



Kildare County Council



# Leixlip

## Local Area Plan 2010

Plean Cheantar Áitiúil 2010 Léim an Bhradáin



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# Part A - 1. 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.

Procedure involved in the preparation of a Local Area Plan	Relevant dates
(a) Public Display of Draft Local Area Plan and Environmental Reports (where applicable) (≥ 6 weeks)	18th June – 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 - 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 - 19th October 2009 (Council meeting held on 19th October)
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 – 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 on 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 on 25th January 2010)

Table 1: Preparation of the Leixlip Local Area Plan

## 2. Layout of Document



This Local Area Plan for Leixlip consists of a Written Statement 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 Leixlip, 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 Leixlip are included in this LAP.

## 3. Plan Area

Leixlip is located at the confluence of the Rye Water and River Liffey, 15km from Dublin City Centre and on the border of Fingal and South Dublin County Councils. The town is bypassed by the M4 motorway and can be accessed from interchanges on the motorway at the east and west ends of the town. The town is served by the Arrow Rail service on the Dublin Sligo line and has two railway stations; Louisa Bridge to the west of the town and Confey station to the north. The R148 (formerly the N4 National Primary Road) runs through the Main Street linking Leixlip to Maynooth to the west.

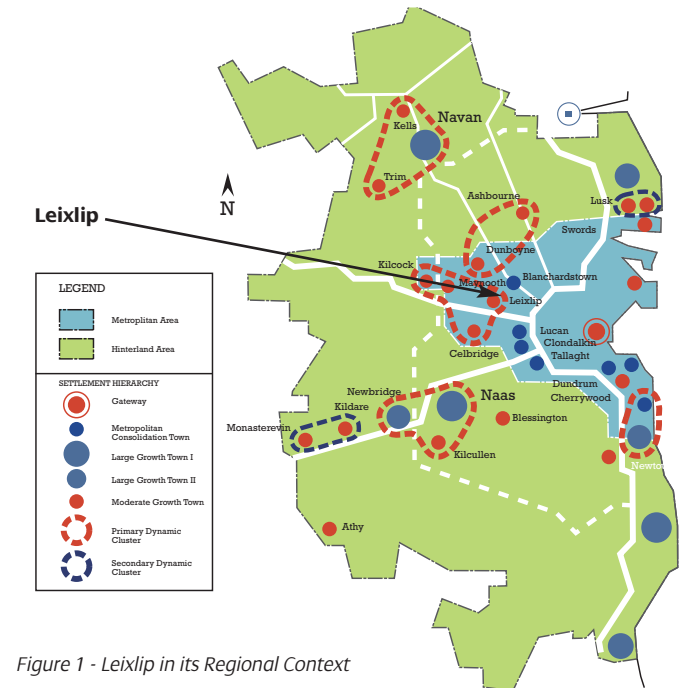


Figure 1 - Leixlip in its Regional Context

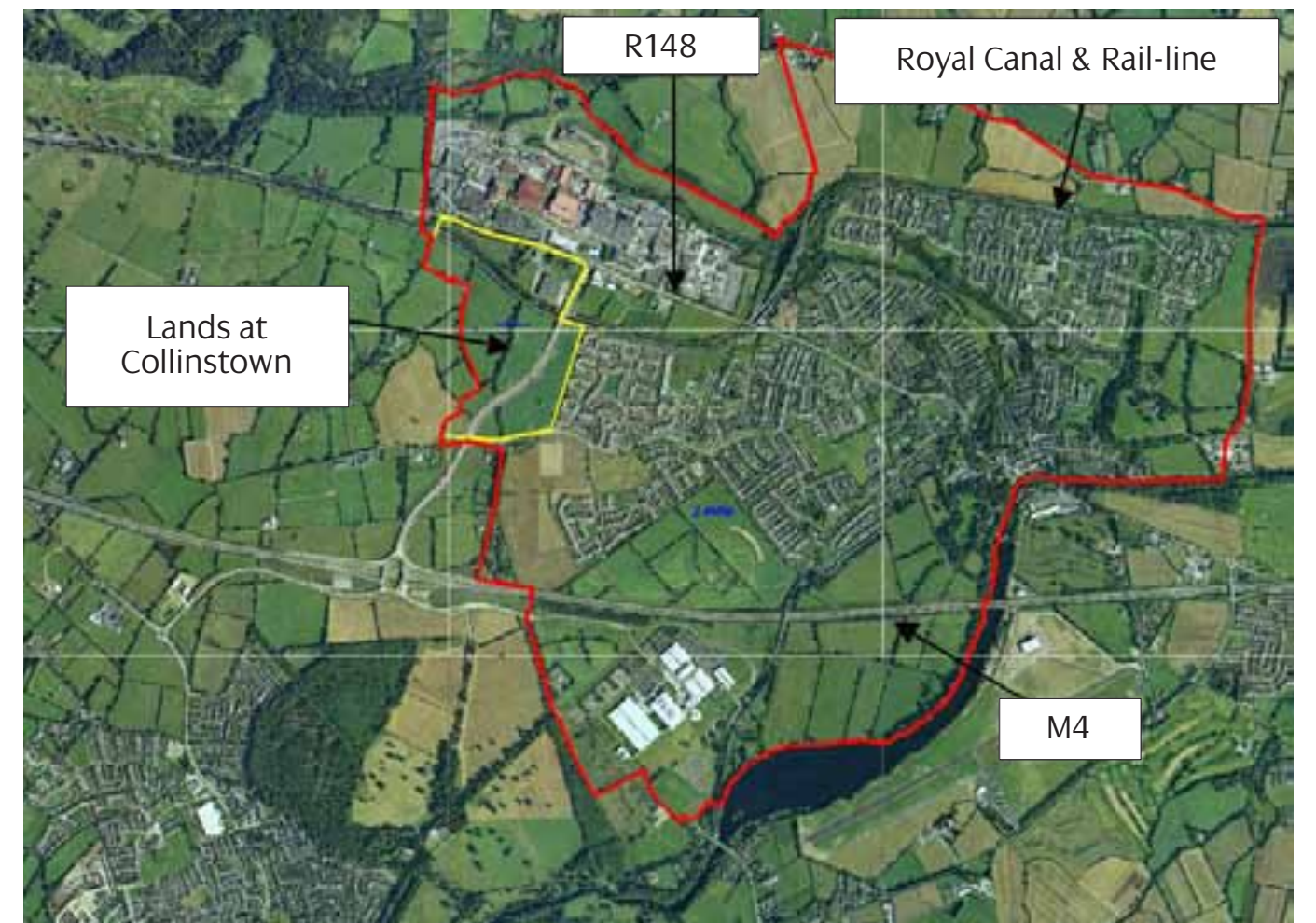


Figure 2 – Aerial photograph of Leixlip

# 4. Strategic Context and Relevant Policy Documents

## 3.1 Historic Development of Leixlip

Leixlip is located at the confluence of the Rye Water and River Liffey. The town was originally a Viking outpost. While always an important river crossing Leixlip evolved slowly over the centuries along one main street to the north of the river. Until the mid twentieth century the town remained essentially a rural village. The town underwent rapid expansion from the mid 1970's onwards. The town was bypassed by the M4 motorway in 1994 which resulted in a significant reduction in traffic passing through the town's Main Street. The Celbridge interchange linking the M4 motorway to the west of the town was opened in 2003. Growth has been constrained by the motorway to the south, St. Catherine's Park to the east and the railway and Royal canal to the north. Thus most recent residential development has been to the west of the town.

## 3.2 Leixlip Today

Leixlip retains much of the character of an estate town with the Main Street still the focus of the town with an array of protected structures including the Wonderful Barn as well as St. Catherine's Park being important contributory visual features. Employment is particularly important in Leixlip with Hewlett Packard and Intel both located in the town. According to Census data, almost 6,000 workers travelled into Leixlip to work in 2006 resulting in a total working population of almost 7,000. The importance of such companies in Leixlip can not be overstated both with respect to their positive knock on effects on Leixlip itself but also on County Kildare as a whole.



## 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.

The National Spatial Strategy identifies Leixlip as a town in the Dublin and Mid East Region with a population of over 5,000. There are a large number of towns of this size in the Greater Dublin Area located mostly on the main transportation corridors radiating from Dublin.

## 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 Leixlip as a Moderate Growth town within the metropolitan area and it is also part of a Primary Dynamic Cluster with Celbridge, 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 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 Leixlip in the Dublin Metropolitan Area and its role along with Celbridge, 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 number of 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
6. 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.

# 5. Strategic Environmental Assessment

## 4.7 'Sustainable Residential Development in Urban Areas' and 'Urban Design Manual – A best practice guide' (December 2008)

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 which 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 retailers and developers in formulating development proposals.

## 4.10 Retail Strategy for the Greater Dublin Area, July 2008

The Retail Strategy 2008 - 2016 proposes the expansion of Leixlip into the Collinstown area as a key objective to meet the future needs for comparison shopping in the area. It further notes that future development in Collinstown should be associated with the opening of a new train station to link Maynooth and Kilcock. The development of a new community, the provision of a range of facilities developed as part of a phasing arrangement to ensure sustainable integrated planning.

## 4.11 Draft County Retail Strategy 2005

The County Retail Strategy for Kildare was prepared in 2005. The terms of this Strategy have been incorporated into chapter seven of the Kildare County Development Plan 2005-2011.

A revised County Retail Strategy for Kildare is currently being prepared having regard to the recently published Retail Strategy for the Greater Dublin Area (2008).

## 4.12 Liffey Valley Strategy

In addition to the broader objectives outlined in the Liffey Valley Strategy which are applicable to Leixlip there are also some Flagship projects identified which apply to the Leixlip area. These are Liffey Falls, St Catherines / Lucan Demesne and Backweston.

The aim of the Liffey Falls flagship project is to increase access to the Liffey from Leixlip Town. The strategy recommends the addition and renovation of waterside walkways that front onto the river.

In relation to St Catherines Park the strategy recommends the need to link both St Catherines and Lucan Demense.

Regarding Backweston the strategy recommends the introduction of light recreational activities into the area as well as liaison with the ESB to investigate the feasibility of providing access at this location.

## 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 Leixlip Local Area Plan and sent to the Environmental Authorities.

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

- (1) Environmental Protection Agency
- (2) Department of the Environment Heritage and Local Government
- (3) Department of Communications, Marine and Natural Resources
- (4) Office of Public Works
- (5) Eastern Regional Fisheries Board
- (6) Liffey Valley Strategy Steering group
- (7) Leixlip Town Council
- (8) South Dublin County Council
- (9) Fingal County Council
- (10) Waterways Ireland
- (11) Intel Rye River committee

The purpose of the Scoping Report was to identify the likely extent and level of detail for the assessment and the information to be included in the SEA Environmental Report. A number of consultees replied to the Scoping Report and their comments were considered when preparing the Environmental Report.

## 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 environmental considerations. 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.

# 6. Appropriate Assessment

The purpose of Appropriate Assessment (AA) of land use plans is to ensure that 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 Leixlip 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.



# 7. Population

## 7.1 Background

The Kildare County Development Plan 2005-2011 (CDP) indicates a housing construction target of 1,450 units for Leixlip 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 2006 census data established that there were 186,335 people resident in County Kildare. Leixlip accounted for 14,676 or 7.88% of the County's total population.

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 Leixlip 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 Leixlip from the 2006 Census, it is assumed that Leixlip will continue to account for 7.88% (as above) of the revised RPG figures, which would equate to a total additional population figure of 6,160 persons between 2006 and 2016. (Total population at 2016 minus total population at 2006 as per Table 2) and 4,312 persons during the life of this Local Area Plan (total population 2016 minus total population 2009 as per Table 2)

Table 2 below shows that a 'year on year' figure of 616 persons would assume a total population for Leixlip of 20,836 by 2016 (the end of the six year period of this Local Area Plan).

Town	Year on year figure [2016 pop fig minus 2006 pop fig divided by 10]	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
Leixlip	616	14676	15292	15908	16524	17140	17756	18372	18988	19604	20220	20836

Table 2 – Projected total population for Leixlip

# 8. Public Utilities

## 7.2 Relevant Planning History

Approximately 827 residential units have been granted planning permission in Leixlip since the adoption of the Leixlip Local Area Plan 2002 on lands zoned 'New Residential'. Where Commencement Notices had not yet been received for those developments granted planning permission, or where commencement notices were received but such dates would have indicated that the subject units would not have been constructed and inhabited prior to the undertaking of the 2006 Census, it was assumed that the population resulting from the construction of these units would be additional to the 2006 CSO population figures for Leixlip. As set out in Table 2, the population for Leixlip as projected, having regard to the Regional Planning Guidelines could be 20,836 by 2016 (end of the period of this Local Area Plan).

Population of Leixlip in 2006	14,676
Population resulting from construction of c. 827 units (as above) when taking an average household figure of 2.52 (figure provided by the Regional Authority)	2,084
<b>Total envisaged population for Leixlip by 2016 without proposing any additional residential zoning</b>	<b>16,760</b>

Table 3 – Planning Statistics

Having regard to the figure of 20,836 (as above), a maximum of 4,076 additional population may be provided for in Leixlip during the period of this Local Area Plan (20,836 minus 16,760 (Table 3)). This would further imply that a total maximum of 1617 units may be provided assuming a household size of 2.52 (as above).

A separate Local Area Plan has been prepared for Collinstown. Collinstown had been included within the Local Area Plan boundary for Leixlip as part of the 2002 Plan. The population growth expected over the lifetime of this Plan is being divided between Leixlip and Collinstown. This Plan indicates that the majority of the population growth will be directed towards the Collinstown Area to ensure the proper planning and sustainable development of that area. Thus, the zoning of lands for New Residential development within the Leixlip Plan boundary will contribute to a smaller proportion of the expected growth. A number of areas of land have been zoned 'New Residential' as part of the review of the Leixlip LAP.

These lands are in addition to lands which were already zoned 'New Residential' in the vicinity of the Wonderful Barn in the Leixlip LAP 2002 and include the following;

- (i) Circa 0.2 Ha of land adjacent to Captains Hill (zoned 'C2')
- (ii) Circa 1.1 Ha of land to the east of Silleachain Valley (zoned 'C3')
- (iii) Circa 3.2Ha of land at Kilmacreddock East (zoned 'C4')  
The details associated with these land parcels are further developed in Parts B and C of this Plan.



## 8.1 Water Supply

Leixlip town is connected to the North Regional Water Supply scheme. The water treatment plant upgrades at Leixlip and Ballymore Eustace are due for completion by 2011. Following this upgrade there will be sufficient water available to facilitate anticipated demand over the plan period. The Kildare County Council Water Services Department is currently undertaking a review of the network capacity of all the large towns in Kildare.

## 8.2 Waste Water

The Leixlip Wastewater Treatment Plant currently has capacity to serve 80,000 population equivalent (p.e). The plant is currently being expanded to serve a total p.e of 150,000. This expansion is due to be completed in 2011. Following this upgrade there will be sufficient treatment available to facilitate anticipated demand over the plan period.

## 8.3 Surface Water

Flooding has been identified as a problem in Leixlip. In 2000 and 2002 Leixlip Main Street flooded. However, flood alleviation works have been undertaken in association with the Office of Public Works (OPW) (See Map 3).

## 8.4 Waste

Kildare County Council has adopted a Waste Management Plan for Kildare (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. Leixlip is adequately serviced in terms of refuse collection which is carried out by a number of contractors.

## 8.5 Electricity, Gas and Telecommunications

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

Leixlip is currently served by the Gas network.

The telecommunications network in Leixlip 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 Leixlip 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.





Legend

- Local Area Plan Boundary 2010
- Canals and Rivers
- Benefiting Lands (1)
- Flood Event

(1) Definition: Lands that may have benefitted from upgrade works that have taken place.

Leixlip Flood Map

Scale: N.T.C.

Map Ref: 3

Date: 25<sup>th</sup> January 2010

Drg No: 200/09/284

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



# 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 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.

There is a diversity of natural and semi-natural habitats within the Leixlip environs including woodland, river and grassland habitats that shall be protected through the objectives in Part B of this Local Area Plan.

In the Leixlip area there are two no. proposed National Heritage Areas (pNHA), the Royal Canal and the Liffey Valley which are located along the south eastern boundary of the study area. The study area also comprises a candidate Special Area of Conservation (cSAC - the Rye Water Valley/Carton).

The Royal Canal pNHA traverses the town to the north. The Canal is home to the legally protected Opposite-leaved Pondweed (*Groenlandia densa*) under the Flora Protection Order 1987 and *Tolypella intricata*, a Red Data Book protected stonewort. Both of these species are present in the Dublin section of the Canal. The main extent of the canal boundary is dominated by hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland. The canal towpath is predominantly made up of various species except where the canal was built through bog. There is diverse hedgerow present along the canal.

The Liffey Valley site is of scientific interest as ashwoods and marshy areas of this type are rare in County Kildare.

The main importance of the Rye Water Valley/Carton site lies in the presence of several rare and threatened plant and animal species and of rare habitat, thermal, mineral, petrifying springs. The woods in Carton Estate and their birdlife are of additional interest.

### 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 Built Heritage

Table 4 below consists of a list of the built heritage items of significance in Leixlip. These structures merit protection and enhancement and in many cases have been identified by the National Inventory of Architectural Heritage for that reason.

An area in the historic core of the town has been designated as an Architectural Conservation Area (Maps 2a and 2b).

Reference	Item and Location	Description
IP1	Leixlip Castle, outbuildings and gardens	Demesne
IP2	Leixlip Aqueduct	Aqueduct
IP3	Fountain Bath Aqueduct	Bath
IP4	Spa at Aqueduct	Spring
IP5	Wonderful Barn, Barnhall	Folly
IP6	Pigeon towers at Wonderful Barn	Follies
IP7	Barnhall House, Barnhall	Building

Reference	Item and Location	Description
IP8	Shingled House, Main St	Building
IP9	Church of Ireland, Main St, including railings, gates and cemetery	Building and Cemetery
IP10	Entrance Gates and Pillars, Leixlip Castle	Gates
IP11	Boat House, Leixlip Demesne	Building
IP12	Ivy House, Main St	Building
IP13	St. Columb's well, Newtown	Well
IP14	Cope Bridge, Captain's Hill	Bridge
IP15	Newtown Hill House, Newtown	Building
IP16	Barn to rear of Newtown Hill House	Building
IP17	Gatelodge, Newtown Hill House	Building
IP18	Leixlip House, Captain's Hill	Building
IP19	Canal lodge at Aqueduct	Building
IP20	Louisa Bridge, Maynooth Road	Bridge
IP21	Leixlip Bridge, county boundary	Bridge
IP22	McGrane House, including east and west wings	Building
IP23	Glebe House, Pound Street	Building
IP24	Church, Station Road	Building
IP25	Scout Den (penal church) Station Road	Building
IP26	Corner Building Main St/Buckley Lane	Building
IP27	No.1 the Mall, Main St	Building
IP28	No.2 the Mall, Main St	Building
IP29	No.3 the Mall, Main St	Building
IP30	No.4 the Mall, Main St	Building
IP31	No.5 the Mall, Main St	Building
IP32	No.6 the Mall, Main St	Building
IP33	No.7 the Mall, Main St	Building
IP34	No.8 the Mall, Main St	Building
IP35	Marshfield House, Mill Lane	Building
IP36	Rock House, Marshfield House, Mill Lane	Building
IP37	Grotto, Marshfield House, Mill Lane	Grotto
IP38	St. Catherines Park House and Tunnel	Building
IP39	St.Catherines Park stable yard	Building
IP40	St.Catherines Park Walled Garden	Garden
IP41	Ryevale Mill House, Distillery Lane	Building
IP42	Ryevale Mill, distillery buildings	Buildings
IP43	Rye Valley House, Distillery Lane	Building
IP44	Ryevale House and outbuildings	Building
IP45	Leixlip Gate, Barnhall/Kilmacreddock Upper	Gate
IP46	House, Main St (Dr. Boyds)	Building
IP47	Rye Cottage, Main Street	Building
IP48	Rye Bridge, Main Street	Building
IP49	Coach House, Glebe House, Pound Street	Building
IP50	Ryevale Tavern, Pound Street	Building
IP51	Church View House, Main Street	Building
IP52	Water pump, Main Street	Pump
IP53	Black Castle House, Mill Lane	Building

Reference	Item and Location	Description
IP54	Factory House, Mill Lane	Building
IP55	Gate Lodge, St. Catherines Park	Building
IP56	Newtown House, Captains Hill	Building
IP57	Ryevale Mill Bridge, Distillery Lane	Building
IP58	The Covered Well, Maynooth Road	Well
IP59	Former Leixlip Station House, Louisa Bridge	Building
IP60	Stone Cottage, Maynooth Rd	Building
IP61	Deey Bridge, Collinstown	Bridge
IP62	Collinstown Stud House, Collinstown	Building
IP63	Easton House, Easton	Building
IP64	Toll House, Leixlip Bridge	Bridge

Table 4 - Built Heritage Items





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

DRAFT  
Leixlip Local Area Plan 2009

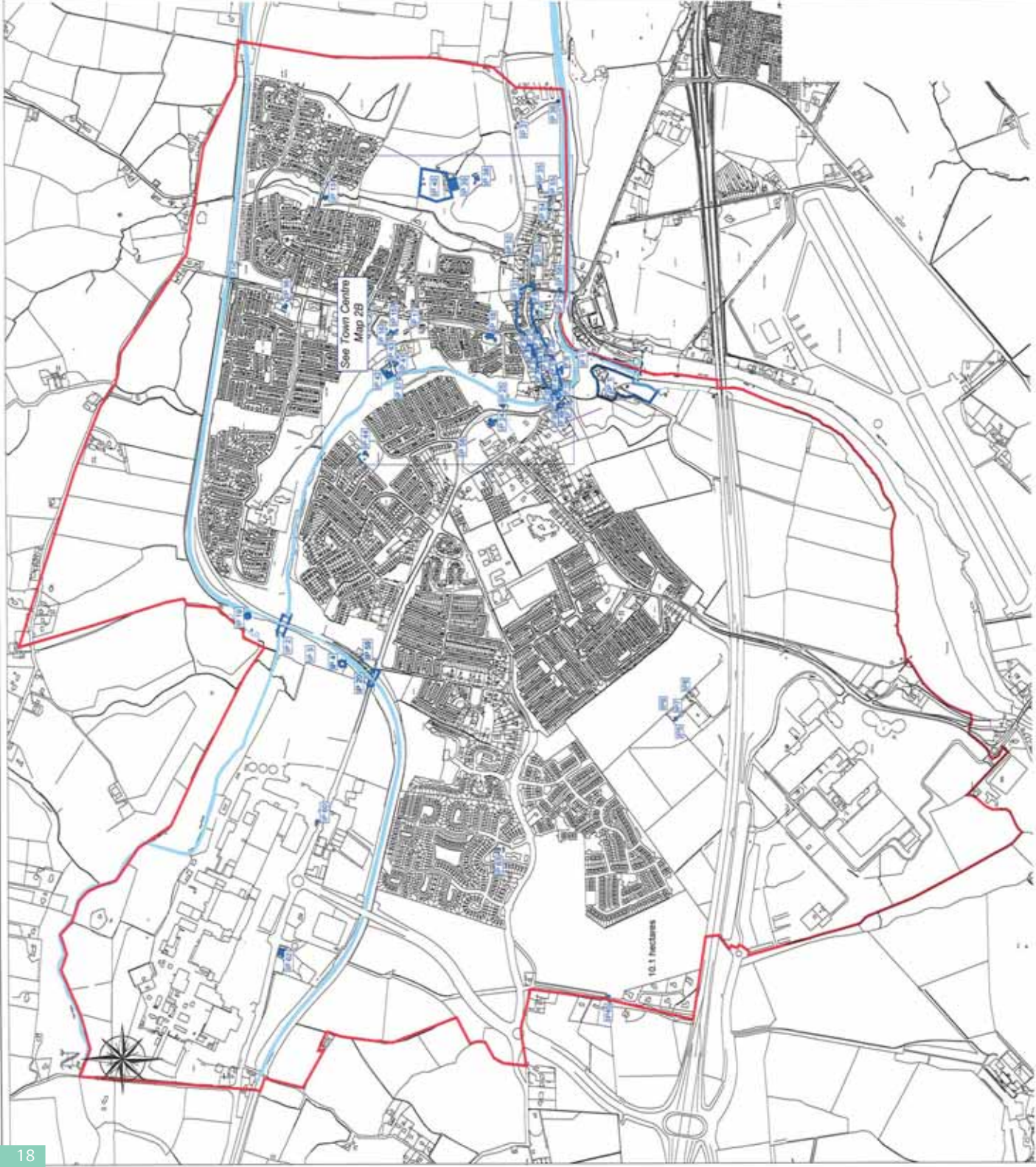
Legend

- Local Area Plan Boundary 2009
- Zone of Archaeological Potential
- Canal and Rivers
- Built Heritage Items

Built Heritage Items

Scale:	N.T.C.	Map Ref:	2A
Date:	18 <sup>th</sup> June 2009	Drg No:	200/09/282
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This drawing is to be read in conjunction with the written statement



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

DRAFT  
Leixlip Local Area Plan 2009

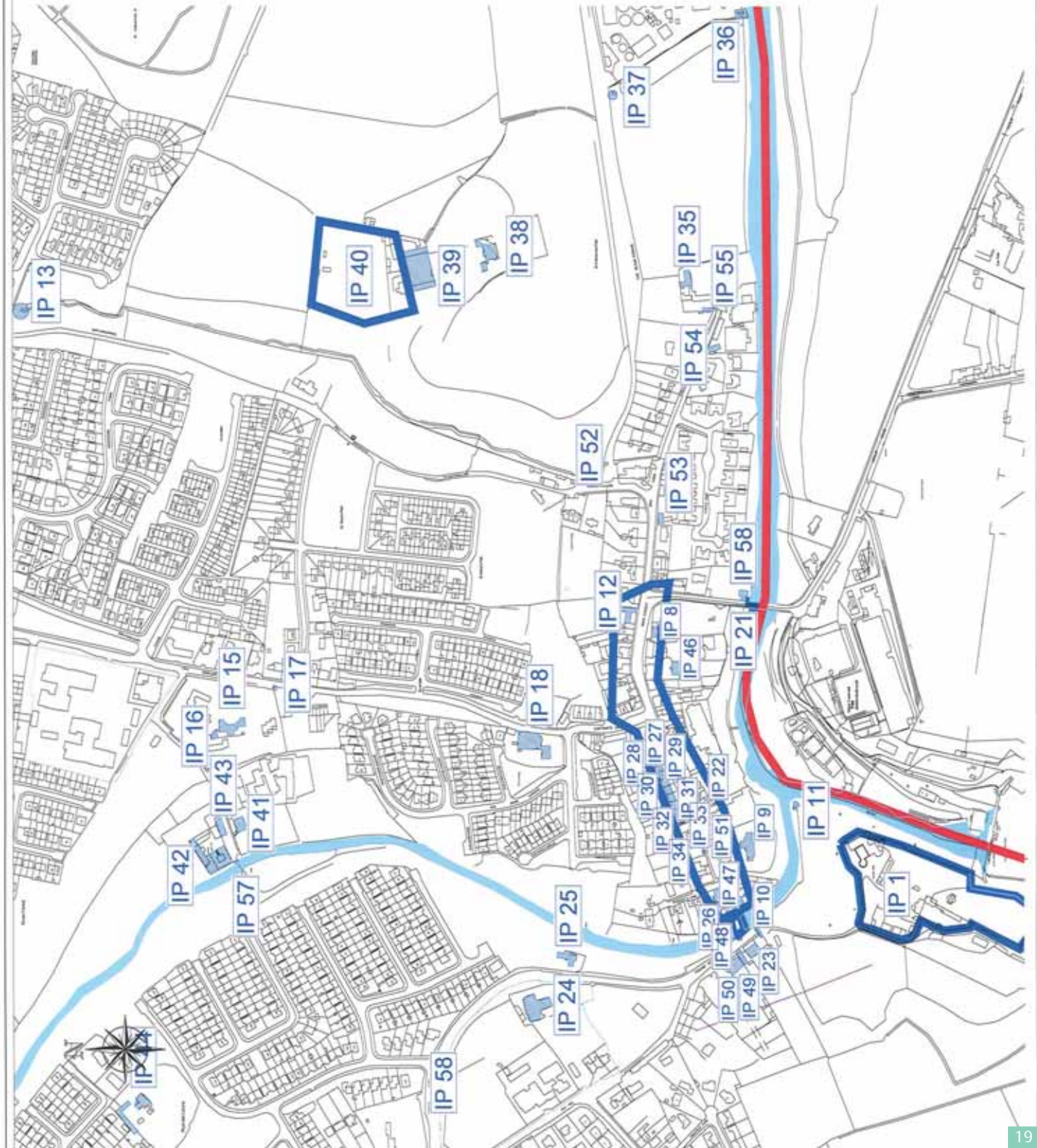
Legend

- Local Area Plan Boundary 2009
- Zone of Archaeological Potential
- Canal and Rivers
- Built Heritage Items

Built Heritage Items

Scale:	N.T.C.	Map Ref:	2B
Date:	18 <sup>th</sup> June 2009	Drg No:	200/09/282
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Drawn by: M. Halfayed			

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



### 9.2.1 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 Leixlip for the benefit of future generations. It shall be an objective of the Council to protect the named structures and their settings highlighted in Table 4 above and identified on Maps 2a and 2b, in the assessment of any development proposal.

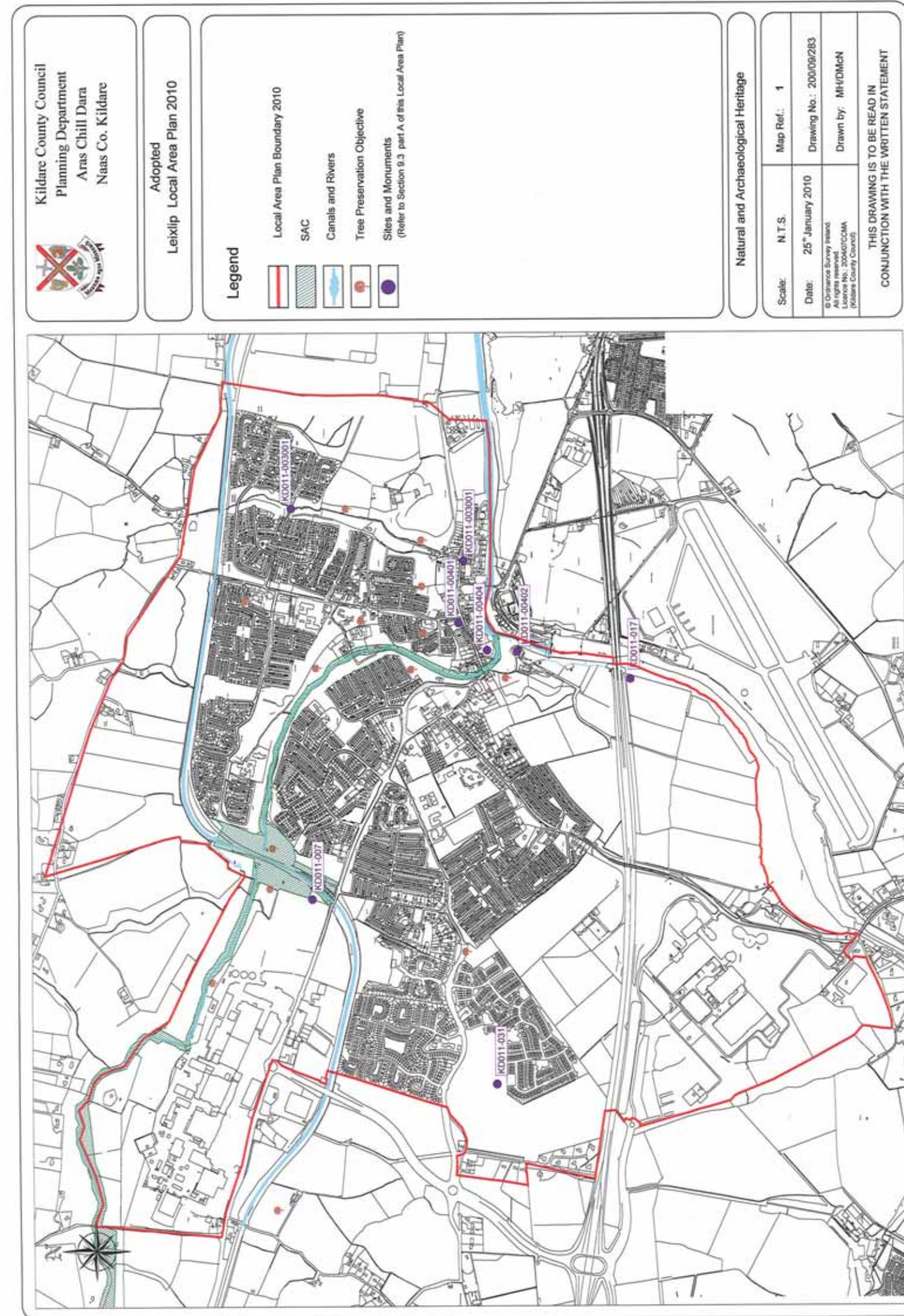
### 9.3 Archaeological Heritage

#### 9.3.1 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 5 (below) and Map 1 depict all SMR sites within or in close proximity to the development boundary of Leixlip.

Reference Number	Description	Townland
KD011-003001	Holy Well	Newtown (Leixlip ED)
KD011-004001	Settlement, Deserted, Medieval	Leixlip, Leixlip Demesne, Newtown, St Catherine's Park
KD011-004004	Church	Leixlip
KD011-004007	Graveyard	Leixlip
KD011-004006	Castle Tower, House	Leixlip
KD011-004002	Castle – Anglo Norman Masonry Castle	Leixlip
KD011-031	Possible Enclosure	Barnhall
KD011-007	Ritual Site – Holy Well	Leixlip

Table 5: Sites and Monuments Records



# 10. Land Uses

## 10.1 Town Centre

The Leixlip Local Area Plan 2002 zoned a total of 9.08 hectares of land as 'Town Centre'. Existing facilities and businesses within the town centre include convenience stores, small comparison stores, pharmacies, restaurants, a hotel and public houses. There are a number of residential dwellings interspersed along the Main Street which add to the vitality and 24 hour activity along the Main Street. However, a small number of shop units have become derelict since the publication of the Local Area Plan 2002.

With the designation of Collinstown as a Major Town Centre to serve north east Kildare, Leixlip will see an enhancement of the retail offerings in the Collinstown area (this is the subject of a separate Local Area Plan). The town centre along Main Street will be promoted by the Council to ensure that the Main Street retains and enhances its vitality.

The opening of the Celbridge Interchange to the west of the town has without doubt lessened the extent of 'through traffic' through the town. Specific objectives in Part B of this Local Area Plan promote the upgrading and expansion of retail outlets in the town centre especially where such outlets are underused or vacant in order to prevent any additional dereliction within the town centre area. Furthermore, it is proposed to develop a new street between Captain's Hill and Mill Lane to provide for a range of retail, car parking, residential, educational and employment opportunities in a prime town centre location [See Maps 4a and 4b]. Improvements in pedestrian and cyclist accessibility will also be promoted.

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Town Centre	9.08 Ha	9.9 Ha*

Table 6: Town Centre Zoning

\*Note: It is proposed to develop a Major Town Centre at Collinstown which is 2.5km to the west of Leixlip Main Street. (This is the subject of a separate Local Area Plan).

## 10.2 Residential

Given the projected population in the town and having regard to Sections 4.1 and 4.2 above, it is considered appropriate to zone significant lands for development within the Collinstown area (for which a separate Local Area Plan is being prepared). Part B of this Plan identifies the specific objectives with respect to the proposed residential lands in Leixlip. In addition, infill development within the town centre will be encouraged.

Circa 0.2Ha of lands adjacent to Captains Hill have been zoned 'C2' (New Residential). It is also proposed to zone 1.1Ha of land to the east of Silleachain Valley as 'C3' (New Residential) and 3.2Ha of lands at Kilmacreddock East as 'C4' (New Residential). The details associated with this are further developed in Parts B and C of this Plan.

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
New Residential	25.7 Ha	23.4 Ha
Existing Residential	239 Ha	244.8 Ha

Table 7: Residential Zoning

## 10.3 Neighbourhood Centre

The 2002 Local Area Plan for Leixlip identified a number of sites as 'Neighbourhood Centre' where these sites were located outside of the town centre area. These sites are to the north of the town just west of Captain's Hill and to the south-west of the town centre. It is not proposed to zone further such 'neighbourhood centres' outside of the town centre of Leixlip.

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Neighbourhood Centre	2.3 Ha	2.6 Ha*

Table 8: Neighbourhood Zoning

\*Note: This reduction is due to the change in zoning of 0.5Ha to 'New Residential'.

## 10.4 Community and Educational

Building strong, inclusive communities is a key element in achieving sustainable development objectives. Sustainable communities require not only economic development, but also provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment. Communities also require opportunities to meet, interact and form bonds, essential prerequisites to the development of a sense of place and belonging.

Currently Leixlip is well served by educational facilities. There are currently six primary schools (Scoil Bhride, Scoil Eoin Phoil, Scoil Mhuire, San Carlo junior and senior, and the Gael Scoil Cearbhaill Ui Dhallaigh) and two secondary schools (Confey College and Leixlip Community School) serving the area.

Projections from the Department of Education indicate that Leixlip will not require additional lands for schools during the period of the Plan.

Currently the Kildare Vocational Education Committee provides adult education in rented accommodation in the town centre. The current premises are unsuitable and it is proposed to support the development of an integrated Adult and Further Education facility in a single campus within the Town.

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Institutional & Educational	17 Ha	24.5 Ha*

Table 9: Community and Educational Zoning

\*Lands zoned 'Institutional and Educational' in the Leixlip Local Area Plan 2002 are zoned 'Community and Educational' in the Leixlip Local Area Plan 2010.

## 10.5 Amenity and Open Space

The provision of attractive recreational open space is an essential component of the Council's vision for developing Leixlip. The quality and location of such space is as important as the quantity. A Leisure Services Department has been set up in Kildare County Council to develop and maintain public open spaces within the county including Leixlip. This Plan will seek to ensure the protection of existing areas of open spaces in Leixlip and facilitate the development of adequately sized and appropriately located playground and amenity facilities in Leixlip.

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Amenity and Open Space	181.2 Ha	167.7 Ha

Table 10: Amenity and Open Space Zoning

## 10.6 Agricultural

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Agriculture	104.8 Ha	160.9 Ha

Table 11: Agriculture Zoning

## 10.7 Industrial and Warehousing

Leixlip is home to two large multi-national, technological industries - Intel and Hewlett Packard both of which employ a large number of people from the community.

A high proportion of the town's population also commutes to work outside the area (mainly to Dublin).

The Intel site to the north west of the town is a lower tier Seveso site. The Intel site is designated under the Seveso II Directive 96/82/EC and EC (Control of Major Accidents involving Dangerous Substances) regulations S.I. 476 of 2000. The Seveso II Directive applies to some industrial establishments where certain substances are present in quantities exceeding the thresholds in the directive.

In recognising the importance of Hewlett Packard to Leixlip and its environs it is considered reasonable to include the HP lands in this Local Area Plan and to zone these lands 'Industrial and Distribution' allowing for a range of uses as clearly set out in Table 16. New Industrial zoning has been mainly designated to the Collinstown area of Leixlip which is the subject of a separate Local Area Plan and additional industrial zoning north of the Intel facility has been included as illustrated on Map 4(a).

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Industry	96.4 Ha*	147.3 Ha**

Table 12: Industrial and Warehousing Zoning

\* This figure comprises 84.7 ha (Industrial and Distribution) and 11.7 ha (Industry and Amenity) as were zoned in the Leixlip Local Area Plan 2002.

\*\*Note: An extension to the lands at Intel and the inclusion of the lands at Hewlett Packard have resulted in an increase in lands zoned 'Industry and Warehousing' in this Local Area Plan.





### 10.8 Transport and Utilities

Leixlip is currently served by two rail stations – Confey and Louisa Bridge Stations both of which are served by the ‘Arrow’ service provided by Iarnród Éireann. It is proposed to provide a third rail station in the Collinstown area of Leixlip to serve the new community in that location as well as the employees of the existing industries and new industries that locate in the area. The details of this transport objective are dealt with in the Collinstown LAP. Proposals to increase the capacity of the Waste Water Treatment Plant to the east of the town at St. Catherine’s Park are well advanced. This development is due for completion in 2011.

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
Transport & Utilities	16.9 Ha	4.4 Ha*

Table 13: Transport and Utilities Zoning

\*Note: Reduction in area due to separate Local Area Plan being developed for Collinstown. Land zoned for Transport and Utilities in Collinstown was originally included in the 2002 Leixlip Local Area Plan.

### 10.9 General Development

Zoning Objective	Area in 2002 Local Area Plan	Area in 2010 Local Area Plan
General Development	0.9 Ha	12.9 Ha*

Table 14: General Development Zoning

\* This figure comprises 1.8 ha (General Development) and 11.1 ha (T1 – General Development) from the Leixlip Local Area Plan 2010. Please refer to Tables 15 and 16 for specific details with regard to same.



## Part B - 1. 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 Leixlip. 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 Leixlip

The overall vision for Leixlip 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. Strategic Policy Objectives



It shall be the policy of the Council:

- To promote and facilitate the growth and sustainable development of Leixlip as a Moderate Growth Town as recognised by the Regional Planning Guidelines for the Greater Dublin Area and the Kildare County Development Plan.
- To promote and support the growth and sustainable development of Leixlip as a town located in the Primary Dynamic Cluster of Leixlip, Maynooth, Celbridge and Kilcock.
- To strengthen the base for new residential development and additional areas for other uses including employment, retail and community uses appropriate for a Moderate Growth Town having regard to the areas natural and built heritage.

# 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** To accommodate residential development at appropriate densities on lands in Leixlip within the life time of this Plan.

Lands (c. 0.5Ha) north of the town centre adjacent to Captains Hill shall be rezoned 'New Residential'(C2). It is proposed to encourage a mix of residential and office type uses on this site.

It is proposed to zone c. 0.9Ha at Silleachain Lane as 'C3' (new Residential) to provide for new residential development for a maximum of two housing units.

It is also proposed to zone c.3.2Ha at Kilmacreddock East as 'C4' (New Residential) to provide for low density housing only.

**H 2** It shall be an objective of the Council that the following be addressed as part of all future housing schemes or the revision of existing schemes, as appropriate;

### Layout:

- (i) Development layouts shall maximise the safety of pedestrians and allow for traffic calming by design, throughout the development scheme. 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 in the layout of the development scheme 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 the development scheme.

(iv) New dwellings shall not closely overlook 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.



## Examples of Good Practice

- *Staggered building lines give this contemporary terrace an interesting look with hard and soft landscaping creating attractive shared parking and play areas*
- *A mixture of building materials and heights is used here to good effect in marking out this urban corner.*
- *Colour and the unusual orientation of this house relative to the public road, ensure privacy for the occupiers and create a more interesting building line here.*
- *Landscaping and different materials are used to good effect at this end of terrace site.*

(viii) Variety in the house types, styles, designs and sizes of proposed dwelling units shall be provided throughout developments. In this regard only the highest quality proposals shall be considered and all house types shall be sympathetic with each other. Variety in the amount of floor area to be provided shall form an integral part of any new residential development scheme in order to allow for adequate trading up and down opportunities. Appropriately sized family units with adequately sized storage areas should form part of all development schemes.

- (ix) The consideration of the requirements of the elderly in the design of development schemes.
- (x) Solar panels shall be encouraged in the design of development 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 buildings (See [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.

**Landscaping:**

- (xii) Existing mature trees and hedgerows shall be retained and reinforced in new residential areas where feasible. The felling or elimination of existing mature trees and hedgerows shall be strongly resisted (See (xiii) (b) below).

- (xiii) 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. Existing mature hedgerows provide a unique habitat for wildlife and all new developments shall protect mature hedgerows and include them as an integral part of the overall development design.

(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.

(a) seating arrangements both formal and informal.

(b) 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 disabled 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 central 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.

**H3** Promote the use of underused and vacant upper floors.

**H4** All development proposals shall comply with the following recent DoEHLG publications:

(i) 'Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities' (December 2008) and

(ii) 'Best Practice Urban Design Manual' (December 2008).

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,

(iii) planners, in the assessment of development proposals.

It is strongly advised that all relevant parties have regard to both documents when preparing or assessing development proposals. Both documents can be viewed in full on the DoEHLG website ([www.enviro.ie/en/](http://www.enviro.ie/en/)).

**H5** New residential accommodation meets the necessary standards of health, sanitation and design, and are carried out in accordance with the 'Recommendations for Site Development Works for Housing Areas'. (DoEHLG 1998).

**H6** Private housing estates continue to 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.

**H7** That applicants for developments of greater than 50 units, or where the Planning Authority deems necessary, submit a Social Infrastructure Assessment (SIA) which demonstrates the facilities available to adequately service the proposed development (this form may be

downloaded from the Kildare County Council website at the following address; [www.kildarecoco.ie](http://www.kildarecoco.ie).) This should include details regarding the type and location of facilities available in the locality including education, childcare, health, recreational facilities and others such as shops and post offices. It shall 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. 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, evidence of same may be submitted with the planning application.

**H8** The naming of residential developments to reflect local place names, language or topographical features as appropriate and the use of old names from the locality as far as possible.

**H 9** Apartments shall only be proposed at appropriate locations in the Town Centre or near railway stations. For the purposes 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 (H2) 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 10** It shall be an objective of the Council to adopt the 'White Light' Compact Fluorescent Lamp (CFL) public lighting concept for all new residential estates.

**H 11** Ensure that developers for any developments in the vicinity of or affecting a designated candidate Special Area of Conservation or Natural Heritage Area provides sufficient information on how it will impact upon the site and what measures will be put in place to remedy same. An Appropriate Assessment will be required for developments that may impact on the Rye Water Valley/Carlton SAC and the Royal Canal.

**H 12** Kildare County Council will have regard to the provisions of 'The Planning System and Flood Risk Management –Guidelines for Planning Authorities' (November 2009) (or as subsequently amended) when considering applications for development in flood risk areas.

**H 13** A riparian buffer zone shall be determined in consultation with a qualified ecologist and an engineer or hydrologist as appropriate to determine adequate setbacks for development from all rivers/canals.

**H 14** Where the size of a development does not exceed the statutory threshold requirements the Council can, if it considers that a potential environmental impact may arise, request an Environmental Impact Assessment or Appropriate Assessment.



**H 15** To ensure that infill development is in keeping with existing development in the vicinity in terms of scale, character and finishes.

#### 4.2 Taking in charge of estates

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 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 Companies' 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 of 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.

#### 4.3 Lands north of Cope Bridge

It shall be an objective of the Council to liaise with Fingal and Meath Local Authorities and within two years of the adoption of this Local Area Plan to undertake a study for those lands north of Cope Bridge with a view to identifying suitable land uses for this area, given their proximity to Confey Station.

**CB 1** To liaise with adjoining Councils to undertake a study of lands north of Cope Bridge to identify suitable land uses for this area.



# 5. Industry and Employment



## 5.1 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, Kelt and the County Development Board.
- E 2** To facilitate the expansion of the multi national industries in Leixlip including Intel and Hewlett Packard.
- E 3** To safeguard residential areas and areas of high environmental quality from the adverse effects of industrial development.
- E 4** To ensure that all new employment related development proposals are appropriately landscaped and screened in order to minimise any adverse impacts on the amenity of nearby residential areas.

- E 5** To encourage the provision of a number of incubator units for enterprises, as part of larger light industrial or office developments.
- E 6** To ensure that units fronting public roadways and which are highly visible from residential areas are designed and finished to a high standard.
- E 7** To facilitate the location of a brewing facility on suitable lands within the Leixlip LAP boundary, subject to the preparation of a Masterplan.

# 6. Community, Educational, Childcare and Cultural Facilities

## 6.1 Objectives

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 H7 above).
- C 2** To continue to liaise with the Department of Education regarding the availability of school places in Leixlip.
- 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 facilitate the development of sports, recreational and cultural facilities for the schools.

- C 5** 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 6** 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 Leixlip.
- C 7** To support and facilitate the improvement of health centres, local clinics, nursing homes, Garda services, fire services, library facilities and sports facilities in Leixlip.
- C 8** To co-operate with the HSE in the provision of health and social facilities, nursing homes and sheltered housing.
- C 9** 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, Youthreach with the help of public and private stakeholders.
- C 10** To facilitate the provision of a cultural facility in the town that may accommodate a theatre.
- C 11** To support and facilitate the expansion of school facilities on currently occupied school sites.



# 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 and network supply.
- W 2** To minimise wastage in the water supply network and promote good practice.
- W 3** To ensure that new commercial and industrial developments incorporate water conservation measures.
- W 4** To prepare a water conservation strategy for the area during the lifetime of the Plan.
- W 5** To preserve free from development the way leaves of all public water mains.
- W 6** To implement the 'Polluter Pays Principle' for non-domestic usage.
- W 7** To implement and meet the requirements of the 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.

## 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 Planning Authority a development is likely to cause flooding or potentially destructive storm surges in existing water courses. All attenuation measures will be in accordance with SUDS.

**SU 2** To require developers to demonstrate that their application will not negatively impact on the requirements of the Water Framework Directive and associated River Basin Management Plans.

**SU 3** 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 4** To require that all development incorporates the maximum provisions to reduce the quantity and rate of run-off.

## 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 lodging of any planning application, in order to ensure that any proposals made, comply with all 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 Leixlip 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 Leixlip has an adequate solid waste collection system.
- SW 2** To identify and actively pursue additional suitable locations within the town of Leixlip for the provision of recycling facilities. Such facilities shall not be located within 50 metres of any residential unit(s) and shall provide for the following:
  - (i) an area of at least 10m by 4m in size
  - (ii) truck access and clearance heights
  - (iii) a hard standing area
  - (iv) a vehicle set down area only with no permanent parking provision.
- SW 3** To require new shopping centres to provide secure 'bring centres' and to ensure promotion of good practice and facilitate underground facilities.
- SW 4** 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 5** 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.

## 7.5 Flooding

- FL 1** A buffer zone between the River Liffey, the Rye River, the Silleachain and the Canal and any proposed new development shall be created, the extent of which should be determined in consultation with a qualified ecologist and an engineer or hydrologist as appropriate. Any hard landscaping proposals shall be located outside of any buffer areas.
- FL 2** Development should, where applicable incorporate provisions to reduce the quantity and rate of surface water run off. Considerations should include the provision of soakaways, the use of permeable or semi-permeable materials in the construction of car parks and play areas.
- FL 3** 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.
- FL 4** Planning applications for proposed developments adjacent to the River Liffey, identified on Map 3 as a Flood Event or adjacent to an area identified as a Flood Event shall carry out 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 5** 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 regional 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.

# 8. Transportation

## 7.6 Telecommunications

### 7.6.1 Objectives

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 preserve significant landscape views from the visual intrusion of large-scale telecommunications infrastructure.
- T 3** To ensure that telecommunications infrastructure is adequately screened, integrated and /or landscaped so as to minimise any adverse visual impacts.
- T 4** To liaise with the ESB to investigate and encourage where possible the ducting and continued underground routing of overhead powerlines in Leixlip, in tandem with other work programmes, such as road resurfacing and footpath construction works.
- T 5** To Restrict telecommunication infrastructure where possible near residential areas, schools and hospitals.
- T 6** To prohibit masts in Architectural Conservation Areas.



## 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.
- TR 2** To realign and improve Confey Road
- TR 3** To upgrade Kellystown Lane and review the road layout from the Catholic Church to the Celbridge Road junction and upgrade subject to funding being available.
- TR 4** To ensure that the new street to link Captains Hill and Silleachain Lane (as illustrated on Map 4(b)) is carried out in accordance with the requirements of this Plan.
- TR 5** To ensure insofar as possible that all transport facilities and services (including car parking) in the Leixlip 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 6** To provide traffic calming measures throughout the town of Leixlip, where necessary as funding allows and ensure that all new developments are designed to incorporate appropriate traffic calming measures.
- TR 7** 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 as part of the development of the new street linking Captain's Hill and Mill Lane.
  - (iii) To ensure the provision of permanent durable surfaces to all public and private car parking facilities and the provision of suitably sized oil/water interceptors.
  - (iv) To ensure adequate car parking spaces are provided in all new developments with suitably sized oil/water interceptors.
- TR 8** To have regard to the condition, location and accessibility of designated heritage sites and sites of local importance that may not be designated, in the planning and provision of transportation services. Appropriate mitigatory measures shall be incorporated into any development proposal.
- TR 9** To consider the landscaping requirements of new transport networks by promoting the planting of native species.
- TR 10** To undertake a Traffic Management Plan for Leixlip.
- TR 11** To require all new developments to comply with the requirements of the Kildare Local Authorities Noise Action Plan.
- TR 12** To develop a new road linking the Barnhall Roundabout and the Celbridge Interchange.

## 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 public transport facilities in the area 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 encourage greater use of the existing rail line in Leixlip in the interests of sustainability.



**PT4** To promote and facilitate the development of a new railway station to the west of the town and the development of an associated park and ride facility (this is detailed in a separate Local Area Plan for the Collinstown area – but will be of benefit to the population within the Leixlip Plan area).

**PT5** To promote the development of an orbital public transport service linking Leixlip with Blanchardstown, Tallaght and Liffey Valley town centres, Institutes of Technology and hospitals, City West and other industrial and employment centres.

**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** (i) To complete refurbishing of footpaths in the town and improve access for the disabled as part of this refurbishment.
- (ii) To construct new footpaths, where required, that are also accessible to the mobility impaired.

**PC 2** To ensure that adequate secure bicycle parking facilities are provided as part of new educational, recreational and commercial developments.

**PC 3** To continue to provide cycle lanes throughout Leixlip to complete the network of safe, convenient and pleasant cycle and pedestrian links between the town centre, schools, recreational facilities, the railway stations, major employers, residential areas and between Leixlip and Maynooth.

**PC 4** 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 5** To improve and maintain Silkeachain Lane for use by pedestrians.

**PC 6** To install a pedestrian crossing at the Church of Our Lady's Nativity.

**PC 7** To provide suitable crossing points for pedestrians at the Accommodation Road and Easton Road junction in addition to traffic calming and traffic management measures at this location.

**PC 8** To support the objectives contained within the National Cycle Policy.





# 10. Town Centre

## 10.1 Town Centre 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 facilitate the development of the following in order to improve the vitality and vibrancy of the Town Centre (See Maps 4a and 4b);

- (i) To provide a new street to link Captains Hill and Mill Lane.
- (ii) To facilitate pedestrian links between St. Mary's/Riverdale and the new street and from the New Street onto Main Street
- (iii) To consider development proposals adjoining the New Street that will improve traffic movement and parking arrangements in the town.
- (iv) To consider appropriate development along the escarpment between Riverdale and the New Street.
- (v) To facilitate development that will act as a dynamic centre to attract and retain business in the town centre and reduce the negative visual impact of the ESB mast'.

**TC 2** To seek the renewal of derelict, underused and vacant sites in accordance with relevant legislation.

**TC 3** 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 4** To encourage the use of upper floors in retail premises for commercial or residential use.

**TC 5** 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 6** 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 7** To preserve the townscape character of the town centre with its patterns of two storey buildings with pitched slated roofs.

**TC 8** 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 Leixlip.

**TC 9** The development of large-scale retail, retail warehousing or buildings of a warehouse/shed like design shall not be permitted 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 10** 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 11** To encourage the construction of sustainable and energy efficient buildings.

**TC 12** To require the undergrounding of utility cables in the town centre.

## 10.2 Architectural Conservation Area Objectives

Architectural Conservation Areas (ACA's) are designated in order to protect and enhance those parts of towns and villages that have special character or are of historic interest. The following objectives shall apply to all development sites within the ACA boundary of Leixlip (See Maps 4(a) and 4(b)).



# 11. Re-Use and Regeneration of Derelict Sites

In addition to the policies of the Council outlined in Chapter 21 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:

**ACA1** To have regard to the sensitive nature of the Architectural Conservation Area of Leixlip in the assessment of all planning proposals within its boundary. This Architectural Conservation Area has been identified for protection in Chapter 21 of the Kildare County Development Plan 2005-2011 and is shown on Map 4(a) and 4(b) of this Local Area Plan.

**ACA 2** To favourably consider the conversion or adaptation of existing property/ properties over the demolition and replacement of such properties.

**ACA 3** To require that extensions and alterations to properties within the ACA boundary complement any existing building(s). Extensions shall be subordinate in scale and in a form which allows the identity and character of the original structure to be retained. Important architectural details shall be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.

**ACA 4** To require that all new buildings within the Architectural Conservation Area have regard to the rhythm, scale, mass and outline of neighbouring properties and adjacent spaces and do not visually detract from these. Regard shall also be given to the details, materials, texture and colour of buildings in any new build proposals and planning conditions shall be imposed to regularise such important details.

**ACA 5** To require recessed lighting as part of all development proposals. No projecting lights shall be permitted.

**ACA 6** To prohibit the use of plastic, neon and other similar advertising.

**ACA 7** To require the use of traditional shopfront designs, materials and signage.

**ACA 8** To retain important features of traditional shop fronts such as the following which, where found, shall be retained, preserved and enhanced in all cases:

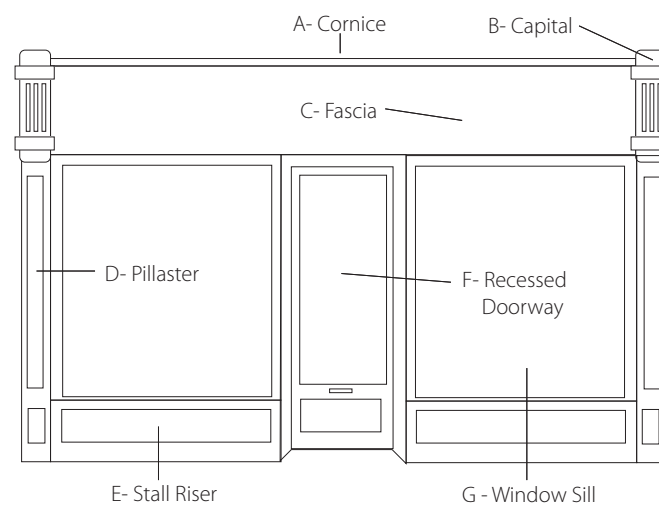


Figure 3 – Features to be retained within an ACA



## 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 Leixlip 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 – 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 through all plans, programmes and policies.

**HE 2** To ensure the maintenance of the historic character and built form of the town centre of Leixlip 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 2(a) and 2(b)), 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 – 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 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.

**NH 3** To have regard to the County Bio-Diversity Plan and integrate the consideration of bio-diversity into all development proposals 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 a 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;

- (i) St.Catherine's Park Demesne
- (ii) The Black Avenue
- (iii) Leixlip Castle Demesne
- (iv) Newtown House, Captains Hill
- (v) In grounds of Leixlip House, adjoining public open space at Rye River Estate
- (vi) Both sides of the aquaduct embankment
- (vii) Sileachainn Valley, between fire station and Glendale Meadows
- (viii) East side of laneway to Leixlip Gate
- (ix) Marshfield House, Mill Lane
- (x) Open space adjacent to Rye water at Rye River estate
- (xi) Along north bank of Canal, Collinstown
- (xii) Between River Forest and Ryevale Lawns
- (xiii) Trees along Main Street
- (xiv) Ryevale House and adjoining public open space at Ryevale Lawns.

**NH 6** To prohibit development 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 (See objective H2 – xiii also).

**NH 7** To encourage the protection of hedgerows, which provide a unique habitat for wildlife. It shall be expected that all new developments protect mature hedgerows and include hedgerows as an integral part of the overall development design as appropriate (See objective H2 – xiii also).

**NH 8** To preserve views and prospects:

- (i) of The Liffey from all locations
- (ii) of The Royal Canal and Aqueduct
- (iii) From the Wonderful Barn to Castletown House
- (iv) that form the settings and environs of all Built Heritage Items.

**NH 9** To conserve and protect the natural habitats in the River and Canal systems.

**NH 10** Planning applications must:

- (i) Identify all ecological habitats and corridors, which are present on the proposed development lands (including hedgerows and masonry stone walls) 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 11** 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 and an engineer or hydrologist as appropriate. In all instances however a buffer of 2.5 metres of vegetation shall be retained along the river bank 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 shall also reflect advances in technology in the lighting industry.

**NH 12** 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 licence may be required. Applications for a derogation licence should be made in writing, including survey results and proposed mitigation measures, to the Species and Regulations Unit, the National Parks and Wildlife Service.

**NH 13** To have regard to the Liffey Valley Strategy and to promote the area of the Liffey Valley through appropriately designed and located signage.

## 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 makes a positive contribution to the character, appearance and quality of the local streetscape and the sustainable development of Leixlip.

**BH 3** To assist owners of structures of particular significance within Leixlip in their maintenance and repair through advice and grant aid under the Building Conservation Grants scheme operated by the DoEHLG.

# 13. Environment

**BH 4** To protect those built heritage items as listed in Table 4 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 4 above 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 5 and shown on Map 2(a) and 2(b) 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 Leixlip 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 investigation of a site is carried out by an archaeologist licensed by the DoEHLG, prior to any development works in proximity to those items listed in Table 5 and shown within the 'zone of archaeological potential' on Map 2(a) and 2(b).

**AH 4** To require that all planning applications within 30 metres of a listed Archaeological site or a built heritage site be accompanied by an archaeological assessment. If permission is granted a registered archaeologist should be present during the initial stripping of the topsoil at these locations.

**AH 5** To require all developments involving the construction of roads to have regard to the National Roads Authority's (NRA) guidelines on archaeological assessments.

### 12.4.2 Zone of Archaeological Potential

**ZAP 1** The Council will have regard to the Zone of Archaeological potential in Leixlip when dealing with planning applications for development and public sector development including works carried out by Kildare County Council. This area is identified on Maps 2(a) and 2(b) 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.



It shall be an objective of the Council;

**ENV 1** To require developers to demonstrate how they will implement a "green agenda" in building design, construction and operation. In terms of environmental performance encompassing building design, energy efficiency, waste/waste water management, construction and demolition waste, mobility management and CO2 reduction all new developments shall demonstrate how they intend to integrate best practice in the form of a written submission accompanying planning applications in line with the EU Directive 2002/91/EC on the Energy Performance of Buildings. The implementation date for these sustainable building practices outlined above is 1st January 2008. All applicable developments seeking planning permission from that date will be subject to compliance with this policy ([www.managenergy.net/products/R210.htm](http://www.managenergy.net/products/R210.htm) for complete wording of Directive)

**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:

- This Local Area Plan
- 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 or Rye and the Canal.

**ENV 4** To improve the vegetation management along the River Liffey and Rye River and the Canal.

**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.



# Part C. - Specific Objectives

## 1.0 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 Leixlip. These are shown on Map 4(a), attached, with terms and indicative land uses set out below.

The purpose of land use zonings 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 the developer 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:

- (a) the present development area and recent trends in development;
- (b) the amount of committed and uncommitted land within the existing development area;

- (c) the accessibility, availability and location of land for development;
- (d) the accessibility of public transport, particularly rail;
- (e) the location and adequacy of existing social infrastructure (schools, community facilities, etc.);
- (f) the character of the town with regard to the scale and pattern of development;
- (g) the need to promote planning and sustainable development in accordance with national, regional and local policies and framework plans in this regard;
- (h) physical features and amenities of the town;
- (i) the present and future situation regarding the provision of essential physical infrastructure – especially water, wastewater and roads;
- (j) the pattern of development in Leixlip 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 4a (inside back cover) and 4b (inside front cover) and are clearly set out in Table 16 below:

Reference	Use	Specific Zoning Objective
A	Town Centre	<p><b>To provide for the development and improvement of appropriate town centre uses including retail, commercial, office, residential and civic use.</b></p> <p>The purpose of this zone is to protect and enhance the special character of Leixlip town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of the town. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The established building height in the town centre shall not be exceeded except in exceptional circumstances. Warehousing and other industrial uses will not be permitted in the town centre.</p> <p>The size and scale of all new developments, particularly retail developments shall not be out of character with the already established town centre area.</p> <p>A new street shall be provided which shall link Captain's Hill to Silleachain Lane to enable the opening up of the area behind properties fronting Main Street. Footpaths, cyclepaths, lighting, appropriate street furniture (to include formal and/or informal seating) and litter bins shall all be provided along the route of the New Street.</p> <p>Pedestrian links shall be created between St. Mary's / Riverdale and the New Street as well as from the New Street to the Main Street in order to generate movement/mobility and permeability within the town.</p> <p>Development proposals adjoining the New Street will be considered that improve traffic movement and car parking arrangements in Leixlip.</p> <p>Pedestrian routeways through the town centre shall be constructed as illustrated on Maps 4a and 4b in order to increase permeability and to successfully integrate the New Street into the existing Town Centre.</p> <p>A definite building line shall be constructed along these pedestrian walkways and any opportunity to avail of sun traps should be taken advantage of by way of locating seating areas outside of, for example, bars and restaurants.</p>

Reference	Use	Specific Zoning Objective
		<p>Proposals shall be made for street furniture to include high quality seating (both formal and informal) together with high quality street lighting.</p> <p>Please also refer to Section 10 of Part B of this Local Area Plan, which refers to specific town centre objectives.</p>
B	Existing Residential	<p><b>To protect and improve existing residential amenity; to provide for appropriate infill residential development; to provide for new and improved ancillary services.</b></p> <p>This zoning principally covers existing residential areas. The zoning provides for infill development within these existing residential areas.</p> <p>The primary aim of this zoning objective is to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area. 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.</p>
C2	New Residential	<p><b>To provide for new residential and office development.</b></p> <p>This zoning provides for new residential and office development including public services.</p> <p>All new residential development proposals shall incorporate the provisions of Section 4 (Housing) of Part B of this Local Area Plan.</p>
C3	New Residential	<p><b>To provide for the development of a maximum of two dwelling units.</b></p> <p>All new residential development proposals shall incorporate the provisions of Section 4 (Housing) of Part B of this Local Area Plan.</p>
C4	New Residential	<p><b>To provide for the development of low density housing only.</b></p> <p>All new residential development proposals shall incorporate the provisions of Section 4 (Housing) of Part B of this Local Area Plan.</p>

Reference	Use	Specific Zoning Objective
E	Community & Educational	<p><b>To provide for community and educational facilities.</b></p> <p>This zoning objective provides for local civic, religious, community and educational facilities including health care, sheltered housing, childcare, fire station, courthouse, meeting halls and other community facilities, ancillary neighbourhood uses and services.</p>
F	Open Space & Amenity	<p><b>To protect and provide for open space, amenity and recreation provision.</b></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 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>
G	Neighbourhood Centre	<p><b>To provide for neighbourhood facilities.</b></p> <p>This zoning objective provides for local community, retail and commercial facilities to serve the immediate neighbourhood. A limited amount of residential development associated with such commercial/retail development (e.g. apartments over shops) may also be acceptable.</p>
H	Industrial & Warehousing	<p><b>To provide for office, warehousing and industrial development.</b></p> <p>This zoning provides for office, warehousing and industrial development excluding retail warehousing. Other uses, ancillary or similar to industry and warehousing will be considered on the merits of each planning application and may be acceptable in this zone.</p>

Reference	Use	Specific Zoning Objective
I	Agricultural	<p><b>To retain and protect agricultural uses.</b></p> <p>The purpose of this zoning is to ensure the retention of agricultural uses and to protect them 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 and amenity uses such as playing fields or parks. Any future development on lands must have regard to the proximity of designated sites.</p>
T	General Development	<p><b>To provide for general development</b></p> <p>This zoning provides for a mixed range of uses. The provisions of the Transitional Zoning referred to below are particularly relevant in this zoning where potentially incompatible uses are proposed adjacent to each other.</p>
T1	General Development	<p><b>To provide for general development</b></p> <p>This zoning provides for a mixed range of uses. The provisions of the Transitional Zoning referred to below are particularly relevant in this zoning where potentially incompatible uses are proposed adjacent to each other.</p> <p>Due to site access constraints 'assisted living' units are not permitted in this zoning.</p> <p>Given the location of lands zoned 'T1' in relation to the wastewater treatment plant to the south east, the footprint of any proposed developments will only be considered in the vicinity of the Liffey Valley House Hotel or to the south west of the site in the area north of the existing dwelling units to the north of Mill Lane. Development on lands zoned 'T1' shall have due regard to the preservation of amenities in the area and shall be appropriate in scale and form having regard to the sensitive location of the lands.</p>

Reference	Use	Specific Zoning Objective
U	Transport and Utilities	<p><b>To retain and provide transport and vital utility services.</b></p> <p>This zoning objective provides for the development/improvement of the railway stations, car parks and sewage treatment plant and other utilities. A limited amount of industrial and/or commercial development may be acceptable in this zone – ancillary to such a development.</p>

Table 16 Specific Land Use Zoning Objectives

# 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 15) 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.

## Application of Zoning Policy

It is an objective of the Council to carry out its development control 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 and so on, 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 development of the town.

## Definition of Terms

### 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.

### 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.

## Not Permitted

Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 15) will not be permitted.

## 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 the table and in relation to the general policies and zoning objectives for the area in question of the Plan.

## 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.

## 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.

Land use	A	B	C2	C3	C4	E	F	G	H	I	T	T1	U
Dwelling	Y	Y	Y	Y	Y	N	N	O	N	O	N	N	N
Guest house/hotel/hostel	Y	O	N	N	N	N	N	Y	N	N	N	O	N
Restaurant	Y	O	N	N	N	N	N	Y	O	N	O	O	N
Pub	Y	N	N	N	N	N	N	O	O	N	O	O	N
Shop (Convenience)	Y	O	N	N	N	N	N	Y	O	N	O	N	O
Shop (Comparison)	Y	N	N	N	N	N	N	O	N	N	N	N	N
Retail warehouse	N	N	N	N	N	N	N	N	N	N	N	N	N
School	Y	O	N	N	N	Y	O	Y	O	O	O	N	N
Medical and related consultant	Y	O	O	N	N	Y	N	Y	Y	N	Y	N	O
Health centre	Y	O	N	N	N	Y	N	Y	Y	N	Y	N	N
Nursing Home	Y	O	N	N	N	Y	N	Y	N	N	N	O*	N
Community Hall & Sports Halls	Y	O	N	N	N	Y	O	Y	O	N	Y	N	N
Recreational buildings	Y	O	N	N	N	Y	O	Y	O	O	Y	N	N
Cultural uses, library	Y	O	O	N	N	Y	O	Y	O	O	Y	N	N
Offices	Y	N	Y	N	N	N	N	Y	Y	N	Y	O**	O
Garages, panel beating & car repairs	N	N	N	N	N	N	N	N	Y	N	O	N	N
Petrol Station	O	N	N	N	N	N	N	O	Y	N	O	N	O
Motor Sales	O	N	N	N	N	N	N	O	Y	N	O	N	N
Car Parks	Y	Y	O	N	N	O	O	O	Y	O	O	O	Y
Heavy commercial vehicle parks	N	N	N	N	N	N	N	N	Y	N	N	N	N
Cinema, dancehall, disco	Y	N	N	N	N	O	N	O	N	N	N	N	N
Warehouse (wholesale)	N	N	N	N	N	N	N	N	Y	N	O	N	O
Repository, store, depot	O	N	N	N	N	N	N	N	Y	N	O	N	O
Industry	N	N	N	N	N	N	N	N	O	N	N	N	O
Industry (light)	N	N	N	N	N	N	N	N	Y	N	O	N	O
Workshops	O	N	N	N	N	N	N	N	Y	N	O	N	Y
Playing fields	O	O	N	N	N	Y	Y	Y	Y	Y	Y	N	N
Place of Worship	Y	O	N	N	N	Y	N	Y	Y	N	Y	N	N
Park/playground	Y	O	N	N	N	Y	Y	Y	O	Y	Y	O	N
Tourist related facilities	O	N	O	N	N	N	O	O	O	O	O	N	N
Cattleshed/slatted unit	N	N	N	N	N	N	N	N	N	Y	N	N	N
Broiler house	N	N	N	N	N	N	N	N	N	Y	N	N	N
Stable yard	N	N	N	N	N	N	N	N	N	Y	N	N	N
Hot food take-away	O	N	N	N	N	N	N	O	O	N	O	N	O
Utility structures	O	O	O	N	N	Y	O	Y	Y	Y	Y	N	Y
Funeral homes	Y	O	N	N	N	Y	O	Y	Y	N	Y	N	N
Creche/playschool	Y	O	O	N	N	Y	O	Y	O	N	Y	N	N
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N	N
Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N
Adult Education/Literacy/Basic Education/Youth Reach facility	Y	O	O	N	N	Y	N	O	N	N	O	N	N

Table 15 – Land Use Zoning Matrix (To be read in conjunction with Map 4(a) and 4(b))

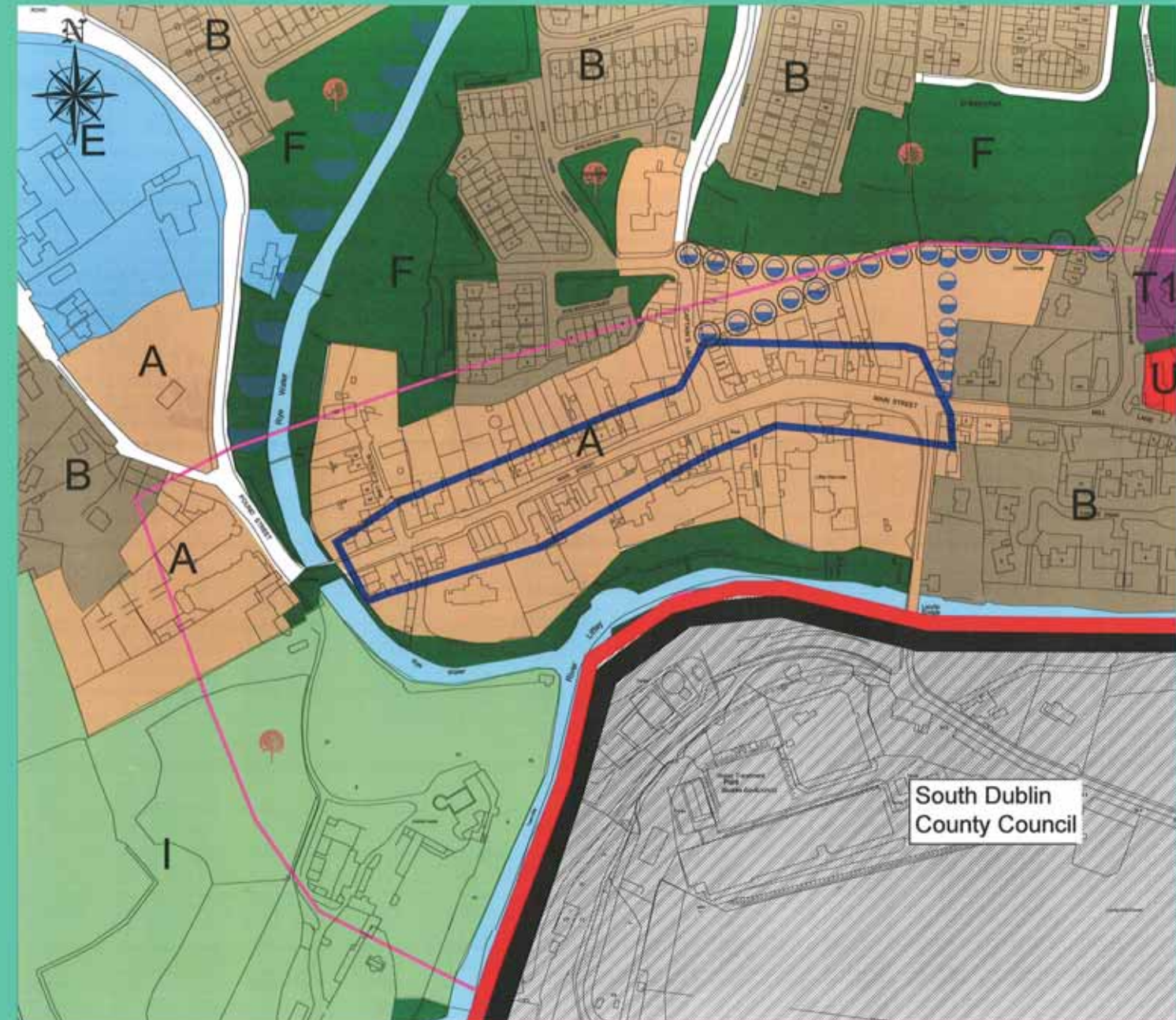
Y = permitted in principal; O = open for consideration; N = not permitted

\* Assisted Living Units not considered a Nursing Home


\*\* Offices shall only be permitted where they are ancillary to the main use of the site as a hotel or nursing home.

# Leixlip Local Area Plan ZONING MAP

THE AIM OF THIS PLAN IS TO ESTABLISH A FRAMEWORK FOR THE PHYSICAL, SOCIO-ECONOMIC, CULTURAL AND RECREATIONAL GROWTH OF LEIXLIP IN A PLANNED, CO-ORDINATED AND SUSTAINABLE MANNER IN ORDER TO CONSERVE AND ENHANCE THE ESTABLISHED TRADITION AND INTRINSIC CHARACTER OF THE VILLAGE. THIS LOCAL AREA PLAN SETS OUT A NUMBER OF POLICIES AND OBJECTIVES THAT WILL HELP TO ACHIEVE THIS AIM.

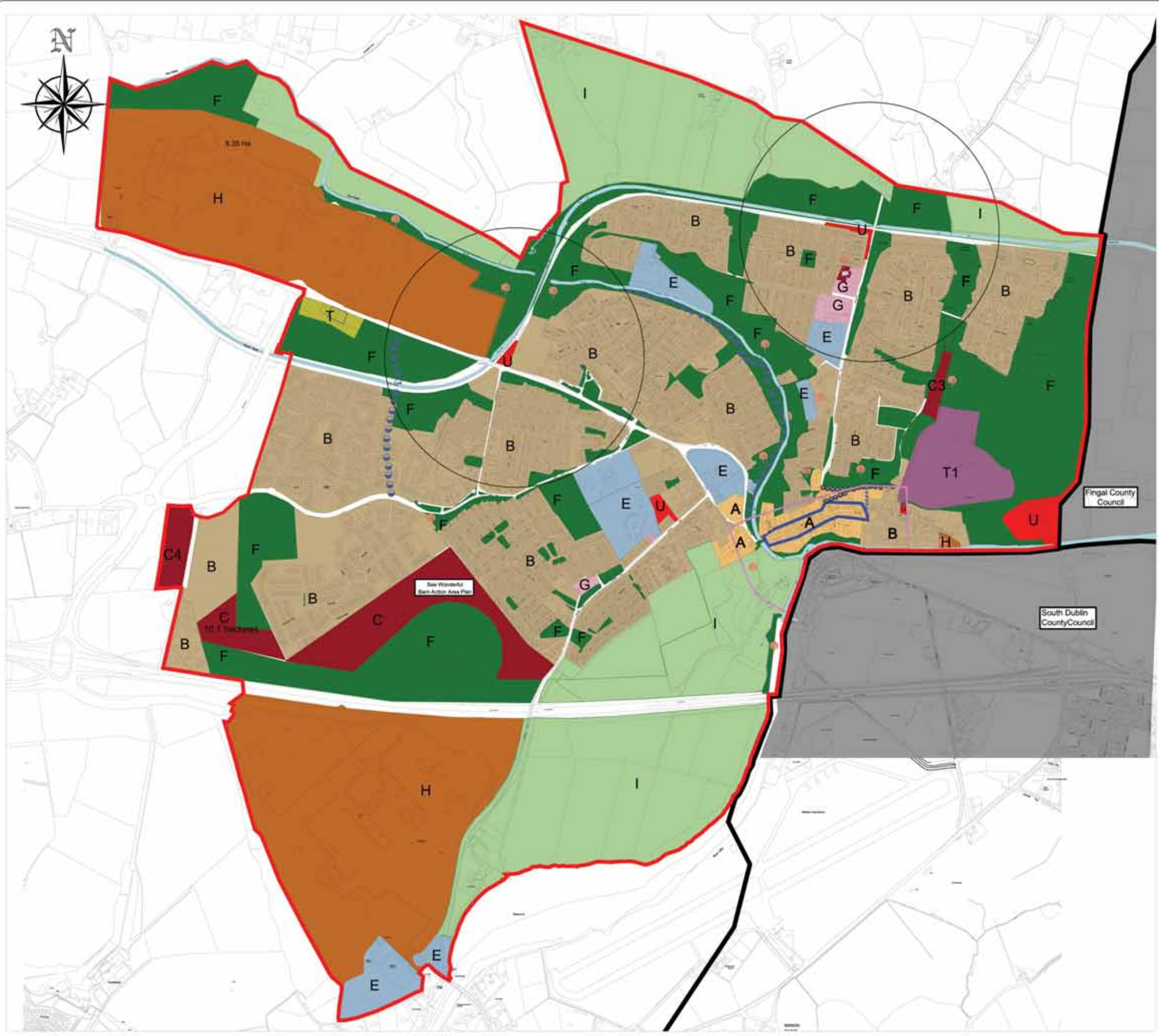


## Legend

	Local Area Plan Boundary 2010		T1: General Development
	A: Town Centre		South Dublin County Council
	B: Existing Residential		Zone of Archaeological Potential
	E: Community and Educational		Roads Objective
	F: Open Space and Amenity		Footpath and Cycle Track Objective
	I: Agricultural		Tree Preservation Objective
	U: Transport and Utilities		



# Leixlip Local Area Plan ZONING MAP



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

Adopted  
 Leixlip Local Area Plan 2010

### Legend

- Local Area Plan Boundary 2010
- A: Town Centre
- B: Existing Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- G: Neighbourhood Centre
- H: Industrial and Warehousing
- I: Agricultural
- T: General development
- U: Transport and Utilities
- T1: General Development
- South Dublin/Fingal County Councils
- Distance from Railway Station ( 400m intervals )
- Zone of Archaeological Potential
- Roads Objective
- Footpath and Cycle Track Objective
- Tree Preservation Objective

Note: Road, cycle and foot path locations are indicative only.

### Land Use Zoning Objectives Map

Scale: N.T.S.	Map Ref.: 4A
Date: 25 <sup>th</sup> January 2010	Drawing No.: 200/09/299
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THIS DRAWING IS TO BE READ IN  
 CONJUNCTION WITH THE WRITTEN STATEMENT