the Town Centre including the provision of satisfactory footpaths and public lighting.

3.2 The Ardclough Road at Simmonstown

Site Character Appraisal



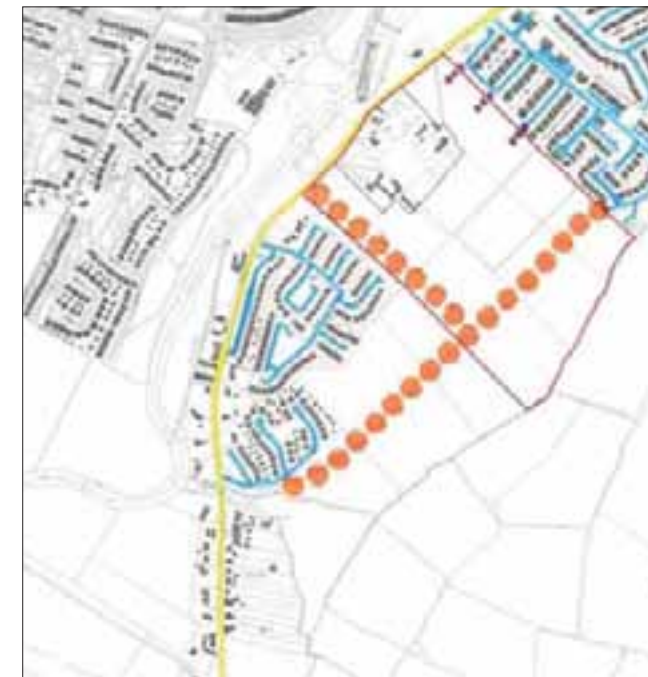
Site Location

The site is located to the south of Celbridge town centre, along the Ardclough Road. The site is located approximately 500 metres from the town centre in the townland of Simmonstown. The bulk of the site had previously been zoned 'Agricultural' in the Celbridge Development Plan 2002. However the lands zoned for 'Community and Educational' and 'New Residential' uses to the east of the site have been carried forward from the 2002 plan.



Morphology

The site consists of land zoned 'New Residential', 'Existing / Permitted Residential' and 'Community and Educational'. To the north of the site are four existing dwellings, including a farmhouse and outbuildings set back from the road. The remainder of the site is currently used for agricultural purposes and is relatively flat in nature. The site is bounded to the northeast and southwest by housing developments and to the southeast by the LAP boundary. The Chelmsford residential scheme to the south is low density while the schemes to the north are higher density.



Movement

The Ardclough road runs adjacent to the western boundary and provides the only existing access route to the site. A roads objective for the lands envisages the rerouting of traffic from the Ardclough road to Hazelhatch Park and on to the Hazelhatch Road. This will create two new movement corridors through the site. The site can therefore be accessed from both Hazelhatch Park and the Ardclough road. There is also potential for pedestrian links to the neighbouring housing developments.

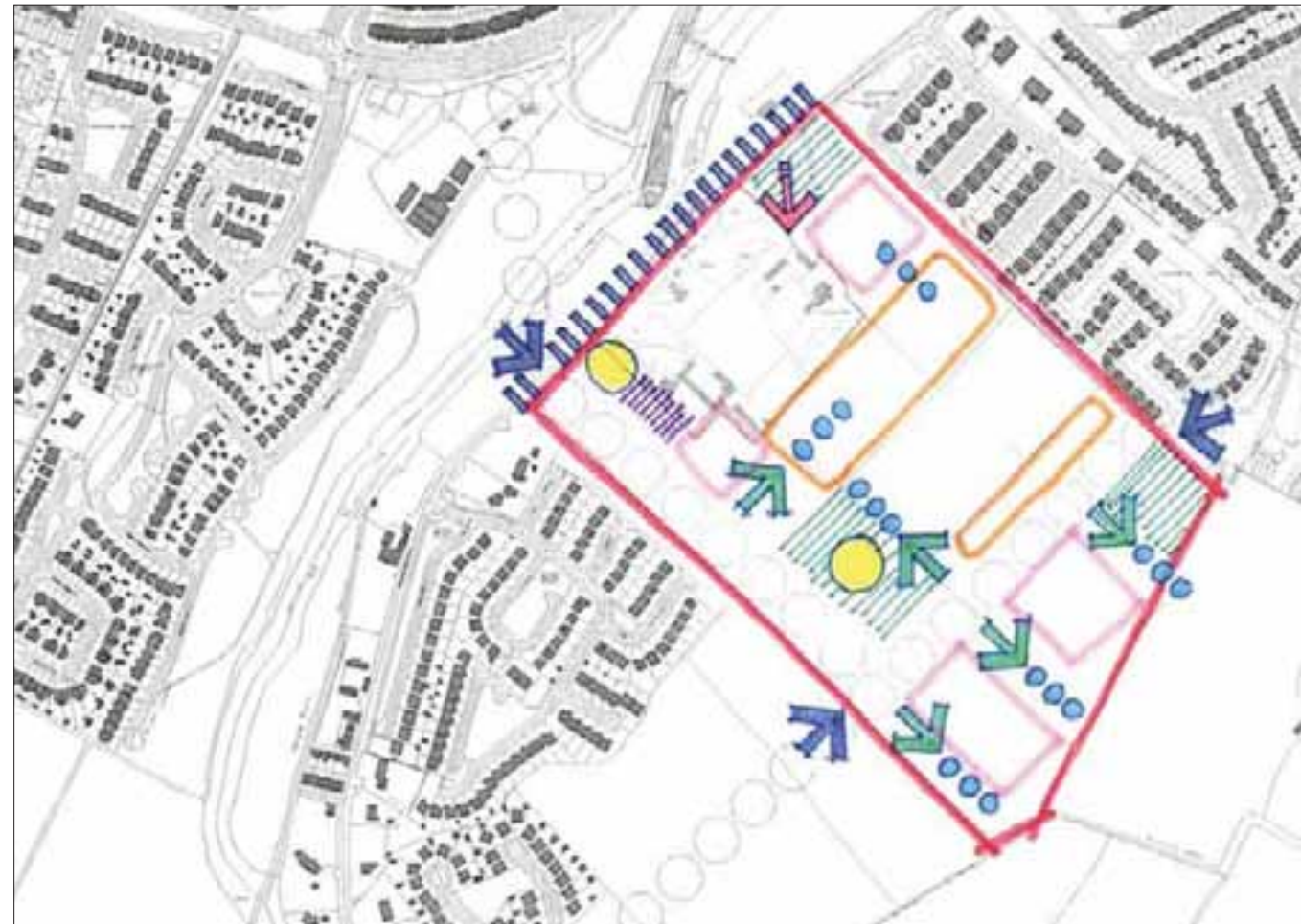


Landscape

The site is relatively flat throughout with some mature vegetation close to the existing dwellings to the front of the site. The site boundaries and the internal field boundaries consist of mature trees and hedging. Views of the site from the Ardclough road are well screened by this mature vegetation. The River Liffey is located to the northwest with the riverside edge and scenic view adjoining the site's northwestern boundary.



Site Analysis



- | | | | | | |
|--|-----------------------------|--|--------------------------|--|-------------------------|
| | New Access Objectives | | New Med/high Residential | | Potential Local Service |
| | Proposed Residential Access | | Potential Internal Link | | Right of Way |
| | New Low/Med Residential | | Public Green | | Traffic Pressure Zone |
| | | | | | Opportunity Site |

Site Analysis

The new roads objective creates an opportunity to increase connectivity to the town centre, through the development of this infill site. Potential future links to adjoining lands should also be considered and designed for.

- Higher density can be considered on certain parts of the site, having regard to the adjoining residential areas and the need for the upgrading of pedestrian links to the town centre and Hazelhatch railway station.
- Residential densities and height will need to account for the visual impact from the main road and adjoining dwellings.

- The 'Community and Educational' zoned land can accommodate the required school for Celbridge at a highly accessible location.
- Given the location of the site, there is an opportunity for local neighbourhood services for both future and existing residents of the area.
- The River Liffey and landscaped edge offer an opportunity to build on the natural character of the area by retaining scenic views and developing the amenity potential of this natural landscape feature.
- Internal field boundaries consist of mature trees and hedging and as much of these should be retained as possible.

Concept Proposal



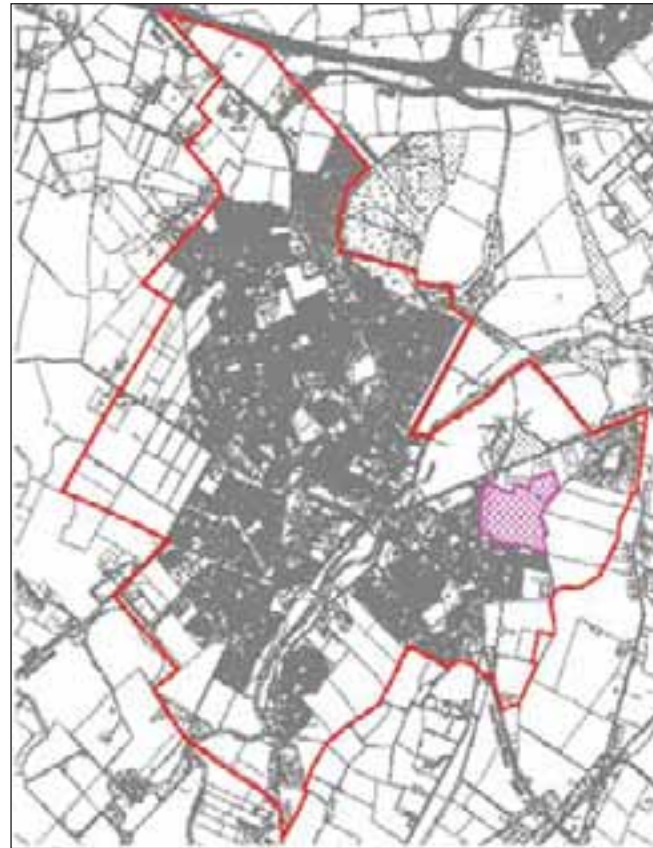
- Landscaped Landmark
- Riverside Park
- Residential Block/ Max Two Storey/ 30-50 per Hectare
- Residential Block/ Back To Back/ Single Storey
- Main Access
- Secondary Access
- Internal Movement
- Traffic Calming Zone
- Future Access Points
- Pedestrian Link

- This design concept proposal shall be used to inform the final design and layout. This design concept is not set out in a rigid format to restrict the design response. However justification shall be submitted for any significant deviations.
- The overall layout shall create a hierarchy of well-defined internal routes that connects the residential blocks, the new link road and the main access road. Adjacent buildings and footpaths shall provide a definite edge and natural surveillance to create enclosure and containment of these routes.
- Permeability will be essential in the design of the development layout not only will good linkages be required within the site linking the various elements but regard should be had for linkages to the development areas on either side of the development.
- New development shall provide a strong active edge onto the new link road, providing high quality footpaths linking the area to the town centre.

- Internal access roads and open spaces shall have active edges with high levels of passive surveillance.
- The building heights shall reflect the heights of the existing buildings in the locality, with the potential for a local landmark at the entrance to the new link road. The acceptable residential density parameters shall be between 30 and 50 units per hectare.
- All homes shall have direct access to an area of outdoor space that allows an extension of the indoor living space, while providing privacy for the users. All open spaces within residential blocks shall ensure ownership, control and security.
- The design and layout of the school shall consider the after hours use of the building and any associated playing fields for community use. The educational site, close to existing and proposed residential development, offers the possibility of the dual use of the recreational land.
- The possibility to join public open spaces also exists at the site edges. Existing mature trees and hedgerows in the development area particularly on the development edges shall be surveyed to establish whether they merit retention and if so they should be incorporated into public open space where possible.

3.3. The Shinkeen Road

Site Character Appraisal



Site Location

This site is located on the Shinkeen Road north and east of existing residential developments. The site is located in the townland of Donaghcumper and had been previously zoned 'Agricultural' in the Celbridge Development Plan 2002.



Morphology

The site comprises of land zoned "E" 'Community and Educational' and "C" 'New Residential'.

The site is currently being used for agricultural purposes. There is a considerable amount of new residential development to the south and west of the site with the graveyard and industrial development to the north of the site. Donaghcumper Demesne is located to the north on the western side of the Dublin Road.

— Subject Site ■ Built Form



Movement

The Shinkeen Road provides easy access to the Dublin Road and the train station in Hazelhatch. The proposed new road objective through the Donaghcumper Town Centre expansion area when constructed will reduce traffic congestion in the area. The locality is well served by footpaths and cycle tracks.

●●●● New Road Objectives — Residential Road
— Regional Road — Existing Public Footpath & Cycle Track
— Local Road



Landscape

The site itself is flat with some mature trees along the northern boundary. The Donaghcumper stream runs to the front of the site and the Shinkeen stream runs to the rear of the site, housing will be restricted within close proximity of the watercourses to reduce flooding risk.

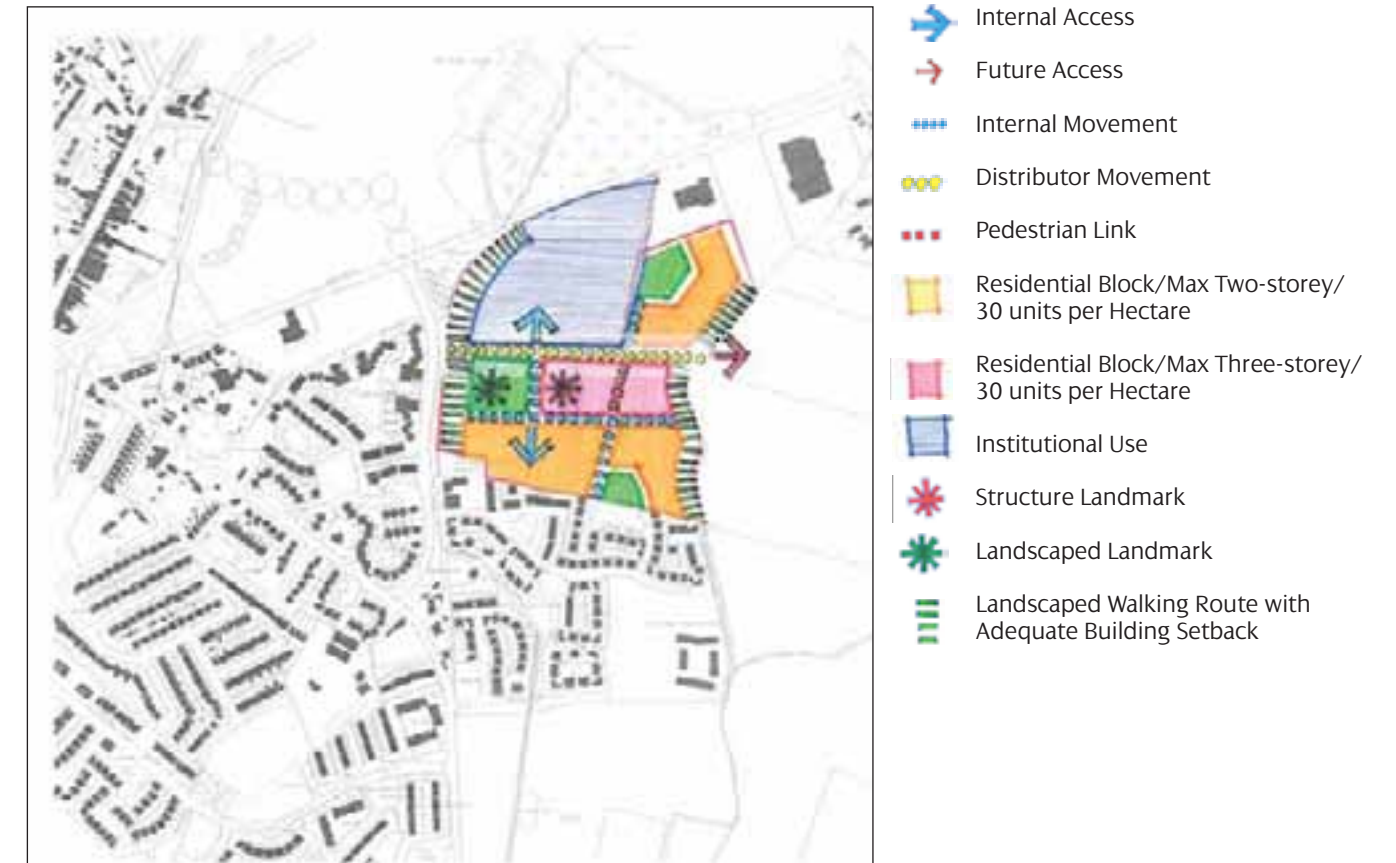
— Residential Zoned Edge ■ Public Green Space
— Educational Zoned Land ●●● Tree Cluster
— Agriculture Zoned Land — Liffey Edge
— Existing Stream

Site Analysis



- The site is located close to the town centre however the links will have to be upgraded. Similarly the links to Hazelhatch railway station are paramount. The possibility of the dual use of the recreational land associated with the school shall be investigated. The design of the school shall consider the after hours use of the building for community use. The site also offers the opportunity for local services.
- Higher density can be considered on certain parts of the site, having regard to the adjoining residential areas and the need for the upgrading of pedestrian and cycling links to the town centre and Hazelhatch railway station.
- Residential densities and height will need to account for the visual impact from the main road and adjoining dwellings.
- Given the location of the site, there is an opportunity for local neighbourhood services for both new and existing residents of the area.
- The stream edge offers an opportunity to build on the natural character of the area by retaining natural habitats and developing the amenity potential of this natural landscape feature.
- Internal field boundaries consist of mature trees and hedging and as much of these should be retained as possible.

Concept Proposal



- This design concept proposal shall be used to inform the final design and layout. This design concept is not set out as a rigid format which would only serve to restrict the design response. Justification shall however be submitted for any significant deviations.
- The overall layout shall create a hierarchy of well-defined internal routes that connect the residential blocks, the institutional lands and the main access road. Adjacent buildings and footpaths shall provide a definite edge and natural surveillance to create enclosure and containment of these routes.
- New development shall provide a strong active edge onto the new link road, providing high quality footpaths linking the area to the town centre.
- Internal access roads and open spaces shall have active edges with high levels of passive surveillance.
- The building heights shall reflect the heights of the existing buildings in the locality, with the potential for a local landmark at the entrance to the new link road. The acceptable residential density shall be 30 units per hectare.
- All homes shall have direct access to an area of outdoor space that allows an extension of the indoor living space, while providing privacy for the users. All open spaces within residential blocks shall ensure ownership, control and security.
- Location and design of public open spaces.
- Good frontage onto the Shinkeen road is vital all the while making reference to the Donaghcumper stream which runs along the front of the site. An amenity buffer of 10 metres shall be incorporated between the stream and any proposed buildings.
- Permeability will be essential in the design of the development layout. Not only will good linkages be required within the site linking the various elements but regard should be had for linkages to areas on either site of the development. The possibility of joining public open spaces also exists at the site edges.

3.4 The Maynooth Road

Site Character Appraisal



Morphology

The site is zoned "C1" 'New Residential' but is currently in Agricultural use. Salesian College boys post primary school is located to the north of the site and Castle Village is located to the south of the site. On the other side of the Maynooth Road is Crodaun Forest Park, undeveloped 'Open Space and Amenity' zoned land and undeveloped 'Industrial and Warehousing' zoned land. There is also an existing Industrial development on the Celbridge Interchange link road.

— Subject Site ■ Built Form



Movement

The Maynooth road runs along the eastern boundary of the site, the Kilwoghan road runs along the southern boundary of the site. Access to the site could be via either of these roads although the Maynooth road is of much higher quality and therefore may be more appropriate for an access point. The Maynooth road has been recently upgraded with new footpaths and cyclepaths, which provide excellent access to the town centre and to Leixlip via the proposed Town Centre at Collinstown and Louisa Bridge Train Station. Provision for a road objective through the site is required and this would provide access to the lands to the rear of the site in the future.

— Regional Road — Residential Road
 — Local Road



— Residential Zoned Edge ■ Public Green Space
 — Educational Zoned Land ····· Existing Trees to be retained
 — Agricultural Zoned Land — Existing Stream
 — Industrial Zoned Land

Landscape

The site is relatively flat throughout with some mature hedgerows along the rear boundary and throughout the internal field boundaries. Any residential layout shall retain these landscape features as part of the design concept.

Site Analysis



- Potential Vehicular Access
- Potential Pedestrian Access
- Potential Low/Med Density Residential
- Potential Med/ High Density Residential
- Potential Green Open Space
- Potential Community Facilities
- Green Landscaped Pedestrian Route
- Opportunity Site
- Existing Trees to be retained

- The site is zoned "C1" 'New Residential'.
- 2 acres of this site shall be specifically for community use. Such use shall be in addition to the normal requirements for 'Open Space' for any residential development on these lands.
- The layout of any development proposal shall not prejudice access to lands to the rear of the site.
- The layout of any development proposal shall allow for a road reservation from the Maynooth Road Roundabout through the site, the potential vehicular access illustrated above is indicative only and the exact detail of this should be finalised following consultation with the Transportation Section of Kildare County Council.
- Residential densities and height will need to take account of both the visual impact from the main road and the residential amenities of the adjoining dwellings.
- Internal field boundaries consist of mature trees and hedging and as much of these should be retained as possible.

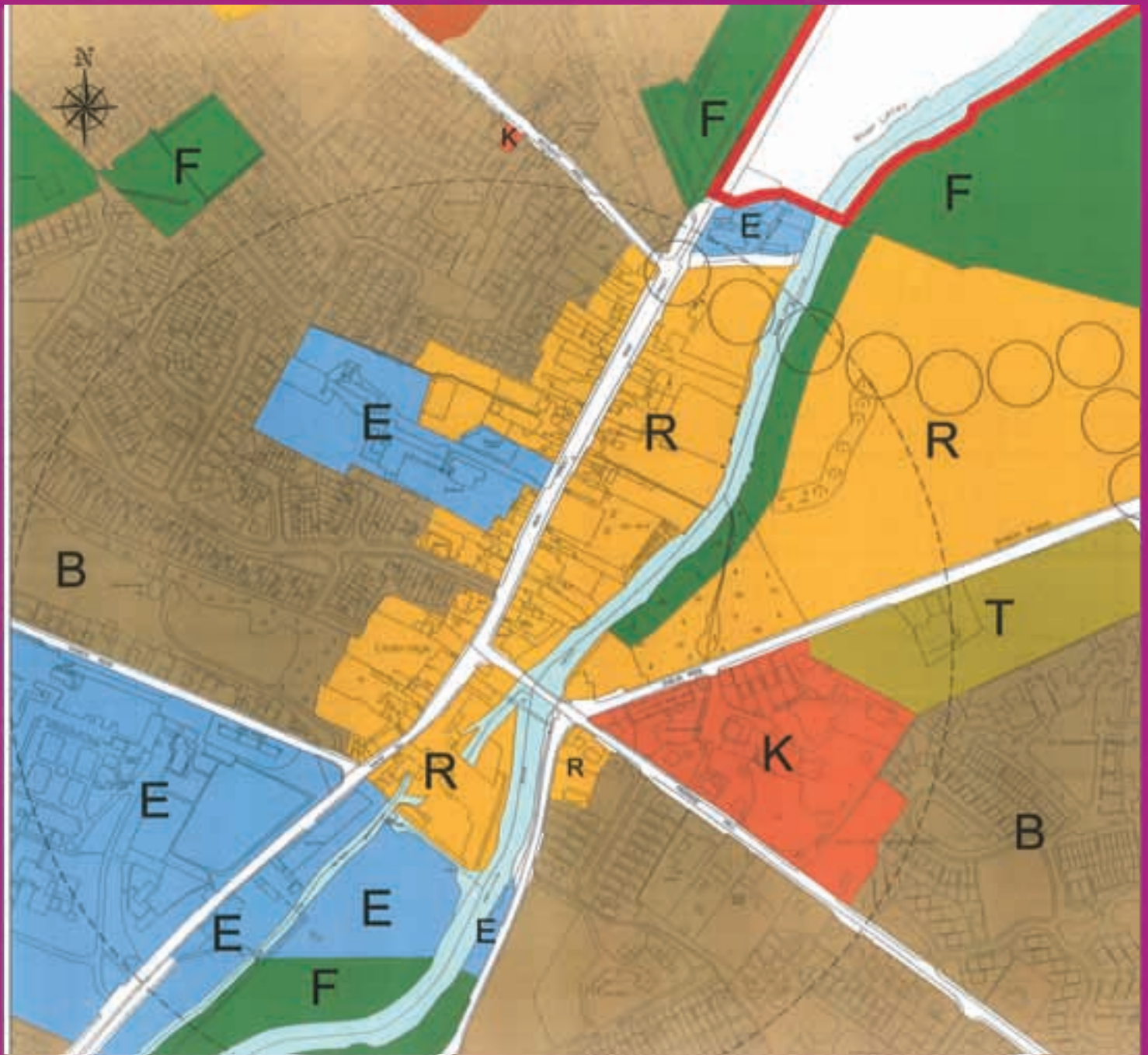
Concept Proposal



- Future Vehicular Access
- Future Pedestrian Access
- Internal Movement
- Distributor Movement
- Pedestrian Link
- Residential Block/Max Two-storey/ 30 units per Hectare
- Residential Block/Max Three-storey/ 30 units per Hectare
- Community Facilities
- Structure Landmark
- Landscaped Landmark
- Landscaped Walking Route with Adequate Building Setback

- This design concept proposal shall be used to inform the final design and layout. This design concept is not set out in a rigid format which would only serve to restrict the design response. Justification shall however be submitted for any significant deviations.
- The overall layout shall create a hierarchy of well-defined internal routes that connect the residential blocks and the main access road. Adjacent buildings and footpaths shall provide a definite edge and natural surveillance to create enclosure and containment of these routes.
- Permeability will be essential in the design of the development layout. Not only will good linkages be required within the site linking the various elements but regard should be had to linkages for the school to the north and the residential development to the south.
- Internal access roads and open spaces shall have active edges with high levels of passive surveillance.
- All homes shall have direct access to an area of outdoor space that allows an extension of the indoor living space, while providing privacy for the users. All open spaces within residential blocks shall ensure ownership, control and security.
- The building heights shall reflect the heights of the existing buildings in the locality. The acceptable residential density shall be 30 units per hectare.

Celbridge Local Area Plan



Legend

	B: Existing Residential		R: Retail / Commercial
	E: Community & Educational		T: General Development
	F: Open Space & Amenity		Local Area Plan Boundary 2010
	H: Industrial & Warehousing		New Roads Objectives - Indicative only
	K: Residential / Commercial		River Liffey



Celbridge

Local Area Plan ZONING MAP



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

Celbridge Local Area Plan
2010 - 2016
Adopted 25th January 2010

Legend

-  B: Existing Residential
-  C: New Residential
-  E: Community & Educational
-  F: Open Space & Amenity
-  H: Industrial & Warehousing
-  I: Agricultural
-  K: Residential / Commercial
-  R: Retail / Commercial
-  T: General Development
-  U: Utilities / Services
-  Local Area Plan Boundary 2010
-  New Roads Objectives - Indicative only
-  River Liffey
-  400 m Intervals
-  Lands subject to a design brief - see written text

Land Use Zoning Map

Scale: N.T.S.	Map Ref: 5A
Date: 25 th Jan 2010	Drawing No: 200/08/397
<small>© Ordnance Survey Ireland All rights reserved. License No. 2010200010 Kildare County Council</small>	Drawn By: G. McGrath

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