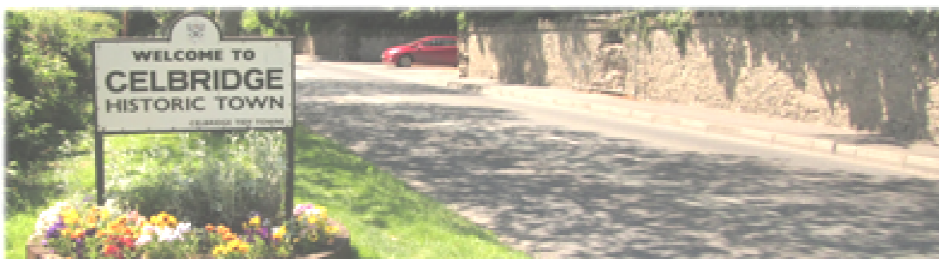
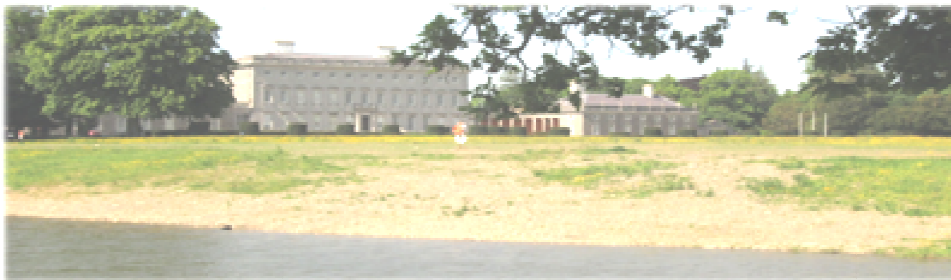


Celbridge Local Area Plan 2017-2023

Chief Executive's Report pursuant to a Notice of Intent to issue a Ministerial Direction under Section 31 of the Planning & Development Act, 2000 (as amended)



Planning Department
Kildare County Council
24th of October 2017

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Section 1 Introduction and Overview of Chief Executive’s Report

1.1 Introduction

The Celbridge Local Area Plan 2017 - 2023 was adopted by the Celbridge - Leixlip Municipal District of Kildare County Council on 17th of August 2017. Pursuant to the requirements of Section 20 of the Planning and Development Act (as amended) the adopted LAP was issued to the Minister for the Housing, Planning, Community and Local Government.

The Minister of State, Department of Housing, Planning, Community and Local Government notified Kildare County Council on the 13th of September 2017 that he was considering issuing a Direction, pursuant to Section 31 of the Planning and Development Act 2000 (as amended), in respect of the Celbridge Local Area Plan 2017-2023 and a copy of the Draft Direction was included with the notification.

In accordance with the requirements of Section 31 of the Planning and Development Act 2000 (as amended) Kildare County Council published a notice of the Draft Direction on the 18th of September 2017. The notice set out the reasons for the Draft Direction; that a copy of the draft direction may be inspected at specified locations; and that written submissions or observations were invited in respect of the Draft Direction. The elected members of Kildare County Council were also notified of the Draft Direction on the 14th of September 2017.

The purpose of this Chief Executive’s report is to summarise the views of persons who made submissions and observations to the planning authority, summarise the views of and recommendations made by the elected members, summarise the views of and recommendations (if any) made by the regional assembly and to set out the Chief Executive’s recommendations on how best to give effect to the Draft Direction.

The content and format of the report is informed by Section 31 of the Planning and Development Act 2000 (as amended).

- Section 1: Introduction, summary of Draft Direction and outline of the public consultation process.
- Section 2: Legislative background
- Section 3: Names of persons/bodies that made written submissions or observations.
- Section 4: Summary of the views of persons or organisations that made written submissions or observations.
- Section 5 Chief Executive’s Response and Recommendation.

- Appendix 1 Consequential amendments arising from the draft direction and recommendations of the Chief Executive

1.2 Notice of Intent to issue a Section 31 Direction on the Celbridge Local Area Plan 2017 - 2023

On the 13th of September 2017, notice was received from the office of the Minister of State at the Department of Housing, Planning, Community and Local Government that the Minister has formed the provisional opinion that:

- (i) *Kildare County Council in making the Celbridge Local Area Plan 2017-2023 has ignored or has not taken sufficient account of the submissions made by the Minister in February and June 2017*

and

- (ii) *the Celbridge Local Area Plan 2017-2023 is not in compliance with the requirements of S.28(1B)(b) and S.31(1)(a), (b) and (c) of the Planning and Development Act 2000 (as amended).*

1.3 Details of the Draft Direction

The Minister of State at the Department of Housing, Planning, Community and Local Government directs as follows:

1. *This Direction may be cited as the Planning and Development (Celbridge Local Area Plan 2017-2027) Direction 2017.*
2. *The County Council of Kildare County is hereby directed to take the following steps with regard to the Celbridge Local Area Plan 2017-2023 ('the LAP').*
 - (i) *Delete the zoning for Objective F2: Strategic Open Space of lands at Donaghcumper adjoining to the north of the R403 and insert zoning Objective A: Town Centre per the Draft Celbridge LAP 2017 - 23 published by Kildare County Council on 13th December 2016.*
 - (ii) *Delete the zoning for Objective C: New Residential of lands at Crodaun adjoining to the east of the junction of the R405 and R449 and insert zoning Objective F: Open Space and Amenity*
 - (iii) *Amend the map titled 'Land Use Zoning Objectives Map' of the Celbridge LAP 2017 - 2023 consequent to (i) and (ii) above.*

For the purposes of clarity the lands subject to the Draft Ministerial Direction and their zoning status were indicated on a map attached to the Draft Ministerial Direction 'Appendix 1'.

1.4 Reasons for the Draft Direction

The Draft Direction sets out the following reasons:

1. *The Celbridge Local Area Plan 2017 - 2023 is not consistent with relevant guidelines to planning authorities issued by my Department under S.28 of the Planning & Development Act 2000 (as amended), specifically the Development Plans Guidelines (2007) and insufficient grounds have been stated for such departures as required under Section 28(1B)(b) of the Planning & Development Act 2000 (as amended). The plan is therefore in breach of Section 31(1)(a),(b) and (c) of the Planning & Development Act 2000 (as amended).*
2. *The planning authority was advised in the submissions made by my Department on the 3rd February 2017 and 14th June 2017 in relation to the Draft Celbridge Local Area Plan 2017 - 2023 to:*

- *Provide for a sequential approach to the zoning of lands for new residential development whereby lands spatially closest to the town core and public transport facilities are prioritised as provided for in the Development Plans Guidelines 2007.*

Ultimately, the Council did not comply with this aspect of the submission in the making of the Celbridge Local Area Plan 2017 - 23 and took insufficient account of the submissions made by the Minister as evidenced by the lack of any statement justifying departures from the relevant provisions of the Minister's Guidelines on Development Plans (2007) required under Section 28(1B). The Council is therefore in breach of Section 31(1)(a) of the Planning & Development Acts, 2000 - 16.

3. *The Report of the Chief Executive on the Proposed Material Alterations included recommendations by the Chief Executive for the Elected Members not to accept Proposed Material Alterations Nos. 8 (Donaghcumper) and No.9 (Crodaun).*

The Elected Members did not agree with the Chief Executive's Recommendations in relation to Proposed Material Alterations Nos. 8 & 9 and instead accepted Proposed Material Alterations Nos. 8 & 9 to the Draft LAP published by Kildare County Council on 13th December 2016.

4. *Donaghcumper: Material Alteration No.8 changed the zoning of the town centre (Objective A) site to Objective F2: Strategic Open Space, therefore deleting the potential of the site for future commercial, retail and residential development. The Donaghcumper site is centrally located and is the most appropriate location for a town centre zoning for future commercial, retail and other related facilities in accordance with the Development Plans Guidelines.*
5. *Crodaun: The submissions of the Department to Kildare County Council (of 3rd February and 14th June 2017) identified the need for a residential zoning approach that was consistent with the Development Plans Guidelines (2007) prioritising centrally located lands for future residential development in accordance with the sequential test.*
6. *Lands at Crodaun were specifically identified as peripheral in nature relative to the public transport facilities and the established core of Celbridge and other lands adjoining the town core - the Council was advised that the proposed residential zonings in the LAP should be revisited.*
7. *Instead of reducing the quantum of housing lands north of the town, lands adjoining to the east of the R405 at Crodaun, that were zoned residential in the Draft Celbridge LAP 2017 - 23, were further extended in area by Material Alteration No. 9 which changed the zoning status of an additional 4.9 ha from Objective F: Open Space and Amenity to Objective C: New Residential.*

This residential zoning on the eastern side of the R405 has now effectively doubled the quantum of zoned housing lands at his location from that in the previous LAP (ie. those on the opposite/western side of the R405). This zoning is contrary to the sequential spatial approach to zoning as provided for in the Development Plans Guidelines (2007).

8. *In relation to:*
- (i) *The zoning of lands for open space at Donaghcumper located adjoining to the north of the R403 (included in Material Alteration No. 8) and*
 - (ii) *The zoning of lands for new residential development at Crodaun located east of the junction of the R405 and R449.*

The Celbridge Local Area Plan 2017 - 2023 is not in compliance with guidelines to planning authorities issued by the Minister under section 28 of the Planning & Development Act 2000 (as amended) specifically the Development Plans Guidelines (2007). The LAP is therefore in breach of Section 31(1)(c) of the Planning & Development Acts, 2000 - 16.

9. *The decision of the Council in relation to the above also indicates a failure to set out an overall strategy for the proper planning and sustainable development of the area and is in breach of Section 31(1)(b) of the Planning & Development Acts, 2000-16. Celbridge is earmarked for major expansion of its population under the core strategy of the Kildare County Development Plan 2017 - 23 and there is a need to ensure that new housing development is matched by scope to develop expanded town centre facilities, which 8(i) above effectively obstructs.*
10. *While the Local Area Plan provides substantial new residential zonings in appropriate locations, the new residential zonings on the northern periphery of the town under 8(ii) above run counter to a spatially sequential, town centred and public transport focused approach, all key tenets of national planning policy.*

1.5 Public Consultation

Pursuant to Section 31 of the Planning and Development Act 2000 (as amended), a Public Notice advising of the Notice of Intent to issue a Direction in relation to the Celbridge Local Area Plan 2017 - 2023 and the availability of the Draft Direction for review was published in the Irish Independent Newspaper on the 18th of September 2017.

A copy of the Draft Direction was available for inspection at Celbridge Library, St Patricks Park, Celbridge, Co. Kildare, Kildare County Council's Planning Department, Áras Chill Dara, Devoy Park, Naas, Co. Kildare and on the website www.kildare.ie/countycouncil from the 18th to 29th of September 2017 inclusive.

A total of 216 submissions or observations were received within the prescribed timeframe in respect of the Draft Direction. A list of the persons and bodies who made submissions or observations is set out in Section 3 and a summary of same is also set out under Section 3.

Section 2 Legislative Background to the Chief Executive's Report

Pursuant to Section 31 (8) of the Planning and Development Act 2000 (as amended), the Chief Executive's Report is required to be prepared and furnished to the Minister and the Elected Members no later than four weeks after the expiry of the public consultation period.

The Chief Executive's Report shall:

- (a) Summarise the views of any person who made submissions or observations to the Planning Authority;
- (b) Summarise the views and recommendations (if any) made by the elected members of the Planning Authority;
- (c) Summarise the views and recommendation (if any) made by the Regional Assembly;
- (d) Make recommendations in relation to the best manner in which to give effect to the Draft Direction.

Section 3 List of Persons/Bodies who made submissions pursuant to Section 31 of Planning and Development Act 2000 (as amended) Draft Ministerial Direction on the Celbridge Local Area Plan 2017 - 2023

1	Cllr. Kevin Byrne
2	Cllr. Íde Cussen.
3	Cllr. Michael Coleman
4	Frank O'Rourke TD
5	Catherine Murphy TD.
6	An Taisce
7	Office of Public Works
8	Department of Education and Skills
9	Transport Infrastructure Ireland
10	Celbridge Action Alliance
11	Celbridge Historical Society
12	Celbridge Tidy Towns
13	Hazelhatch Action Committee
14	Celbridge Tourism & Heritage Forum
15	Directors & Vice Chair Castletown Foundation
16	Patricia Watson
17	John Colgan
18	Irish Georgian Society
19	Celbridge Community Council
20	Castletown Residents Assoc
21	Finola McDonald
22	Gary Finnegan
23	Chris Treacy
24	John Smith
25	Matthew Black
26	Robbie Gannon
27	Sharon Laffan Magennis
28	Niamh O'Donovan
29	Patrick Magennis
30	Margaret Horrigan
31	Maria Devine-Campbell
32	Darren O'Donohoe
33	Fiona Stanley
34	Denis Nunan
35	Aoife Byrne
36	Irene O'Neill
37	Brenda Clarke
38	Rosie Warren

39	Nora Rubotham
40	Fiona Costello
41	Conor Brady
42	Belinda Ratcliffe
43	Bernard Mahon
44	Kerrie Hunter McCabe
45	J Gleeson
46	Mary McDermott
47	Una Barrett
48	Mary Kenneally
49	James Gleeson
50	Fionnuala Monahan
51	Veronica Hughes
52	Averil Larke
53	Nicola Keenan
54	June Hardiman
55	Melanie Byrne
56	Stuart Fay
57	Paula Cullen
58	Michael Costello
59	Victor Murphy
60	Kay O'Rourke
61	Brendan Holmes
62	Monica Davis
63	Angela Elliott
64	Craig Mooney
65	Pauline Kealy
66	Sinead O'Connor
67	Ann-Marie Kane
68	Brendan Pimlott
69	Aoife Gilchrist
70	Deirdre Huddleston
71	Eamonn Dwyer
72	Laura Murtagh
73	Lorna M ^c Keon
74	Christine Farrell
75	Gerard Clarke
76	Dorena Doran
77	Oonagh King
78	Francis Mullany

79	Denis
80	Mary McDermott Lofstrand
81	Bjorn Lofstrand
82	David Carr
83	Róisín Nolan
84	Corinne Bagnall
85	Caroline Greene
86	Elainr Brady
87	Mark Martin
88	Nina Martin
89	Elizabeth Martin
90	Rebecca Chadwick
91	Sheena Lally
92	Dave Hyland
93	Ita Purcell
94	Henry Stagg
95	Matt Byrne
96	Colin Burke
97	Geraldine Burke
98	Lynda Cawley
99	Simone Clarke
100	Teresa Freeman
101	Graham Moloney
102	Anne Mulhall
103	Paul Yeates
104	Sean Gallagher
105	Aisling Gallagher
106	Naomi Clancy
107	Isabelle Purcell
108	Deirdre Pierce-McDonnell
109	Joanne McElgunn
110	Robert Mooney
111	Nicole Gernon
112	Josephine day
113	Celine Hanratty
114	Ciara Nolan
115	Josephine Galvin
116	John Galvin
117	Niamh Carr
118	Gerard Fitzgerald
119	Martina Keating
120	Margaret Whelan
121	Alison Kenny
122	Charles Nolan

123	Tony and Bridie
124	Deirdre O'Reilly
125	June Fitzgibbon
126	Gráinne Ward
127	Vincent Walsh
128	Paul Burke
129	Jacinta McNamara
130	Stephen Neill
131	Carly Dalrymple
132	Richard Harte
133	Hugh McGrillen
134	Nuala Walker
135	Liffey Valley Park Alliance
136	Sinead Goss
137	Noeleen Minnock
138	Clodagh Moynan
139	June Galligan
140	Kirsten McLoughlin
141	Eoin Lawlor
142	Rosaleen O'Keeffe
143	Michael Connolly
144	Maria Corcoran
145	Suzie Miller
146	Kevina Dunne
147	Colm Scally
148	Ellisa Tonkin
149	Deirdre Cullen
150	Trevor White
151	Adrienne Kavanagh
152	Helen Skidmore
153	Sandra Walsh
154	James Keane
155	James Stuart
156	Ian Justice
157	Sarah Leavey
158	Pamela O'Driscoll
159	Terri O'Brien
160	Aidan Tighe
161	Nessa Burke
162	Jennifer Fleming
163	Suzanne Delargy
164	Sinead Quigley
165	Marion Gernon
166	Jacqueline Quigley

167	Enda Martin
168	Carrie Martin
169	Ciara McGrath
170	Olivia Giles
171	Christopher John Woods
172	Róisín Ryan
173	Richard Spencer
174	Cindy Redmond
175	Damien Keogh
176	Helen Deering
177	Christopher O'Connor
178	Eoin O'Ceallaigh
179	Jian Birchall
180	Warren Lynam
181	Chris White
182	Richard Keogh
183	Colin Flynn
184	Brendan Birchall
185	Mary Achbold
186	Brian O'Brien
187	Karen Gernon
188	Jill Barrett
189	Margaret Reilly
190	Jennifer Ward
191	Fergal Keenan
192	Deirdre Fisher
193	Vincent Walsh

194	Derek Scanlon
195	Derek Tipping
196	Damien Donegan Longport Ltd
197	Pat & Theckla Dunne
198	Maeve Keenan
199	Floura Fleischer
200	Edward Nyhof
201	Paul Carty
202	Linda Fallon Carr
203	Emma Friel
204	Jamie Cormican
205	Cindy Plaswig
206	Kevin Byrne
207	Laura Sloyan
208	Jim Walsh
209	Jean Meldon
210	Emmet Stagg
211	Cecilia & Patrick J. Kehoe.
212	Devondale Ltd
213	Catherine Boylan
214	Thelma Stronge.
215	Ray & Anne Crofton & John Brady
216	Montane Developments

Section 4 Summary of Submissions

4.0 Introduction

A total of 216 submissions were received pursuant to the Notice of Intent to issue a Draft Ministerial Direction in relation to the Celbridge Local Area Plan 2017-2023 published on the 18th of September 2017.

- Submissions 1 - 3 are from members of Kildare County Council
- Submissions 6 – 9 are from Prescribed Bodies
- No submission received from the Eastern and Midlands Regional Assembly.

4.1 Summary of the views of any person who made a submission or observation to the Planning Authority.

Submission No.	Name	Summary of Issues Raised
1	Cllr Kevin Byrne	<p>Submission outlines that the Celbridge – Leixlip Municipal District Elected Members have taken account of all submissions to the LAP including those of the Minister and members of the public.</p> <p>In relation to Donaghcumper, it is stated that Celbridge has many assets with the most significant being Castletown House and its parklands, which are enjoyed by residents of Celbridge on a daily basis. The lands are bounded by their original demense wall and any breach of same through development will have both immediate and far reaching consequences. Also notes that the lands at St Raphael’s (Oakley Park) have also been identified for town centre expansion, and sets out that these lands would be more suitable.</p> <p>In relation to the lands at Crodaun, it is stated that the lands are located adjacent to existing development and land, which has been identified for new development. The lands are also located in close proximity to the existing train stations at Maynooth and Louisa Bridge, without the requirement to cross the river. In addition, the No. 67 bus passes the lands and a number of schools are located in the area.</p>
2	Cllr Íde Cussen	<p>The submission states that at Draft LAP stage Donaghcumper was one of two potential Town Centre Expansion sites proposed by the officials and Oakley Park (St Raphael’s) was another. It was agreed to zone Oakley Town Centre with 100-150 residential units, leisure/amenities centre, retail, office etc, satisfying the arguments for Town Centre Expansion. The submission suggests that this is a major site, sequential to the Main Street, 300m from the bridge, easily accessible on foot, well served by public transport and directly across from the Celbridge Abbey parklands. Submission states that there is a well documented planning history for the lands at Donaghcumper and note that An Bord Pleanála have been consistent in its refusals for development on these lands, the primary reasons for same include impacts of the proposed developments on Castletown, on Donaghcumper, on other protected structures, on architectural heritage, on landscape and ecology, on the Liffey Valley and on species protected under the Habitats Directive.</p> <p>The submission states that during the Local Area Plan process the Public Consultation process received well in excess of 2000 submissions opposing the Town Centre Expansion zoning on Donaghcumper. These submissions, as well as the Ministers Submission, were all considered in the LAP process and Cllr Cussen states that due regard was given to the submissions and states that they were neither ignored nor was insufficient account taken of them. The reasons, the submission states, outweighed the requirement to zone this area for Town Centre Expansion and the provision of housing in a time of unprecedented homelessness and housing waiting lists in Kildare, the over-riding need to provide ready to deliver housing which meets all the requirements while balancing the environmental, ecological, heritage and amenity concerns in the LAP process is</p>

Submission No.	Name	Summary of Issues Raised
		<p>what framed the LAP that was adopted in August 2017 by the Elected Members of CLMD. The housing units proposed in this KDA can, the submission suggests, be adequately accommodated in the Crodaun KDA. The reasons to protect Donaghcumper and the Liffey Valley in accordance with architectural and environmental considerations far outweigh the arguments for developing this as a Town Centre Expansion. Zoning this area ‘Strategic Open Space’ creates an area of linked green infrastructure in keeping with national and regional policy and will allow the Liffey Valley Strategy to be realised. It is noted in the submission that the launch programme for this strategy identified Flagship Projects, one of which is “a New Riverside Park for Celbridge”.</p> <p>Submission states that the development of a public park endorsed by the strategy brings with it the positive opportunities to create river based linkages with the historic estate of Castletown and suggests that an assessment of planning policy amongst the four relevant Local Authorities be undertaken as part of this study to identify consistent and conflicting planning policy around the Liffey Valley. Each County Development Plan contains a specific statement supporting the creation of a Liffey Valley Park and the recreational use thereof. Submission notes that one of the objectives of Kildare County Council is to seek an extension of the Special Amenity Area Order for the Liffey Valley and submission now queries why such a conflict of policy has now arisen in respect of Donaghcumper Demesne as it would be contrary to such protection. Submission states that building on Donaghcumper could never be undone.</p> <p>Submission opposes rezoning of lands at Crodaun and states that the lands at Crodaun are positioned like a pair of lungs at the Interchange Roundabout on the Maynooth Road and suggest that it is impossible to look at the lands to the West without looking at East. Submission states that it is not possible to believe that the Minister is fully aware of the Crodaun KDA when, the submission states, that he is capable of ruling one side in and one side out. The submission suggests that the Crodaun lands are strategically located and represent an infill urban consolidation site, which ticks the box under national policy; were zoned in previous plans and partially require change of use to residential; are serviced by existing foul and water supply infrastructure, road frontage, access with no infrastructure upgrades required; represent the only ready to deliver housing in Celbridge at a time of unprecedented homelessness and housing need in Kildare; are serviced by public transport (buses to Dublin and Maynooth and Hazelhatch Train Station 4k distance); are adjacent to high quality public transport corridor; walking distance from Louisa Bridge Train Station Leixlip 3.8k; have dedicated cycle tracks to Louisa Bridge Train Station Leixlip and public transport to Maynooth Train Station; are situated beside Castletown House park area, circa 400 acres; are close to The Wonderful Barn, which following a conservation plan will be an amenity that will be easily accessible to these houses; are within walking/cycling distance of Leixlip Amenities Centre and are in easily commuting distance (walking, cycling, driving) from the Collinstown Business & Technology zoned area in Leixlip.</p>

Submission No.	Name	Summary of Issues Raised
		<p>Submission also includes a chronology of the LAP process and outlines the changes that occurred throughout and commentary on same.</p> <p>Submission concludes that the Celbridge Local Area Plan 2017-2023 including Material Alterations No. 8 and 9, was adopted by Kildare Co Council in exercise of its powers, during which time all submissions, including those made by the Minister, were duly considered and states that it is not a fair assertion that the Elected Members ignored or gave insufficient consideration to the submissions.</p>
3	Cllr Michael Coleman	<p>Submission outlines that the Minister’s proposals to delete the zoning at Crodaun would be a backwards step in the current environment given the housing crisis. Submission states that the lands cannot be considered as peripheral for a number of reasons including their proximity to other residentially zoned lands, availability of public transport infrastructure (i.e. regular Dublin Bus Services and easy access to Louisa Bridge), proximity to existing schools and employment and availability of established infrastructure.</p> <p>Submission also opposes the rezoning of lands at Donaghcumper and in support of this highlights the planning history of the lands. The submission outlines that the proposal for a town centre extension would be inconsistent with the policies and objectives of the Council in respect of historical landscapes and raises concerns that any proposal on these lands would negatively impact on this.</p> <p>Submission also suggests that the Draft Ministerial Direction is flawed and the allegation that the submission of the Minister was either ignored or not taken sufficient account of is made without reference to supporting evidence. Submission further outlines that the Elected Members followed the legislative procedure regarding the adoption of the Local Area Plan as set out in Section 20 of the Act. However, notes that the Act requires the Elected Members to <i>consider</i> the report of the Chief Executive but not <i>obligate</i> them to follow its recommendations. Reference is also made to a number of precedent legal cases (Glencar V Mayo County Council, McEvoy V Meath County Council) in relation to the phrase ‘have regard to’. The Submission states that the Elected Members are required to ‘have regard’ to Guidelines issued by the Minister when exercising their functions but no statutory obligation is placed upon them to ‘comply’ with same. It is stated that the powers under Section 31(1)(a) may only be exercised if a Planning Authority has ignored or has not taken sufficient account of submission or observations made by the Minister under Sections 12, 13 or 20 of the Act. The Minister states that there was a failure to comply with submissions made by him and therefore the Council took insufficient account of the submissions. The submission states that the equating of the phrase to take sufficient account of with a requirement to comply has no basis in law or in the 2000 Act and runs counter to the well established principles relating to the obligations placed on Planning Authorities to have regard to submissions made by a Minister</p>

Submission No.	Name	Summary of Issues Raised
		<p>and/or Guidelines issued by the Minister in the exercise of their functions under the Act. Further states that leaving these lands as Strategic Open Space complies with the Core Strategy set out in the Kildare County Development Plan 2017 -2023 and the LAP is therefore fully compliant with the requirements of the Act. It is stated that substantive and extensive grounds have been stated for the opposition of development at Donaghcumper including its part of the combined historic landscapes of Castletown, St Wolstans and Donaghcumper. Also noted that this landscape is protected under the KCDP 2017-2023. Submission highlights that these lands are not the only major site that can allow for the expansion of the town centre and suggests that KDA 1 is also indicated as a site for such development.</p> <p>Submission states that the Elected Members listened to thousands of constituents in making the LAP and in adopting the LAP, including Material Alterations No. 8 and 9, took account of all submissions and observations including the clear views expressed by the Minister. Full consideration was given to the sequential argument but same was weighed against the environmental, heritage, ecological and amenity concerns together with the Kildare County Development Plan 2017 – 2023, the Regional Planning Guidelines for the Greater Dublin Area 2010 -2022 and the Architectural Protection Guidelines for Planning Authorities and Material Alterations No. 8 and 9 were adopted. The submission states that the Draft Direction has been issued based on the fact that the members have considered and not followed the views of the Minister as outlined in his submission which does not mean that there has been a failure to set out an overall strategy for the proper planning and sustainable development of the area.</p> <p>It is stated that the Donaghcumper demesne is a highly significant component of the landscape setting of three historic demesnes on the banks of the River Liffey, which has been recognised in the LAP however it is suggested that the lands identified as town centre extension in the Draft Direction are also part of this landscape.</p> <p>The Strategic Open Space zoning at this location is in compliance with the Liffey Valley Strategy. Submission also notes that Castletown House and Donaghcumper House are both protected structures.</p> <p>Reference is also made to the An Bord Pleanála decisions under PL 09.233937 and PI 09.236613.</p> <p>Submission states that Castletown and Donaghcumper comprise a unique combination of natural and designed landscapes and provide the setting for Castletown and Donaghcumper House and is an area of great beauty and environmental benefit not just for Celbridge but also the nearby towns of Leixlip, Maynooth and for tourists.</p> <p>Castletown has just received a Pollinator Award from Biodiversity Ireland and a Green Flag Award from An Taisce and the lands are known to be home to a number of bat and otter species.</p> <p>Submission raises concerns regarding light and noise pollution and constant human disturbance, which will impact on the entire</p>

Submission No.	Name	Summary of Issues Raised
		<p>eco-system.</p> <p>Notes that Castletown House and attendant demesnes are cited as an example of a Regional Scaled Managed Parkland and strategic green belt in the RPGs for the GDA and therefore the Strategic Open Space zoning is in accordance with these guidelines.</p> <p>The Castletown and Donaghcumper landscapes are the backdrop to the historic village core and critical for the ongoing development of tourism in Celbridge and the physical environment of the Main Street is greatly enhanced by the proximity of the River Liffey and the historic demesne parklands. Any mixed use development in this area would detract from the current environment, resulting in the creation of inappropriate urban form as a backdrop to the 18th century streetscape which is proposed for an ACA.</p> <p>Submission concludes by stating that the basis upon which the Minister has determined to issue the Draft Direction is based upon a misconception of the statutory framework and that Material Alterations No. 8 and 9 were adopted by Kildare County Council in exercise of their powers under Section 18 and 19 of the Act during which all submissions and observations, including those made by the Minister were properly considered. Submission contends that there is no evidence that any Elected Members ignored or gave insufficient consideration to the submissions made by the Minister, not has the Minister established that the LAP fails to set out an overall strategy for the proper planning and sustainable development of the area or that the LAP is not in compliance with the requirements of the 2000 Act and as such states that the Minister has no entitlement to exercise the powers granted under Section 31 of the Act.</p>
4	Deputy Frank O'Rourke TD	<p>Outlines dismay at the decision of the Minister of State's intent to oppose the decision of the elected members regarding the zoning of Donaghcumper. Also states that the members made their decision based on the fact that any development of Donaghcumper would adversely affect Donaghcumper and Castletown Demense and urges the Minister to accept the voice of local democracy.</p>
5	Deputy Catherine Murphy	<p>Submission opposes the rezoning of lands at Donaghcumper and in support of this highlights the planning history of the lands. The submission outlines that the proposal for a town centre extension would be inconsistent with the policies and objectives of the Council in respect of historical landscapes and raises concerns that any proposal on these lands would require a breach in the demense wall bounding these lands. Submission also raises issues regarding flooding of the lands. In addition, submission states that the lands at Donaghcumper are not the only major site that can allow for the expansion of its town centre and a logical growth proposal for the core of the town as KDA 1 St Raphael's is also a town centre expansion site. Issues regarding impact on the heritage of the town and retail function are also highlighted in the submission.</p>

Submission No.	Name	Summary of Issues Raised
6	An Taisce	<p>An Taisce concur with the view of the Minister in relation to the lands at Crodaun and state that the location of this residential zoning would not be in line with the sequential approach and should be omitted from the LAP given that the existing quantum of residentially zoned lands are capable of meeting the Core Strategy requirements.</p> <p>In relation to the lands at Donaghcumper, An Taisce oppose the rezoning from Strategic Open Space to Town Centre as the Strategic Open Space zoning represents an important component of a sustainable town and would support opportunities to enhance local biodiversity, to strengthen the amenity of the area, protect the built heritage of the town, encourage tourism opportunities whilst improving the health and well being of the residents of the town. Submission also outlines national and other policy documents, which support this approach.</p>
7	OPW	<p>Outlines that the OPW advise that flood risk is actively managed through a more detailed Stage 3 Flood Risk Assessment at Donaghcumper, although notes that the lands are indicated to be in Flood Zone C and therefore appropriate for development. OPW also note that there are no issues resulting from the change of zoning at the lands at Crodaun.</p>
8	Department of Education and Skills	<p>Outlines calculations based on reduction of housing figures based on the issues set out in the Draft Ministerial Direction. DoES is satisfied that the plan makes sufficient zoning for education purposes.</p>
9	Transport Infrastructure Ireland	<p>No specific observations in relation to the Draft Ministerial Direction.</p>
	Celbridge Action Alliance	<p>Submission opposes the rezoning of lands at Donaghcumper and in support of this highlights the planning history of the lands. The submission outlines that the proposal for a town centre extension would be inconsistent with the policies and objectives of the Council in respect of historical landscapes and raises concerns that any proposal on these lands would negatively impact on this.</p> <p>Submission also suggests that the Draft Ministerial Direction is flawed and the allegation that the submission of the Minister was either ignored or not taken sufficient account of is made without reference to supporting evidence. Submission further outlines that the Elected Members followed the legislative procedure regarding the adoption of the Local Area Plan as set out in Section 20 of the Act. However, notes that the Act requires the Elected Members to <i>consider</i> the report of the Chief Executive but not <i>obligate</i> them to follow its recommendations. Reference is also made to a number of precedent legal cases (Glencar V Mayo County Council, McEvoy V Meath County Council) in relation to the phrase ‘have regard to’. The Submission purports that the Elected Members are required to ‘have regard’ to Guidelines issued by the Minister when exercising their functions but no</p>

Submission No.	Name	Summary of Issues Raised
		<p>statutory obligation is placed upon them to 'comply' with same. It is stated that the powers under Section 31(1)(a) may only be exercised if a Planning Authority has ignored or has not taken sufficient account of submission or observations made by the Minister under Sections 12, 13 or 20 of the Act. The Minister states that there was a failure to comply with submissions made by him and therefore the Council too insufficient account of the submissions. The submission states that the equating of the phrase to take sufficient account of with a requirement to comply has no basis in law or in the 2000 Act and runs counter to the well established principles relating to the obligations placed on Planning Authorities to have regard to submissions made by a Minister and/or Guidelines issued by the Minister in the exercise of their functions under the Act. Further states that leaving these lands as Strategic Open Space complies with the Core Strategy set out in the Kildare County Development Plan 2017 -2023 and the LAP is therefore fully compliant with the requirements of the Act. It is stated that substantive and extensive grounds have been stated for the opposition of development at Donaghcumper including its part of the combined historic landscapes of Castletown, St Wolstans and Donaghcumper. Also notes that this landscape is protected under the KCDP 2017-2023. Submission highlights that these lands are not the only major site that can allow for the expansion of the town centre and suggests that KDA 1 is also indicated as a site for such development.</p> <p>Submission states that the Elected Members listened to thousands of constituents in making the LAP and in adopting the LAP, including Material Alterations No. 8 and 9, took account of all submissions and observations including the clear views expressed by the Minister. Full consideration was given to the sequential argument but same was weighed against the environmental, heritage, ecological and amenity concerns together with the Kildare County Development Plan 2017 – 2023, the Regional Planning Guidelines for the Greater Dublin Area 2010 -2022 and the Architectural Protection Guidelines for Planning Authorities and Material Alterations No. 8 and 9 were adopted. The submission states that the Draft Direction has been issued based on the fact that the members have considered and not followed the views of the Minister as outlined in his submission which does not mean that there has been a failure to set out an overall strategy for the proper planning and sustainable development of the area.</p> <p>It is stated that the Donaghcumper demesne is a highly significant component of the landscape setting of three historic demesne's on the banks of the River Liffey, which has been recognised in the LAP however it is suggested that the lands identified as town centre extension in the Draft Direction are also part of this landscape.</p> <p>The Strategic Open Space zoning at this location is in compliance with the Liffey Valley Strategy. Submission also notes that Castletown House and Donaghcumper House are both protected structures.</p> <p>Reference is also made to the An Bord Pleanála decisions under PL 09.233937 and PI 09.236613.</p>

Submission No.	Name	Summary of Issues Raised
		<p>Submission states that Castletown and Donaghcumper comprise a unique combination of natural and designed landscapes and provide the setting for Castletown and Donaghcumper House and is an area of great beauty and environmental benefit not just for Celbridge but also the nearby towns of Leixlip, Maynooth and for tourists.</p> <p>Castletown has just received a Pollinator Award from Biodiversity Ireland and a Green Flag Award from An Taisce and the lands are known to be home to a number of bat and otter species.</p> <p>Submission raises concerns regarding light and noise pollution and constant human disturbance, which will impact on the entire eco-system.</p> <p>Notes that Castletown House and attendant demesnes are cited as an example of a Regional Scaled Managed Parkland and strategic green belt in the RPGs for the GDA and therefore the Strategic Open Space zoning is in accordance with these guidelines.</p> <p>The Castletown and Donaghcumper landscapes are the backdrop to the historic village core and critical for the ongoing development of tourism in Celbridge and the physical environment of the Main Street is greatly enhanced by the proximity of the River Liffey and the historic demesne parklands. Any mixed use development in this area would detract from the current environment, resulting in the creation of inappropriate urban form as a backdrop to the 18th century streetscape which is proposed for an ACA.</p> <p>Submission concludes by stating that the basis upon which the Minister has determined to issue the Draft Direction is based upon a misconception of the statutory framework and that Material Alterations No. 8 and 9 were adopted by Kildare County Council in exercise of their powers under Section 18 and 19 of the Act during which all submissions and observations, including those made by the Minister were properly considered. Submission contends that there is no evidence that any Elected Members ignored or gave insufficient consideration to the submissions made by the Minister, not has the Minister established that the LAP fails to set out an overall strategy for the proper planning and sustainable development of the area or that the LAP is not in compliance with the requirements of the 2000 Act and as such states that the Minister has no entitlement to exercise the powers granted under Section 31 of the Act.</p>
11	Celbridge Historical Society	Supports retaining the lands at Donaghcumper as Strategic Open Space and states the plan as adopted complies with the Core Strategy set out in the Kildare County Development Plan 2017 -2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.

Submission No.	Name	Summary of Issues Raised
12	Celbridge Tidy Towns	Supports retaining the lands at Donaghcumper as Strategic Open Space and states that this is the most appropriate zoning for the lands. In addition, the tidy town committee state that this location would harm the main street of the historic village and suggest there are other lands at St Raphael's (KDA1) which present a more suitable opportunity for town centre expansion.
13	Hazelhatch Action Committee	Opposes the overruling of local democracy by the Draft Ministerial Direction and state that the Donaghcumper lands adjoin the Castletown lands, which present an opportunity for a Liffey Valley Linear Park.
14	Celbridge Tourism & Heritage Forum	Opposes the rezoning of land at Donaghcumper and states that the views, vistas and tranquillity of the river walks would be shattered and the amenity of the whole altered forever and states that the argument for sequential development in this particular environment is at odds with the architectural and environmental policies of the LAP and CDP. Also suggests that there is an alternative town centre expansion site at St Raphael's .
15	Castletown Foundation	Submission outlines that the reasons of proper planning and sustainable development outweigh the reasons to apply the principle of sequential development in the case of Donaghcumper. The submission states that the reasons relate to the nature of the lands, which are separated from the built up area of the Main Street by the River Liffey, which, the submission suggests form part of the historic landscape in Celbridge. Submission sets out that the Donaghcumper Demense is a highly significant component of the landscape setting and same has been recognised in the current and previous plans for the area and suggests that for these reasons, the sequential development principle falls in this instance. In addition, the submission states that the Strategic Open Space Zoning is in full compliance with the objectives for enhancing Green Infrastructure as part of the National Policy on Climate action and same is also in accordance with the objectives of the Liffey Valley Strategy which seeks to protect the river valley landscapes. Submission further states that any development of the lands at Donaghcumper would have a negative visual impact on the views to and from Castletown House and Donaghcumper House. In addition, there are lands designated for town centre at St Raphael's which provides an alternative to Donaghcumper as a town centre extension. Concludes that Donaghcumper and Castletown comprise a unique landscape, which provides an amenity for the expanding population, and any development of Donaghcumper would damage the wildlife and habitat of the area and would impact on the residential amenity of properties along the Main Street from noise, light and visual impact.

Submission No.	Name	Summary of Issues Raised
16	Patricia Watson	Opposes the zoning of lands at Donaghcumper and states there are alternative lands designated for town centre at St Raphael's.
17	John Colgan	Agrees with the development of lands that are close to the city and states that it is selfish to oppose such development in principle. Other issues raised, however some are not related to the Draft Ministerial Direction.
18	Irish Georgian Society	Opposes the rezoning of lands at Donaghcumper and submits that, having regard to the international heritage importance of Castletown/Donaghcumper/St Wolstans historic designed landscapes and the planning history for the lands that such zoning would render the CLAP 2017 – 2023 incapable of implementation and contrary to the Development Plan Guidelines. The Society outlines concerns regarding the proposal to rezone the lands for town centre uses and state that same would have a detrimental impact on Castletown House and its extended landscape incorporating the adjoining Donaghcumper and St Wolstans Demesnes. In addition, states that a new town centre at Donaghcumper would compromise the character and setting of the landscape and would impact on key sections of the riverside walk.
19	Celbridge Community Council	<p>Submission outlines opposition to the Draft Ministerial Direction in relation to the rezoning of the lands at Donaghcumper and states that the development of these lands would adversely impact on a number of areas including the potential of Celbridge to develop its tourism and heritage assets; the character and setting of Castletown House; and impact on the biodiversity and ecology of the River Liffey. The submission also highlights that whilst the Community Council is not in favour of the originally proposed KDA the CCC would be supportive of the lands between the River Liffey and the proposed KDA being developed as a public parkland to enhance the amenity of the river.</p> <p>In relation to the lands at Crodaun the CCC support some development and suggest that it is one of the better located KDAs, however states that they do not support an additional 600 units for a number of reasons which results in the loss of a proposal for a new public park; would damage the visual impact of the approach to Celbridge; exacerbate traffic on the Maynooth Road and the CCC would favour a reduced KDA at this location.</p>
20	Castletown Residents Association	Opposes the zoning of lands at Donaghcumper and states that the ministerial direction applies a rigid interpretation of the sequential approach with no regard to other factors.

Submission No.	Name	Summary of Issues Raised
21	Finola McDonald	Submission fully supports the Minister in his Draft Direction and states that any further development at Crodaun will add to the significant traffic congestion already experienced on the Maynooth Road. Submission states that the Minister has correctly taken on board the advice of his Planning Inspectorate at the Department.
22	Gary Finnegan	Submission is supportive of the Draft Direction and suggests that the plan proceeds, as it is in the best interests of the greater community and the town centre.
23	Chris Treacy	Submission is supportive of the Draft Direction and outlines issues with the town centre of Celbridge and states that it is imperative that the Donaghcumper town centre expansion is included in the future plans for Celbridge.
24	John Smith	Submission opposes development at Donaghcumper and the rezoning outlined in the Draft Direction
25	Matthew Black	Objects to development of Donaghcumper as it is in a flood plain. Submission also raises issues regarding infrastructure which are not the subject of the Draft Direction.
26	Robbie Gannon	Opposes the rezoning of lands at Donaghcumper and states that the lands should be left as they are, with preference given to the redevelopment of the village.
27	Sharon Laffan Magennis	Objects to Donaghcumper zoning and suggests it stays as a green belt.
28	Niamh O'Donovan	Objects to Donaghcumper zoning and suggests it stays as a green area for the town.
29	Patrick Magennis	Objects to Donaghcumper zoning as it is detrimental to the green space currently available.
30	Margaret Horrigan	Objects to Donaghcumper zoning.
31	Maria Devine Campbell	Objects to any development in Donaghcumper.
32	Darren	Objects to development in front of Castletown House.

Submission No.	Name	Summary of Issues Raised
	O'Donohoe	
33	Fiona Stanley	Objects to the zoning at Donaghcumper and states that such a zoning does not understand the needs of the towns residents.
34	Denis Nunan	Supports the rezoning of lands at Donaghcumper as the town centre badly needs additional retail and same will open up a now inaccessible part of the Liffey to the public.
35	Aoife Byrne	Submission does not relate to issues raised in the Draft Direction. Submission states that the town is busy enough.
36	Irene O'Neill	Objects to Donaghcumper zoning as the green spaces need to be maintained.
37	Brenda Clarke	Opposes zoning change at Donaghcumper.
38	Rosie Warren	Objects to Donaghcumper zoning and states that the voice of the community must be upheld.
39	Nora Rubotham	Objects to Donaghcumper zoning for commercial and residential development as it will destroy the historical nature of Celbridge.
40	Fiona Costello	Objects to Donaghcumper zoning as it will destroy the eco and community space in the town.
41	Conor Brady	Objects to the zoning at Donaghcumper and states that Castletown, Donaghcumper and Crodaun Forest Park are essential to Celbridge's historic past. Proposals to develop these areas would ruin the area.
42	Belinda Ratcliffe	Requests that national heritage be respected and no development takes place near Castletown.
43	Bernard Mahon	Objects to the zoning at Donaghcumper and states that such a zoning does not understand the needs of the town's residents.
44	Kerrie Hunter McCabe	Objects to Donaghcumper zoning as it will take away from the natural beauty of Castletown House.
45	J Gleeson	Objects to Donaghcumper zoning as it will take away from the natural beauty of Castletown House. Submission also makes reference to traffic issues in the town.
46	Mary McDermott	Submission is non-specific to the issues raised in the Draft Direction, however objects to building in green spaces as they should be protected.
47	Una Barrett	The development of Donaghcumper should not destroy the beauty of Castletown and opposes any building in this area
48	Mary Kenneally	Opposes any development in Donaghcumper.
49	James Gleeson	Opposes any development in Donaghcumper.
50	Fionnuala Monahan	Submission requests that green areas are kept and opposes development around Crodaun due to existing traffic issues.
51	Veronica Hughes	Opposes development at Donaghcumper as it will destroy the overall landscape of Celbridge and Castletown.
52	Averil Larke	Submission does not specifically relate to issues raised in the Draft Direction. Submission requests that parkland and heritage are

Submission No.	Name	Summary of Issues Raised
		saved.
53	Nicola Keenan	Opposes development at Donaghcumper as it will destroy the overall landscape of Celbridge and Castletown.
54	June Hardiman	No comment
55	Melanie Byrne	Suggests that Castletown lands be conserved for future generations to enjoy.
56	Stuart Fay	No comment
57	Paula Cullen	Opposes development at Donaghcumper as it will destroy the overall landscape of Castletown House.
58	Michael Costello	Suggests that a decision to grant planning permission would have serious negative long-term impacts on Castletown House, the community of Celbridge and the environment.
59	Victor Murphy	Submission is non-specific to the issues raised in the Draft Direction, however suggests that overdevelopment be avoided.
60	Kay O'Rourke	Submission is non-specific to the issues raised in the Draft Direction, however suggests that whatever is planned is village style with no high-rise and suggests that the beauty of the river Liffey and walkways be preserved.
61	Brendan Holmes	Objects to the zoning at Donaghcumper.
62	Monica Davis	Submission is non-specific to the issues raised in the Draft Direction, however suggests that a new bridge is required before any further development.
63	Angela Elliot	Submission suggests that a large scale development at Donaghcumper would adversely affect the existing town of Celbridge.
64	Craig Mooney	Objects to the zoning at Donaghcumper.
65	Pauline Kealy	Opposes rezoning in Donaghcumper as the town is in gridlock.
66	Sinead O'Connor	No comment
67	Annemarie Kane	Objects to development at Donaghcumper.
68	Brendan Pimlott	Objects to the zoning at Donaghcumper and cites that the traffic is currently problematic in this area and such proposals would increase these issues.
69	Aoife Gilchrist	Raises concerns regarding the development of Crodaun, given that the Maynooth Road is currently overloaded.
70	Deirdre Huddleston	Opposes rezoning and any development in Donaghcumper.
71	Eamon Dwyer	Opposes rezoning and any development in Donaghcumper.
72	Laura Murtagh	Opposes rezoning and any development in Donaghcumper
73	Lorna McKeon	Submission does not specifically relate to issues raised in the Draft Direction however requests that the green space is not

Submission No.	Name	Summary of Issues Raised
		destroyed.
74	Christine Farrell	No comment
75	Gerard Clarke	Opposes rezoning and any development in Donaghcumper.
76	Dorena Doran	Opposes rezoning and any development in Donaghcumper.
77	Oonagh King	Opposes development in Donaghcumper, as it will destroy the historical village entrance, village life and the parklands of Castletown.
78	Francis Mullany	Supports the Minister regarding the issues raised in the Draft Direction stating that the town centre extension at Donaghcumper presents an opportunity to support the main street, which is currently struggling and sets out a number of key areas supporting the development of Donaghcumper including the delivery of public access to the river. Submission also suggests an additional amendment to the LAP to include a requirement for a Masterplan for Donaghcumper.
79	Denis	Opposes the zoning of lands at Donaghcumper and states that the lands are Crodaun are 'ready to go' with access to schools, infrastructures and amenities. Development at Donaghcumper would damage the landscape and add to existing traffic issues.
80	Mary McDermott Lofstrand	Opposes the zoning of lands at Donaghcumper and states that zoning of these lands as Strategic Open Space complies with the core Strategy of the CDP and the Planning & Development Act, 2000 as amended and further states that the lands at Donaghcumper do not represent the only major site that can allow for the extension of the town centre, as St Raphael's has also been identified for this.
81	Bjorn Lofstrand	Opposes the zoning of lands at Donaghcumper and states that zoning of these lands as Strategic Open Space complies with the core Strategy of the CDP and the Planning & Development Act, 2000 as amended and further states that the lands at Donaghcumper do not represent the only major site that can allow for the extension of the town centre, as St Raphael's has also been identified for this.
82	David Carr	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
83	Róisín Nolan	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
84	Corinne Bagnall	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on

Submission No.	Name	Summary of Issues Raised
		the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
85	Caroline Greene	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
86	Elainr Brady	Opposes the plans for Donaghcumper and Crodaun for reasons including roads infrastructure, schools and recreational areas to support new housing.
87	Mark Martin	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
88	Nina Martin	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
89	Elizabeth Martin	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
90	Rebecca Chadwick	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
91	Sheena Lally	Supports the rezoning of the lands at Donaghcumper and outlines that same is essential given the extent of development which will take place.
92	Dave Hyland	Opposes development of lands opposite the Castletown House Demense.
93	Ita Purcell	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
94	Henry Stagg	Opposes rezoning of Donaghcumper from Strategic Open Space.
95	Matt Byrne	Raises concerns regarding rezoning of Donaghcumper from Strategic Open Space.

Submission No.	Name	Summary of Issues Raised
96	Colin Burke	Raises concerns regarding rezoning of Donaghcumper and proposes that the lands be used as an extension of Castletown House.
97	Geraldine Burke	Raises concerns regarding rezoning of Donaghcumper and proposes that the lands be used as an extension of Castletown House.
98	Lynda Cawley	Raises concerns regarding development of Donaghcumper.
99	Simone Clarke	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
100	Teresa Freeman	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
101	Graham Moloney	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
102	Anne Mulhall	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
103	Paul Yeates	Supports the zoning of Donaghcumper for town centre extension as it is essential for the town, and states that a town of 20,000 population being serviced by a single main street is unsustainable.
104	Sean Gallagher	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
105	Aisling Gallagher	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
106	Naomi Clancy	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
107	Isabelle Purcell	Opposes development of Donaghcumper.

Submission No.	Name	Summary of Issues Raised
108	Deirdre Pierce-McDonnell	Opposes any development of Crodaun and Donaghcumper as the current infrastructure does not have the capacity to deal with additional development. Submission also states that Donaghcumper is on a flood plain.
109	Joanne McElgunn	Opposes any development of Crodaun and Donaghcumper.
110	Robert Mooney	Requests that Celbridge be left alone.
111	Nicole Gernon	Development of Donaghcumper would damage the wildlife and habitat of the area. Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 -2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
112	Josephine Day	Opposes the zoning of lands at Donaghcumper for town centre as it will destroy the town. Also raises concerns regarding traffic and loss of wildlife.
113	Celine Hanratty	Opposes the zoning of lands at Donaghcumper for a number of reasons including protection of the Liffey Valley, protection of Castletown House and Demesnes and lack of infrastructure.
114	Ciara Nolan	Opposes the plans for Donaghcumper and Crodaun.
115	Josephine Galvin	Opposes the zoning of lands at Donaghcumper for a number of reasons including protection of the Liffey Valley, protection of Castletown House and Demesnes and lack of infrastructure.
116	John Galvin	Submission relates to the material alterations to the Celbridge LAP and does not make specific reference to the issues raised in the Draft Ministerial Direction.
117	Niamh Carr	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
118	Gerard Fitzgerald	Opposes the rezoning of lands at Donaghcumper and states that the development of lands at Crodaun are a natural extension of the town.
119	Martina Keating	Opposes any development at Donaghcumper.
120	Margaret Whelan	Opposes any development at Donaghcumper.
121	Alison Kenny	Supports the development of lands at Donaghcumper and states that such development will ease traffic issues in the village and

Submission No.	Name	Summary of Issues Raised
		assist in bringing life back into the town. The submission also states that objections based on development ruining Castletown are unfounded and that the proposed extension is nowhere near the lawns of the house and would only benefit the town and urges the Minister to use his judgement. Concludes by stating that Celbridge needs to expand to provide for younger generations in the town.
122	Charles Nolan	Opposes any development at Donaghcumper and Crodaun as neither areas are suitable for development as they will cause further delays with traffic in the village and building a new town centre will take away from all the local businesses.
123	Tony & Bridie	Opposes any development at Donaghcumper.
124	Deirdre O'Reilly	Opposes any development at Donaghcumper and states that the ministerial direction is misdirected.
125	June Fitzgibbon	Opposes any development at Donaghcumper and states that the lands are subject to flood risk.
126	Grainne Ward	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
127	Vincent Walsh	<p>Opposes the zoning of lands at Donaghcumper and indicates concerns regarding what criteria was used to make the decision to destroy this beautiful landscape. This submission opposes the zoning of land for residential and retail development at Donaghcumper located across the river fronting onto Castletown House. The development of these lands would not protect the buildings of architectural significance or the 18th century designed landscape. The development of these lands will adversely affect the character and setting of both Donaghcumper House which is a protected structure and Castletown House which is a protected structured of international importance. It is submitted that the proposed development would therefore seriously injure the amenities of the area, would encroach on the River Liffey of property in the vicinity and would be contrary to the proper planning and sustainable development of the area. The development of Donaghcumper will destroy the beauty of one Ireland's treasures forever for the sake of 150 houses. Serious concern is also expressed that extensive wildlife, flora and fauna present in Donaghcumper will disappear. This submission states that the build houses across the river from Castletown House will destroy the vista from one of Ireland's finest buildings. It is submitted that Donaghcumper is not the only site that could allow for the expansion of the town centre. More suitably located sites include:</p> <ul style="list-style-type: none"> - Crodaun, Maynooth Road - St. Raphael's, Oakley Park (KDA 2) <p>Submission also states that to build houses on Donaghcumper would be a serious planning error which could not be undone and would result in the destruction of Celbridge village and Main Street. Examples of similar such errors include:</p>

Submission No.	Name	Summary of Issues Raised
		<ul style="list-style-type: none"> - Arklow where new development destroyed the town; - Tallaght where new development destroyed the village 40 years ago.
128	Paul Burke	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
129	Jacinta McNamara	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
130	Stephen Neill	Opposes the rezoning at Donaghcumper.
131	Carly Dalrymple	Opposes the zoning of lands at Donaghcumper. However, agrees with development of Crodaun as same is a natural extension of the town.
132	Richard Harte	Submission states that the lands at Castletown Demense are the only of open space for the residents of the town of Celbridge and further states that the logical extension of this open space are the lands at Donaghcumper. Submission states that developing Donaghcumper into a town centre could damage the wildlife and habitat of the area and would likely have a negative impact on tourism in the area and opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
133	Hugh McGrillen	Submission states that the lands at Castletown Demense are the only of open space for the residents of the town of Celbridge and further states that the logical extension of this open space are the lands at Donaghcumper. Submission states that developing Donaghcumper into a town centre could damage the wildlife and habitat of the area and would likely have a negative impact on tourism in the area and opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
134	Nuala Walker	Opposes the rezoning of lands at Donaghcumper and submits that it is not clear why the Minister would seek to override the wishes expressed by the local population and Elected Members by zoning a green area within the town for town centre

Submission No.	Name	Summary of Issues Raised
		expansion. Also notes that there is an alternative location for such town centre development at St Raphael's, which is a good continuation of the Main Street. Further notes that the zoning of the lands as Strategic Open Space will create an area of linked green infrastructure along the Liffey Valley and will allow the Liffey Valley Strategy to be realised.
135	Liffey Valley Park Alliance	States that the Donaghcumper lands are a hugely significant part of the Liffey Valley landscape, which should be preserved for tourism and job creation. The submission states that the lands greatly enhance the views from Castletown House and the group are opposed to commercial or residential development of these lands.
136	Sinead Goss	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
137	Noeleen Minnock	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
138	Clodagh Moynan	Opposes the zoning of lands at Donaghcumper and states that while it is accepted that additional housing is required in the town the Donaghcumper lands should not be developed as they form part of the Connolly estate.
139	June Galligan	Opposes the rezoning at Donaghcumper.
140	Kirsten McLoughlin	States that it is not necessary to develop Donaghcumper as it will ruin the Castletown Demense and add to the existing traffic issues.
141	Eoin Lawlor	Supports the rezoning of Donaghcumper and states that the lands are the ideal location for development and the plan should not be influenced by pressure groups with vested interests and misinformation regarding Castletown.
142	Rosaleen O'Keeffe	Opposes development in Donaghcumper.
143	Michael Connolly	Opposes the Draft Ministerial Direction for a number of reasons, which include; Crodaun and Donaghcumper surround such an area of conservation that the noise and light pollution from such a development would almost destroy the biodiversity of this historic and recreational space. Celbridge should not be developed to the west in an unsustainable manner and should be developed eastwards towards the train station to make more efficient use of public transport.
144	Maria Corcoran	Opposes development in Donaghcumper.
145	Suzie Miller	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on

Submission No.	Name	Summary of Issues Raised
		the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced. Also raises concerns regarding the town being looked at like a town in isolation that regard should be given to the proximity of Liffey Valley, Blanchardstown and Dundrum.
146	Kevina Dunne	Opposes the zoning of lands at Donaghcumper.
147	Colm Scally	Opposes the zoning of lands at Donaghcumper until such time as plans are in place to ensure the lands at Donaghcumper and St Wolstans are retained as open space/amenity/agriculture. Also opposes the extent of development provided for within the LAP.
148	Ellisa Tonkin	Opposes the zoning of lands at Donaghcumper, which will erode the natural beauty of the area.
149	Deirdre Cullen	Opposes the Draft Direction on the grounds that it fails to make provision for the protection of the historic landscapes, views and vistas in and from Castletown house and demesne, which is the most important Palladian house and parklands in Ireland, and is enjoyed by hundreds of thousands of visitors annually. Nor does it take account of the longstanding objective of numerous voluntary and public bodies to preserve the Liffey riverside so as to eventually create a linear park all the way into Dublin city. Also, opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
150	Trevor White	Opposes the zoning of lands at Donaghcumper as it will ruin the aspect of the Castletown parklands.
151	Adrienne Kavanagh	Opposes any development in the Celbridge area (Crodaun and Donaghcumper) until traffic and infrastructure issues are resolved.
152	Helen Skidmore	Submission does not specifically relate to issues raised in the Draft Direction however, requests that Celbridge town remains unchanged.
153	Sandra Walsh	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
154	James Keane	Opposes development, which will ruin the aspect of Castletown House.
155	James Stuart	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.

Submission No.	Name	Summary of Issues Raised
156	Ian Justice	Opposes the zoning of lands at Donaghcumper.
157	Sarah Leavey	Requests that Celbridge is not ruined by proposals for Castletown and surrounding areas.
158	Pamela O'Driscoll	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
159	Terri O'Brien	Opposes any development at Donaghcumper and states any development of these lands would negatively impact on the health and well being of the community, on the birds and wildlife and would ruin the historic town centre.162
160	Aidan Tighe	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
161	Nessa Burke	Opposes development at Donaghcumper as it will negatively impact on Castletown House and its environs.
162	Jennifer Fleming	Opposes any development at Donaghcumper that will impact on the view of Castletown House.
163	Suzanne Delargy	Opposes any development at Donaghcumper that will impact on Castletown House, The Slip Hall and their Hinterland.
164	Sinead Quigley	Opposes any development at Donaghcumper for reasons including poor infrastructure, impact on views of Castletown House and parklands and impact on the existing town centre.
165	Marion Gernon	Development of Donaghcumper would damage the wildlife and habitat of the area. Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
166	Jacqueline Quigley	Opposes development of Donaghcumper and states that an additional 150 houses will not solve the housing crisis.
167	Enda Martin	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
168	Carrie Martin	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.

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169	Ciara McGrath	Submission states 'no thank you'. No specific reference is made to issues raised in the Draft Ministerial Direction.
170	Olivia Giles	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
171	Christopher John Woods	<p>This submission supports the Celbridge- Leixlip MD Councillors decisions in relation to the zoning and request that their decisions are respected.</p> <p>Donaghcumper should be zoned for open space amenity purposes. It is acknowledged that the Chief Executive of Kildare County Council is attempting to carry out an official duty in taking a 'sequential approach' to the zoning of lands for new residential development as provided for in the Development Plan Guidelines (2007), however this submission objects on several grounds to the rezoning of lands as 'town centre' at Donaghcumper. The zoning of these lands would be contrary to the votes on two occasions of the majority of local councillors to zone the lands for amenity purposes. It is stated that the 'sequential approach' is no more than general policy and if it were to be applied in every case then the Phoenix Park would be developed before Adamstown. Donaghcumper is the equivalent of the Phoenix Park and is a special case. Despite being currently in use for agriculture, the area is ancient parkland adjacent to the state owned Castletown Demesne and extends along the Liffey forming part of the same natural environment. The only vehicular access from the Main Street is via the narrow and awkward Liffey Bridge. A plan for a bridge to connect Castletown Gates with Dublin was rejected in the 1990's. The proposal to incorporate a pedestrian bridge from Main Street to Donaghcumper would be appropriate for access to parkland/amenity lands but not for access to town centre/commercial land. The obvious direction for new commercial development is not Donaghcumper but rather English Row, Clane Road and Church Road (Tea Lane) where land belonging to the St. John of God's will be likely to be on the market in the coming years. In addition this area is also serviced by public transport, whereas Donaghcumper is not and therefore would be more convenient than Donaghcumper to the majority of residential areas. It is submitted that the Chief Executive fails to acknowledge that the matter of Donaghcumper has been the subject of intense public debate for almost 20 years with opposition to commercial and residential development at this location. There is also a significant planning history associated with this site, which has consistently been the subject of intense public opposition to the development of this site for anything other than open space and amenity for Celbridge residents.</p> <p>Submission objects to the Chief Executive's refusal to accept the Celbridge- Leixlip MD Councillor's decision to rezone Crodaun for 'residential' development.</p> <p>The proposed zoning of Crodaun would be in accordance with the sequential approach as it is adjacent to and existing residential</p>

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		<p>area developed in the 1980's. The CE states that the site is 'peripheral in nature relative to public transport facilities' however it is in fact the route of the No. 66 bus service. No argument has been presented by the CE that Crodaun is less convenient for public transport than the established 'core of Celbridge'.</p> <p>The CE states 'peripheral in nature relative to the established core of Celbridge and other lands adjoining the town core', however Crodaun is 450 metres from the small local shopping area, 500 metres from Aldi, 750 metres from Lidl and Tesco, 300 metres for a boys post primary school and 750 metres from a mixed post primary school, 750 metres from two health centres. It is also excellently served by pedestrian and cycle paths with at least four restaurants within a 750 metre walk from the site.</p>
172	Roisin Ryan	<p>Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.</p>
173	Richard Spencer	<p>Opposes the Ministerial Direction which is attempting to overturn the democratic decision taken by the elected representatives of KCC not develop and not to ruin the lands at Donaghcumper. Donaghcumper is an area of outstanding natural beauty, which should be protected at all costs.</p> <p>It is submitted that in addition to the aesthetic damage the development would do to Celbridge the following would also result from the development of Donaghcumper:</p> <ul style="list-style-type: none"> (i) The historic town centre would become redundant and rather than linking the old town centre with St. Wolstans, Supervalu etc, Donaghcumper and St. Wolstan's would become the focus of retail activity in the town leaving the old town centre abandoned. If a link to the historic town centre and St. Wolstan's is required, a public footpath through Donaghcumper and associated footbridge would be the appropriate solution; (ii) Traffic east of Celbridge would become unmanageable; (iii) The opportunity to open up Donaghcumper as open space/amenity lands would be lost forever; (iv) More of the Liffey Valley would be destroyed; (v) Celbridge would lose the unique historic town character that it currently has; <p>It is submitted that the zoning of Donaghcumper as Strategic Open Space as proposed by the Celbride-Leixlip MD is fully compliant with the Core Strategy of the Kildare County Development Plan 2017 - 2023. The remaining lands zoned to accommodate residential development in Celbridge allows for the allocated 10% growth for the plan period. Donaghcumper does not represent 'the only major site that can allow for the expansion of its town centre' and it is a completely illogical growth proposal for the core of the town. The proposed town centre expansion area at St. Raphael's is much more suitable and is</p>

Submission No.	Name	Summary of Issues Raised
		<p>sequential to the Main Street, close to the existing bridge, accessible on foot and from two roads and would complement the existing town centre rather than rendering it redundant.</p> <p>The Celbridge- Leixlip Councillors listened to thousands of their constituents in making the Celbridge Local Area Plan and voted 5-2 that Donaghcumper Demesne be designated Strategic Open Space. To build town centre development on Donaghcumper will ignore the democratic Council vote and the opinion of the people of Celbridge, will show complete disdain for the opinions of local residents and will destroy Celbridge.</p>
174	Cindy Redmond	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
175	Damien Keogh	Requests that the beauty, charm and historical nature of Celbridge is not damaged by plans for Celbridge to move the town to lands outside of Celbridge itself and the impact on wildlife and tourism potential of the lands.
176	Helen Deering	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
177	Christopher O'Connor	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
178	Eoin O'Ceallaigh	<p>Submission states that the area of woodlands (no map or specific details) and meadow were the only place to escape the monotony of the modern world in Celbridge and provide refuge for those who wish to escape to nature.</p> <p>Opposes any development which will restrict access to Crodaun Forest.</p>
179	Jian Birchall	Opposes development at Donaghcumper as there is no infrastructure in place to address the traffic issues and the impact of same on views from Castletown House.
180	Warren Lynam	Supports the development of Donaghcumper as it will provide much needed commercial space for the town while providing a focal point extending from the existing main street.
181	Chris White	Opposes development at Donaghcumper.
182	Richard Keogh	States that developing the lands at Donaghcumper into a town centre could damage wildlife and habitats as the lands are home to a number of flora and fauna. Also opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open

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		Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
183	Colin Flynn	Submission states 'protected monument, therefore permission cannot be granted'.
184	Brendan Birchall	Opposes any development that would impact on Castletown House. Also outlines issues regarding traffic and inadequate infrastructure.
185	Mary Archbold	Opposes development at Donaghcumper.
186	Brian O'Brien	Supports the Ministers intervention and states that the development of the lands at Donaghcumper is eminently sensible and logical subject to design, which would facilitate access to the river by way of parklands or a walkway, and states that these lands are a great opportunity to transform the physical townscape for the better.
187	Karen Gernon	Development of Donaghcumper would damage the wildlife and habitat of the area. Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 -2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced. Submission also highlights lack of services and public amenities in the town.
188	Jill Barrett	Opposes the zoning of lands at Donaghcumper through a Ministerial Direction, which would override the democratic remit of local Councillors. The submission outlines issues regarding the fact that many people with properties on the north side of the Liffey on the Dublin road and further away experience difficulty in securing insurance cover as the lands fall within a flood zone. Also raises issues regarding traffic impact and states that a new bridge will not solve this issue. Further states that the development of these lands will impact on the development of Ireland as a Tourism destination and particularly the Irelands Ancient East project. States that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 -2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
189	Margaret Reilly	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
190	Jennifer Ward	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on

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		the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
191	Fergal Keenan	Opposes development at Donaghcumper as it will impact on the cultural heritage of the town.
192	Deirdre Fisher	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
193	Vincent Walsh	<p>Submission opposes the zoning of Donaghcumper for A: Town Centre and supports the previously approved Material Alteration No. 8 to rezone lands at Donaghcumper to F2 Strategic Open Space. It is alleged that the Celbridge LAP 2017 is not consistent with the relevant guidelines issues under Section 28 of the Planning and Development Act 2000 (as amended), that the sequential test for zoning has not been properly applied and that no reasons for justifying departures from the Development Plan Guidelines, 2007 have been presented by the Council. The Draft Ministerial Direction should be rejected for the reasons set out below:</p> <p>This Draft Ministerial Direction relates to a Local Area Plan and not a Development Plan, therefore the Council is required to have regard to the Local Area Plan Guidelines, 2013 and the Manual for Local Area Plans, 2013 and not the Development Plan Guidelines 2007. It is stated in Section 1.6 of the LAP that regard was had to the LAP guidance documents as required by the planning legislation.</p> <p>The sequential approach is only one of seven separate criteria relevant to the zoning of land set out in Section 4.12 of the Development Plan Guidelines, 2007. The other six criteria are need, policy context, capacity of infrastructure, supporting infrastructure and facilities, physical suitability, environmental and heritage policy including conservation of other habitats and other sensitive areas. The lands at Donaghcumper are part of the historic demesne of Donaghcumper House and are in the vicinity of Castletown House (both protected structures) and its associated 18th century designed landscape.</p> <p>Applying the sequential test, the Council has retained a town centre zoning at St. Raphael's/Oakley Park (KDA 1) for town centre expansion and that site, which was also identified in the initial draft LAP, that is actually closer to the existing town centre than the proposed zoning at Donaghcumper and is therefore compliant with the sequential approach and should take precedence over Donaghcumper. The lands area of Donaghcumper and St. Raphael's would comprise a total of 18.9 ha for town centre/commercial uses. This area would be incongruous with the nature, scale and extent of the existing town centre and the planned future development of Celbridge.</p> <p>The Draft Ministerial Direction claims that Donaghcumper is centrally located and ergo is the most appropriate location for town</p>

Submission No.	Name	Summary of Issues Raised
		<p>centre zoning. Applying this logic would result in St. Stephen's Green in Dublin City being re-zoned for town centre development. The Minister does not appear to consider alternative sites to Donaghcumper or the many other planning issues that the elected representatives considered as part of the function of preparing a new LAP. Zoning Donaghcumper for town centre development would result in material and irreversible impact on the historic demesne of Donaghcumper House and the setting and vista of Castletown House.</p> <p>It is submitted that the provision of Section 28(1B) do not apply in this instance as the Council Members did not depart from the relevant provision of the Development Plan Guidelines (2007). The sequential test is only one consideration and the Council is required to 'have regard' to the guidelines. Reference is made to <i>Mc Evoy v Meath County Council</i> (2003).</p> <p>In order for the Minister's Direction to be valid it must establish that:</p> <ul style="list-style-type: none"> • A planning authority has ignored or not taken sufficient account of submissions or observations made by the Minister to the planning authority under Section 12, 13 or 20. • The fails to set out an overall strategy for the proper planning and sustainable development of the area. • The plan is not in compliance with the requirements of the Act. <p>It is submitted that it is evident from the CE report to the Members that sufficient account has been taken of the submission made by the Minister and this is also confirmed by the Celbridge- Leixlip MD submission. It appears that the Minister does not agree with the decision taken by the Members as opposed to insufficient regard being had to those submissions. The LAP includes an overall strategy for the proper planning and sustainable development of the area. It is submitted that the LAP is in compliance with the requirements of the Planning and Development Act 2000 (as amended).</p> <p>Kildare County Council and its Members are experienced at preparing plans in accordance with legislative requirements and the Minister has not offered any justification to substantiate the allegation by the Minister of non-compliance with the legislation. It is requested that the Council reject the Draft Ministerial Direction and support Material Alteration No. 8.</p>
194	Derek Scanlon	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
195	Derek Tipping	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
196	Damien	This submission is from the owner of lands at Crodaun proposed for rezoning in the Draft Ministerial Direction. It is submitted

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	Donegan; Longport Ltd	<p>that the entire 9.1ha is retained as residential zoning land at Crodaun or alternatively that the 4.2ha which was provided for at the Draft LAP is zoned for residential development. The analysis contained in this submission seeks to fully support the zoning of 9.1ha of residential land at Crodaun.</p> <p>The Draft Ministerial Direction states two reasons for the proposed rezoning of the site to F: Open Space and Amenity namely:</p> <ul style="list-style-type: none"> (i) The lands are ‘peripheral in nature’ relative to public transport facilities and the established core of Celbridge. (ii) The zoning is ‘counter to a spatially sequential, town centre and public transport focussed approach, all tenets of national planning policy.’ <p>The analysis set out as part of this submission seeks to refute the two reasons as follows:</p> <ul style="list-style-type: none"> • The residential zoning on the 9.1ha is consistent with national guidance, regional and county policy, and the proper planning and sustainable development of Celbridge. • The reasons stated in the Draft Ministerial Direction are inter alia factually incorrect; are inappropriately narrow in their focus and are not grounded in an accurate or holistic assessment of those matters required to be considered in Ministerial Guidelines; are reliant on criteria and information which are not relevant or appropriate considerations; and cannot be sustained by reference to the facts, good planning practice, national and regional policy. • The site is serviced and free of development constraints. • The site is appropriately characterised as an urban infill consolidation site proximate and accessible by sustainable transportation modes and established sustainable movement infrastructure to community, educational, recreational and retail facilities and major employment nodes. • Given the significant infrastructure constraints to the development of other zoned residential lands in the LAP, Celbridge is likely to fall significantly short of the 3,250 homes it is mandated to deliver by 2023. Subject to zoning, the lands can provide in the order of 273 quality homes before 2023 representing a meaningful contribution to the housing target in circumstance where there is likely to be a significant deficit. <p>Accordingly, it is submitted that the Minister should not confirm the Draft Direction and that the 9.1ha or part thereof should be zoned residential development as provided for in the adopted Celbridge LAP 2017 - 2023.</p>
197	Pat & Theckla Dunne	Opposes rezoning at Donaghcumper as it would destroy the natural beauty of Castletown and would impact on the ecology of the River Liffey.
198	Maeve Keenan	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 -

Submission No.	Name	Summary of Issues Raised
		2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
199	Floura Fleischer	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
200	Edward, Inge, Nina and Tim Nyhof	Requests that the Minister does not use his powers to overrule the elected members regarding Donaghcumper and Crodaun.
201	Paul Carty	Supports the development of Crodaun for additional housing for the town.
202	Linda Fallon Carr	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
203	Emma Friel	Opposes the zoning of lands at Donaghcumper.
204	Jamie Cormican	Supports the development of Crodaun for additional housing for the town.
205	Cindy Plaswig	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which are already serviced.
206	Kevin Byrne	Opposes development at Donaghcumper and Crodaun and states that green spaces around Celbridge are sacrosanct.
207	Laura Sloyan	Opposes the zoning of lands at Donaghcumper and states that leaving these lands as Open Space and Amenity will not impact on the amount of housing for Celbridge and complies with the Core Strategy set out in the Kildare County Development Plan 2017 - 2023. In addition, there are lands designated for town centre at St Raphael's which is already serviced.
208	Jim Walsh	Opposes the Draft Ministerial Direction and contends that the interpretation and implementation of the sequential approach needs to be more thoroughly contextualised as such a literal interpretation is outdated and assumes that urban development and expansion occurs on an undifferentiated landscape. The submission further states that the zoning of a section of the lands at Donaghcumper to accommodate a town centre expansion ignores the reality that the lands in question are part of historic landscape. Concludes that applying the sequential approach in the Celbridge LAP is an outdated theory that fails to recognise the wholeness of the distinct landscape. In relation to Crodaun the submission states that it is difficult to comprehend the lands were <i>peripheral relative to public</i>

Submission No.	Name	Summary of Issues Raised
		<i>transport and other lands adjoining the town core.</i> Submission states that the area is served by a regular public bus route and are located in close proximity to Louisa Bridge and Maynooth Train Stations. Submission states that the lands could not be described as peripheral given their proximity to schools and other long established areas.
209	Jeanne Meldon	<p>Submission outlines that the reasons of proper planning and sustainable development outweigh the reasons to apply the principle of sequential development in the case of Donaghcumper. The submission states that the reasons relate to the nature of the lands, which are separated from the built up area of the Main Street by the River Liffey, which, the submission suggests form part of the historic landscape in Celbridge. Submission sets out that the Donaghcumper Demense is a highly significant component of the landscape setting and same has been recognised in the current and previous plans for the area and suggests that for these reasons, the sequential development principle falls in this instance. In addition, the submission states that the Strategic Open Space Zoning is in full compliance with the objectives for enhancing Green Infrastructure as part of the National Policy on Climate action and same is also in accordance with the objectives of the Liffey Valley Strategy which seeks to protect the river valley landscapes. Submission further states that any development of the lands at Donaghcumper would have a negative visual impact on the views to and from Castletown House and Donaghcumper House. In addition, there are lands designated for town centre at St Raphael's which provides an alternative to Donaghcumper as a town centre extension. Concludes that Donaghcumper and Castletown comprise a unique landscape, which provides an amenity for the expanding population, and any development of Donaghcumper would damage the wildlife and habitat of the area and would impact on the residential amenity of properties along the Main Street from noise, light and visual impact.</p> <p>In relation to Crodaun the submission states that it is difficult to comprehend the lands were <i>peripheral relative to public transport and other lands adjoining the town core.</i> Submission states that as a resident of the area with no vested interest, the community is served by a regular public bus route and are located in close proximity to Louisa Bridge and Maynooth Train Stations. Submission states that the lands could not be described as peripheral given their proximity to schools and other long established areas.</p>
210	Emmett Stagg	Disagrees with the Ministerial Direction on Donaghcumper and states that Donaghcumper Demesne is an integral component of the heritage of Celbridge, its Liffey Valley setting and of Castletown and that the Direction is at odds with the Kildare County Development Plan 2017-2023. In addition, states that the 'Town Centre' zoning will adversely affect Donaghcumper and Castletown Demesnes. Outlines that An Bord Pleanála has already refused development here on grounds relating to architectural heritage significance and ecological importance of the area; proximity to Castletown House and Demesne; impacts on Protected Structures; conservation of designed landscapes and conservation of natural landscape; protection of riparian

Submission No.	Name	Summary of Issues Raised
		<p>environment within the Liffey Valley. Suggests that the integrity of the Donaghcumper landscape will be destroyed as the Town Centre development will be highly visible from Castletown and this Direction would set a precedent for other lands within the demesne to be developed in a piecemeal fashion.</p> <p>Disagrees with the Ministerial Direction on Crodaun and states that the Crodaun lands are not peripheral in relation to public transport as the site is served by the 67 Bus Route to Dublin City and notes that there is a bus stop adjacent to the southern boundary of the site. In addition, advises that the lands are served by dedicated cycle lanes and pedestrian paths in both directions along the R408 connecting the site to educational, recreational, employment and town centre uses in addition to Hazelhatch Train Station. States that the lands are ready-to-go, located adjacent to existing residential area and are suitable for housing immediately whilst other lands in the LAP are subject to phasing requirements.</p>
211	Cecelia & Patrick J Kehoe	<p>Submission outlines that significant numbers of submissions from the public have already been made looking to keep Donaghcumper safe from development.</p> <p>An Bord Pleanála has refused development here in the past. Any future attempts will also be met with huge opposition. The former County Development Plan included objectives in relation to Architectural Conservation Areas; Country Houses and Demesnes; Castletown etc.</p> <p>Outlines that the Local Government Reform Act 2014 provides that local authorities may take all appropriate steps to consult with the local community in local government and queries why the Minister of State is interfering in matters that concern the local community of Celbridge.</p> <p>The pastoral landscape along the River Liffey from the Leixlip boundary with Celbridge down to Killadoon House has many 18th century buildings with wonderful landscapes and states that a town centre on one of these sites is outrageous. This Arcadian Landscape must be preserved. There will be little interest for visitors to Celbridge once there is a town centre in Donaghcumper. Reference is made to 'Towards a Liffey Valley Park' in which a new riverside park for Celbridge and environs is recommended. Celbridge has no green park, unlike Leixlip and Newbridge. There is an opportunity in Donaghcumper Demesne for a park.</p>
212	Devondale Ltd	<p>Devondale Ltd. own approx. 26.8 hectares of land at Donaghcumper Demesne. These lands have the potential to provide residential units and an extension to the town centre in line with the sequential approach and the County's Settlement Strategy. The lands have been zoned for town centre development since the 2002 Celbridge Plan and they have been in Devondale Ltd.'s ownership since 2005. Approx. 12.5 hectares of land has been agreed to be transferred into KCC's ownership for use as a parkland.</p> <p>Since the 2008 and 2009 planning applications, Devondale Ltd. has appointed Shaffrey Associates Architects to prepare a</p>

Submission No.	Name	Summary of Issues Raised
		<p>Conservation Development Strategy to provide an assessment of the historic landscape and to set out a conservation driven framework for development of the lands taking into account CDP and LAP objectives, planning history of the land, impact on protected structures, impact on the designed landscape of adjacent demesnes and ecological and natural heritage importance of the River Liffey corridor.</p> <p>This submission strongly supports Item No. 1 of the Draft Direction as it refers to Donaghcumper, in particular points 2, 3, 8 and 9 of the Draft Direction and highlights that rezoning these lands to Strategic Open Space is contrary to policies and objectives of the CDP (Objective S09), the settlement strategy, the sequential approach which promotes a sustainable compact urban form and the Development Plan Guidelines (S. 4.19). These lands are 200m from the east of Main Street and represent the most logical site for further expansion in accordance with the sequential approach. It would also help shift the focus of future growth toward Hazelhatch and will help support the development of KDA 3 Ballyoulster and KDA6 Simmonstown. The Direction is strongly supported as it is in line with the sequential approach and the County's settlement strategy.</p> <p>The Conservation Development Strategy (accompanies submission) prepared by Shaffrey Associates Architects addresses the issues raised by An Bord Pleanála and third parties expressed during the planning appeal in 2008 and 2009. The Strategy concludes that the lands to the west of Donaghcumper House have historically been less well-defined than the remainder of the demesne land, with this western portion of Donaghcumper supporting agriculture. Therefore, the subject lands do not form part of the 'designed landscape' of Celbridge. The 'F2: Strategic Open Space' zoning is unwarranted and is an unnecessarily wide corridor of protection for the River Liffey.</p> <p>The removal of town centre zoning at this location will result in a number of lost opportunities to provide new/upgraded public infrastructure and services, such as a new pedestrian bridge over the River Liffey, landscaped walks, pedestrian connections to the Dublin Road etc. There is also an opportunity to upgrade the Dublin Road by widening footpaths and providing cycle paths. It would also adversely impact on the financial viability of undertaking necessary renovations to Donaghcumper House. It would also negate the years of investment in this project.</p> <p>Submission concludes by welcoming the Minister's Draft Direction, which will reinstate the town centre zoning objective of lands at Donaghcumper. The lands are strategically located close to Main Street and the Dublin Road and should be prioritised over peripheral locations, which would result in unsustainable travel patterns.</p> <p>The owners of the land would welcome meeting the Inspector to discuss issues relating to lands at Donaghcumper. Attached to this submission is a copy of the Submission made to the Proposed Material Alterations and the Draft LAP.</p>
213	Catherine Boylan	Opposes the overruling of local democracy by the Draft Ministerial Direction and state that the Donaghcumper lands adjoin the

Submission No.	Name	Summary of Issues Raised
		Castletown lands, which present an opportunity for a Liffey Valley Linear Park.
214	Thelma Stronge	Understands the principle behind developing the lands at Donaghcumper but does not agree with a Town Centre zoning. Would be supportive of development at this location insofar as it will open up pedestrian and cycling movement across the river to provide connections between Main Street and St Wolstans. Any development that would open up public parklands for the town would be a huge asset. However, highlights concerns with the number of houses proposed and their potential impact on Castletown Estate. In relation to Crodaun, the submission is in favour of a reduction in the size of the Crodaun KDA and supports the Minister in this regard.
215	Ray & Anne Crofton & John Brady	Submission relates to lands outside of those affected by the Draft Ministerial Direction and does not make specific reference to the issues raised in the Draft Direction.
216	O'Connor Family/Montane Development Partnership	Submission relates to lands outside of those affected by the Draft Ministerial Direction and does not make specific reference to the issues raised in the Draft Direction.

Section 5 Chief Executive’s Response and Recommendation

This section sets out the Chief Executive’s response and recommendation in relation to the best manner in which to give effect to the Draft Direction.

5.1 Chief Executives Response

5.1.1 Strategic Planning Context

The Kildare County Development Plan 2017 – 2023 sets out the overall strategy for the proper planning and sustainable development of County Kildare in accordance with national and regional policy. The Regional Planning Guidelines (RPGs) for the Greater Dublin Area (GDA), 2010 - 2022, distinguish between the built up area of Dublin and its environs and the wider GDA by defining a Metropolitan Area and Hinterland Area. The Metropolitan area, as defined by the RPG’s, includes the towns of Celbridge, Leixlip, Maynooth and Kilcock. Celbridge is identified as a Moderate Sustainable Growth Town within the Metropolitan area of Dublin. The RPGs state that Moderate Sustainable Growth Towns in the Metropolitan area are strong district service centres with high quality linkages, which will continue to have a strong role as commuter locations and growth needs to be based on, and related to the capacity of high quality public transport connections and the capacity of social infrastructure. The Kildare County Development Plan 2017 - 2023 Settlement Strategy allocates growth targets to all towns, villages, settlements in County Kildare based on the Regional Planning Guidelines growth allocation for the County. The 10% growth allocation for Celbridge (3,250 units) is based on its status as a Moderate Sustainable Growth Town under the Regional Planning Guidelines and the requirement of the RPGs to allocate 35% of the County’s growth within the Metropolitan Area of Dublin¹. It should be noted that Section 2.9 (Headroom) of the Kildare County Development Plan 2017 – 2023, outlines that *‘the growth allocations for each town, village and settlement incorporates an inbuilt headroom to meet anticipated need and to ensure continuity of supply of zoned lands over the 9 year period from 2017 to 2026 and beyond, in accordance with the requirements of the Development Plan Guidelines, DECLG, 2007’*.

5.1.2 Population Profile

Celbridge has grown rapidly over the past 60 years from a population of 567 persons in 1951 to a population of 20,288 persons in 2016. Expansion since the 1950s has taken a suburban form extending out from the historic core. Development has occurred to the north of the Liffey, between Main Street and the M4 Motorway. Development to the south of the Liffey is focused along the Hazelhatch and Ardclough Roads with development over the last ten years taking place in the south of the town, in the areas of Primrose Gate, St. Wolstan’s Abbey, and Hazelhatch Park. With the exception of the Crodaun and Castletown housing estates, which were constructed in the 1970s and 1980s, the historic demesnes of Castletown, Donaghcumper and St. Wolstan’s to the east of the town have remained free from development and retain their open landscape character. The population of Celbridge has increased from 567 persons in 1951 to 20,288 in 2016 (CSO Census). The 2016 Census indicates that the population of Celbridge has increased by 3.8% (739 people) between 2011 and 2016.

5.1.3 Outline of LAP Process

Kildare County Council published the Draft Celbridge Local Area Plan 2017-2023 on 13th of December 2016 for a period in excess of 6 weeks during which time 2,742 submissions and observations were received.

¹ Table 7: RPG Population & Housing Distribution Table for Target Year 2016.

A submission on the Draft LAP was received from the Department of Housing, Planning, Community & Local Government (and other prescribed bodies) which raised concerns regarding the focus of development to the north of the town, where it was stated that additional housing would be likely to add to additional car based commuting, and advised that more growth should be planned to the south of the town where there would be a higher degree of public transport accessibility. In this regard, the Department requested that the Council *'switch the identification of future residential development lands from the north side of Celbridge to the south side of Celbridge to capitalise on the extent of existing public transport infrastructure'*.

In response to the request set out in the Department's submission (and reflected in submissions from the NTA, TII and a number of other submissions) the Chief Executive, in his report dated 16th of March 2017, recommended to amend the extent of residentially zoned lands to the north and west of the town by reducing the quantum of residential zoning in KDA 4 (Oldtown) and to omit KDA 5 (Crodaun) in its entirety. An increase in the quantum of residentially zoned lands in KDA 6 (Simmonstown) was proposed with increased densities also proposed for the KDA's which were close to the train station at Hazelhatch. The revised development strategy sought to address issues raised in the Departments submission and government policy that seeks to maximise access to and encourage the use of public transport and to balance these with national policy on the sequential zoning of land from the urban centre and the guidance set out in Circular PL 8/2016 APH 2/2016 with regard to housing delivery and ready to go sites.

The Elected Members of the Celbridge - Leixlip Municipal District considered the Draft Plan on 26th of April 2017 and resolved to alter the Draft Plan with 53 no. Proposed Material Alterations which included

- Proposed Material Alteration No. 8 (Alterations affecting the zoning of lands at KDA 2 Donaghcumper from A – Town Centre to F2 – Strategic Open Space)
- Proposed Material Alteration No. 9 (Alterations affecting the zoning of lands at KDA 4 Crodaun from F – Open Space and Amenity to C - New Residential)
- Proposed Material Alteration No. 13 (Alteration to provide additional residential lands at the Maynooth Road)

The Proposed Material Alterations (MA) were published on 16th of May 2017 for a period of 4 weeks until the 14th of June 2017 during which time 2,665 submissions were received.

A submission was received from the Department of Housing Planning, Community & Local Government on the Proposed Material Alterations on the 14th of June 2017. The submission advised that the department noted that *'residential zonings proposed in the Draft Local Area Plan at the northern periphery of the town (Crodaun) remain, with a further 5 hectares now proposed for residential development (Material Alteration No.9)*. The Department further stated that they could not *'understand the logic of deleting zonings for residential development sequentially nearer the centre of Celbridge on the one hand, while retaining residential zonings much further out from the centre of Celbridge to the north and then to compound matters, to add to those zonings in a further northwards expansion of the town'*. Furthermore, the submission from the Department noted that the *'lands at Donaghcumper identified in the previous local area plan and the draft local area plan and represent the only major site in Celbridge that can allow for the expansion of its town centre and a logical growth proposal for the core of the town'*. The submission also noted that the Department could not *'understand the rationale for this decision'*, which, it stated *'would have the effect of restricting the development*

of the town centre area of Celbridge and directing appropriate and logical town centre development outwards to other more peripheral locations in the town or adjoining towns’.

The submission from the Department concluded by requesting that the Council take steps to omit Proposed Material Alterations No. 8, 9 and 13.

The Chief Executive’s report (on Submissions received on Proposed Material Alterations) dated 11th of July 2017 recommended, among other issues, that the Elected Members do not adopt Proposed Material Alterations No. 8, 9 and 13.

On receipt of the Department’s submission, the Elected Representatives of Kildare County Council were formally put on notice regarding the Departments concerns, with particular emphasis on the three issues outlined in the submission. Following this, a Special Meeting was held on the 14th of July 2017 at which the matter was considered by the Full Council under Article 7 of the Local Government (Performance of Reserved Functions in Respect of Municipal District Members) Regulations 2014 - Call In Procedure. The Council decided not to consider the Celbridge Local Area Plan and to refer it back to the Celbridge – Leixlip Municipal District for consideration.

The elected members of Celbridge – Leixlip Municipal District considered the Material Alterations and Draft LAP on 17th of August 2017, including the Chief Executive’s Report and Recommendations on Submissions received and resolved to make the Plan.

Material Alteration no.’s 8 (i) and 9 were adopted contrary to the recommendation of the Chief Executive. Material Alteration no. 8 (i) related to the rezoning of lands at the town centre expansion ‘Key Development Area’ (KDA) at Donaghcumper from A – Town Centre to F2 – Strategic Open Space. Material Alteration no. 9 related to the additional zoning of lands at the KDA at Crodaun for an additional ca. 5ha.

5.2 Chief Executive’s Recommendation

The submissions and observations received in relation to the issues raised in the Draft Ministerial Direction are noted. In this regard and in the interest of clarity, recommendations to the best manner in which to give effect to the draft direction will be outlined independently i.e. (i), (ii) and (iii).

Planning & Development (Celbridge Local Area Plan) Direction 2017

- (i) Delete the zoning for Objective F2: Strategic Open Space of lands at Donaghcumper adjoining to the north of the R403 and insert zoning objective A; Town Centre per the Draft Celbridge LAP 2017 -2023 published by Kildare County Council on 13th of December 2016.**

The lands at Donaghcumper represent an important town centre site and were identified in the Draft LAP in order to protect and enhance the retail and commercial function of the historic town centre. The lands are considered to offer an excellent opportunity for town centre expansion in Celbridge given their strategic location in proximity to the Main Street and the potential to provide a pedestrian link and a new street connecting the Main Street to the new neighbourhood at Ballyoulster and the St. Wolstan’s Shopping Centre (Supervalu), thereby integrating development to east/west of the Liffey into the town core. The extent of the town centre zoned lands (noting a reduction from previous LAPs) has been informed by a review of the historic landscape of Castletown, Donaghcumper and St. Wolstan’s demesnes, the boundary of the River Liffey Valley

character area, as defined in the Kildare County Development Plan, and the characteristics of the site. Whilst the town centre expansion lands form part of the Donaghcumper demesne, they do not form part of the designed parkland/pleasure grounds historically associated with Donaghcumper House. Equally, the lands are not considered to be a key part of the 'gothic' landscape along the River Liffey or the landscape setting of the historic houses at Castletown and Donaghcumper. The lands to the west of Donaghcumper House are considered to have the capacity to absorb high quality, appropriately scaled mixed-use development without undermining the character of the town centre and the surrounding demesnes, whilst providing potential for the delivery of strategic open space along the River Liffey.

In this regard, the Chief Executive recommends that the lands proposed for rezoning (from A: Town Centre to F2: Strategic Open Space under MA 8 (i) revert to the Draft Celbridge LAP i.e. A: Town Centre (Refer to revised Map 13.1 attached) in Appendix A.

- (ii) Delete the zoning for Objective C: New Residential of lands at Crodaun adjoining the east of the junction of the R405 and R449 and insert zoning objective F: Open Space and Amenity**

The Draft Celbridge LAP published in December 2016 sought to maintain a buffer from the Celbridge/Maynooth Road and Motorway link road through the use of the zoning objective F: Open Space and Amenity, to protect residential amenity of existing and future residents and present a landscaped buffer at this important approach to the town with a low level of residential development also identified for this area.

However, in response to issues raised by the Department and other Prescribed Bodies, the Chief Executive in his report dated 16th of March 2017, recommended to '*Delete zoning objective C: New Residential on lands on the north side of the town of Celbridge and replace with zoning objective G: Green Belt*'. This recommendation was based on the refocusing of development from the north-west to south-east of the town, in order to locate development lands proximate to high quality public transport nodes such as the train station at Hazelhatch, in line with National and Government policy. The Elected Members in their consideration of the LAP and Proposed Material Alterations resolved not to accept this recommendation. In addition, the Elected Members decided to zone an additional 5ha of lands for residential purposes at this location.

Having regard to the revised development strategy for Celbridge, the reorientation of development towards Hazelhatch, and on the basis that the LAP makes adequate provision of residentially zoned lands to meet the Core Strategy growth allocation for Celbridge over the Plan period, it is recommended that the lands adjoining the east of the junction of the R405 and R449 be amended to delete zoning objective C: New Residential and to insert zoning objective F: Open Space and Amenity.

- (iii) Amend the map titled 'Land Use Zoning Objectives Map' of the Celbridge LAP 2017-2023 consequent to (i) and (ii) above.**

It is recommended to amend the map titled 'Land Use Zoning Objectives Map (13.1)' of the Celbridge LAP 2017-2023 consequent to (i) and (ii) above (See Map 13.1 in Appendix A).

Section 6 Consequential Amendments

Section 31(9)(d) of the Planning & Development Act, 2000 as amended requires that the Chief Executive, in his report '*makes recommendations in relation to the best manner in which to give effect to the draft direction*'. In this regard, in addition to the required amendments listed in the draft direction, there are a number of consequential amendments arising from the draft direction and recommendations of the Chief Executive. For the purposes of clarity, each item listed in the draft direction dated 13th of September 2017 is addressed individually with resultant recommended amendments set out thereafter.

Note: Recommended additional/amended text is shown in red.

- i. **Delete the zoning for Objective F2: Strategic Open Space of lands at Donaghcumper adjoining to the north of the R403 and insert zoning Objective A: Town Centre per the Draft Celbridge LAP 2017-23 published by Kildare County Council on 13th December 2016.**

Recommended consequential amendments

- **Amend List of Figures**

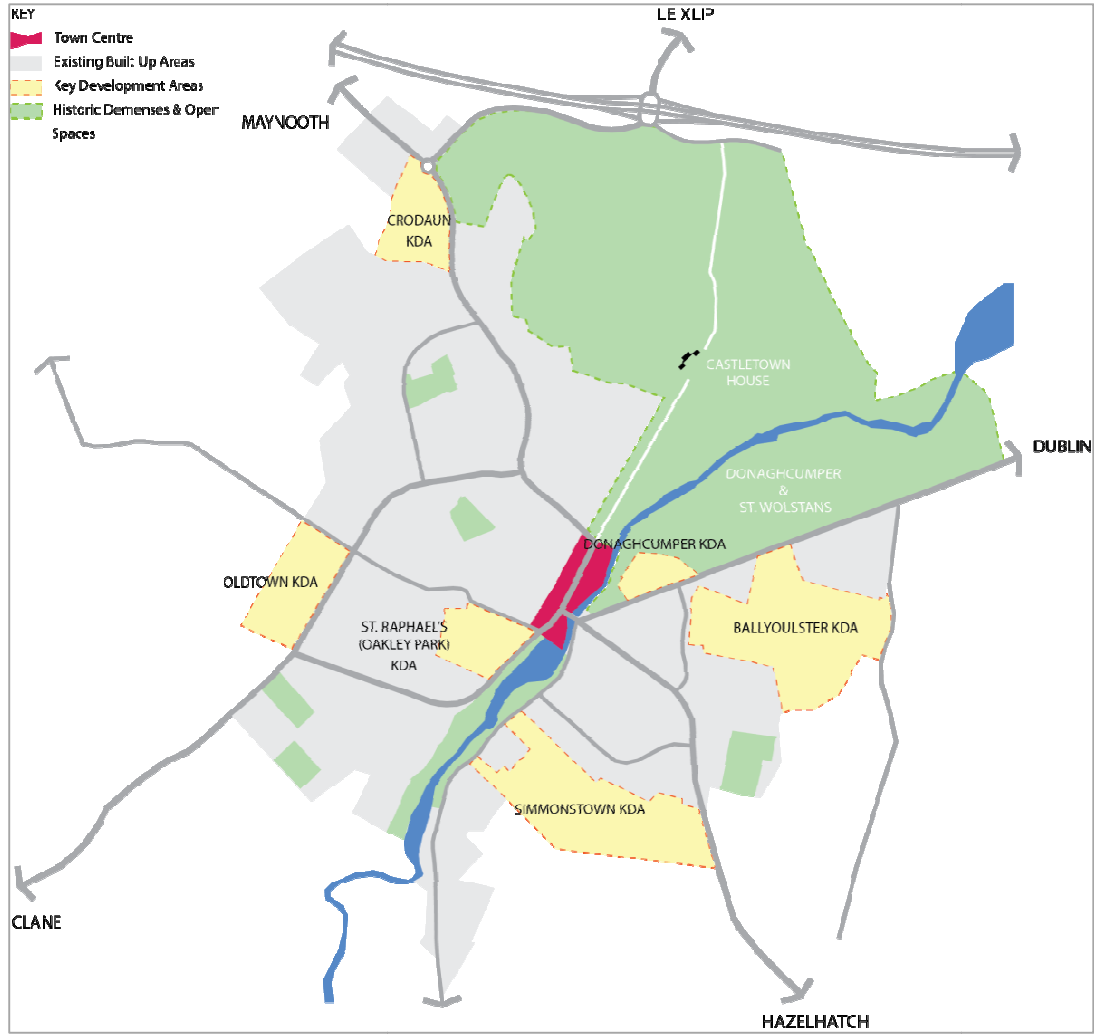
Include Figure 12.5 Design Concept for KDA 6 Donaghcumper

- **Amend Section 4.1 Function, Population and Scale of Celbridge**

The draft LAP identifies 118.6 ha of land with a residential or mixed use zoning (excluding proposed arterial roads). The housing capacity of zoned lands, including new residential zonings, mixed use zonings and of infill sites within the built up area is estimated to be 3381 (approx.) residential units (Table 4.1 refers).

The scale and form of development envisaged in Celbridge under the LAP is consistent with the settlement and economic development aims of the Core Strategy. The LAP identifies six no. Key Development Areas (KDA's) with capacity to accommodate growth over the LAP period. KDA 1 and KDA 6 are town centre expansion sites that have the potential to accommodate a mix of retail, commercial, community and residential uses.

• Amend Figure 4.1 Core Strategy Map as follows



- Amend table 4.1 as follows

Location of Development	Quantum of Land for Housing (HA)	Estimated Residential Capacity*	Estimated Density
KDA 1 St. Raphael's: Town Centre Extension	9	180**	Mixed use site
KDA 2 Ballyoulster: New Residential Area	29.5	885	30
KDA 3 Oldtown: New Residential Area	13.7	411	30
KDA 4 Crodaun: New Residential Area	10.9	300	30
KDA 5 Simmonstown: New Residential Area	35	1032	30
KDA 6 Donaghcumper: Town Centre Extension	6.4	150**	Mixed use site
Other Sites	14.1	423	Infill
TOTAL	118.6	3381	

- Amend Section 4.2 as follows;

Celbridge is designated as a Tier 1 Level 3 Retail Centre in the Regional and County Retail Hierarchies. The policies and objectives of this LAP seek to strengthen the established retail function of Celbridge Town Centre by promoting renewal and appropriate infill development in the town centre and town centre expansion to identified opportunity sites to the south and east.

• **Amend Figure 5.1 Town Centre Extension Concept as follows**



• **Amend Section 5.2 as follows and insert bullet point 2 in its entirety**

Opportunity sites are identified to the south of the Main Street at St Raphael’s (Oakley Park) and to the east of Main Street at Donaghcumper. These sites have the capacity to accommodate town centre development and to act as a catalyst for town centre regeneration.

- Lands to the east of the River Liffey at Donaghcumper are situated to the rear of the historic Main Street. These lands are proximate to Celbridge Main Street and, subject to the provision of a bridge link over the River Liffey, have the potential to allow for town centre expansion and improved connectivity between the town centre and residential districts to the east. Lands at Donaghcumper were previously identified for town centre expansion in the Celbridge Development Plan 2002 and in the 2010 LAP. This LAP proposes a reduced town centre extension area, in response to environmental sensitivities associated with the historic landscape and the River Liffey.

• **Amend Section 5.3 (paragraph 4) as follows**

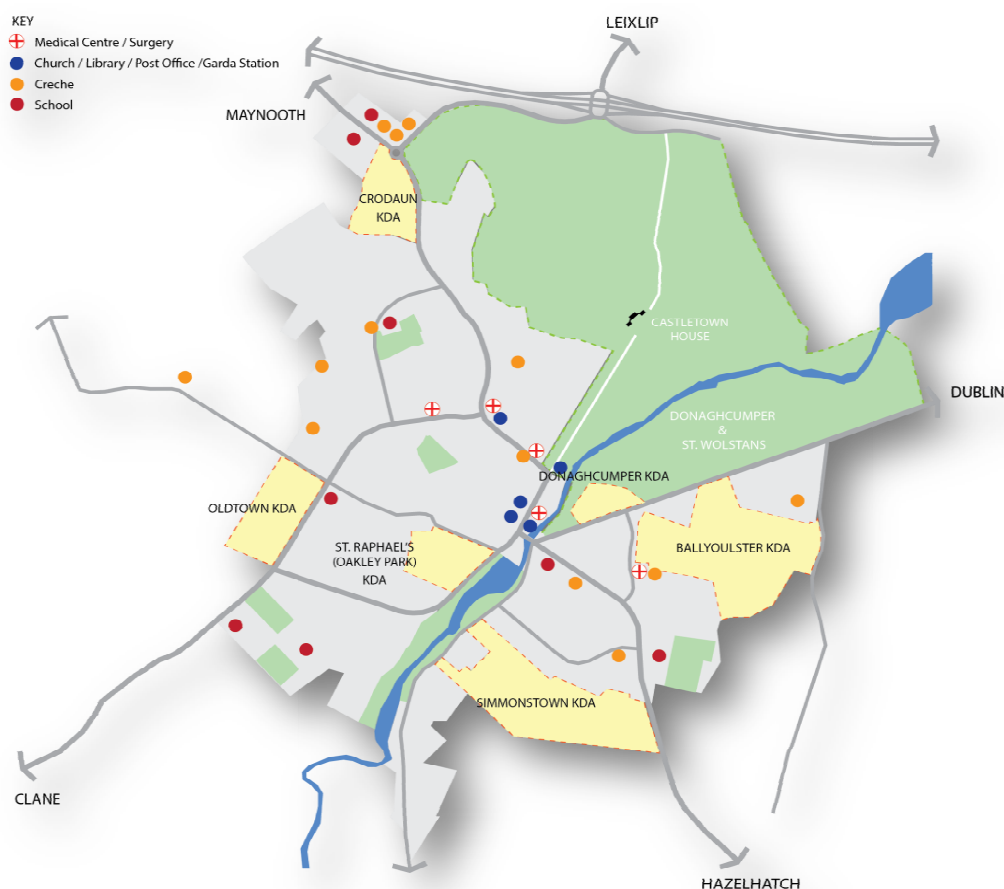
The policies and objectives of this LAP seek to strengthen the established retail function of Celbridge Town Centre by promoting retail development along Main Street and on town centre

expansion sites to the south of Main Street at St. Raphael’s (Oakley Park) and to the east of the River Liffey at Donaghcumper. The plan will seek to strengthen the established retail offer and support additional retail services that compliment the role of Celbridge as a heritage and tourism destination.

- Amend Objective TCEO 1.1 as follows;

TCEO1.1: To support town centre uses on the identified opportunity sites to the south of Main Street at St. Raphael’s (Oakley Park) and to the east of Main Street at Donaghcumper, subject to the protection of the architectural and landscape character of the area.

- Amend Figure 6.4 Community Facility Distribution as follows



- Amend Section 7.3 (paragraph 3) as follows

The LAP supports enterprise and employment development in Celbridge Town Centre and identifies town centre expansion sites at St. Raphael’s (Oakley Park) and Donaghcumper that offers significant potential for this type of development. Enterprise and employment uses such as professional services, public administration, research and development and other commercial activities have the potential to revitalise the town centre, as part of wider mixed-use developments. The LAP also identifies lands for industrial and warehousing development on the Maynooth Road.

- Insert the following under Section 12.2

KDA 6 Donaghcumper: Town Centre Expansion

- **Amend Map 12.1**

To include KDA 6 Donaghcumper

- **Insert the following under Section 12.2.6 KDA 6 - DONAGHCUMPER**

This KDA is located to the east of the town centre and the River Liffey. It is approximately 8.6 hectares and is defined by the Dublin Road to the south, the River Liffey to the north-west and Donaghcumper House and associated buildings and parkland to the east. There is an area of dense woodland adjoining the site to the south-west. The lands identified for town centre expansion within this KDA present an opportunity to provide a sustainable extension of the town centre, whilst protecting and enhancing the amenity value of the River Liffey and the landscape setting of Donaghcumper House.

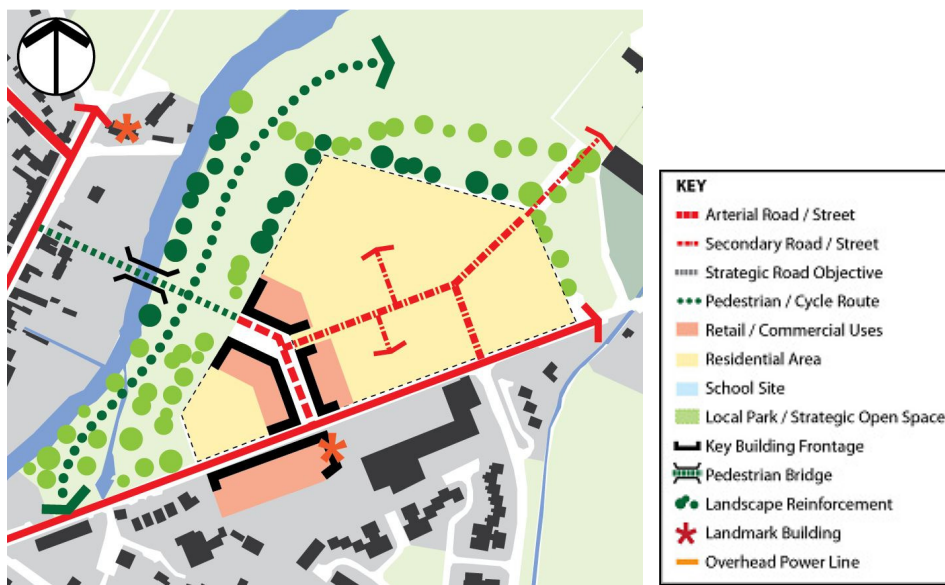


Figure 12.5 Design Concept for KDA 6 Donaghcumper

Vision

A vibrant mixed use district with a mix of day and night-time uses (e.g. retail, office, residential, community and amenity uses) that reflects the town centre designation, within an historic riverside setting.

Connectivity/ Movement

The town centre expansion is contingent upon the provision of a pedestrian footbridge over the River Liffey, which connects the Main Street to the Dublin Road. There is also potential for a green corridor along the River Liffey that provides for pedestrian and cycle routes extending from Celbridge Bridge to the New Bridge further downstream. Primary vehicular access to this site will be off the Dublin Road with potential for connections at the Shinkeen Road junction and opposite the entrance to Supervalu on the Dublin Road.

Built Form

Development on this site should be urban in character, particularly along the pedestrian route that links the Main Street to the Dublin Road. Given the development potential of the lands on the opposite side of the Dublin Road, there is an opportunity to create a node along the Dublin Road that signals the entrance to the town centre. Building heights should range from two to three storeys generally. The location of buildings in excess of two storeys will require careful consideration given their potential to impact views from the surrounding

demesnes. Development proposals for this site will be required to undertake a visual impact assessment in this regard.

Landscape and Spaces

The River Liffey and its banks are the dominant landscape features at this location. Tree lines, tree groups and the Donaghcumper demesne wall also contribute the landscape character of the area. The KDA lands are generally flat. A tree line, which formed part of a field boundary (no longer extant), marks a ridge where the lands begin to slope down to the River Liffey. The lands west of this ridge are located within the River Liffey Valley landscape character area as defined in the current and draft County Development Plan. This character area is sensitive to development.

The lands between this ridge and the River Liffey should be developed as public parkland and should be landscaped to enhance the amenity value of the river. Tree planting proposals will be particularly important on these lands in order to mitigate any potential impact on views from the attendant grounds of Castletown and Donaghcumper House. A public space such as an informal square located on the new street connecting the River Liffey to the Dublin Road would provide a focal point for this KDA. Open space associated with the residential component of the KDA should seek to visually integrate the development into the surrounding landscape. Public open space requirements associated with housing development can be off-set up to a maximum of 50% against the public parkland provision.

- Insert the following into Section 13.5.1 Key Development Areas (KDAs)

KDA 6 – Donaghcumper		
Type of Infrastructure	Description	Phasing
Town centre pedestrian/cycle link	New pedestrian and cycle link from Celbridge Main Street to Dublin Road including bridge crossing over the River Liffey.	To be completed prior to the occupation of any development within KDA 2.
Childcare	Compliance with objective CPFO 1 of the Kildare County Development Plan 2017 – 2023.	Pro-rata provision for dwellings 1-100 to be completed prior to the commencement of dwelling no. 101 in KDA2. Pro-rata provision for remainder to be completed prior to the completion of development in KDA2.
Open Space (Amenity and Recreation)	Public open space to north of the KDA along the River Liffey.	To be completed prior to the occupation of any development within KDA 2.

- (iv) Delete the zoning for Objective C: New Residential of lands at Crodaun adjoining to the east of the junction of the R405 and R449 and insert zoning Objective F: Open Space and Amenity

Recommendations

- Amend Section 4.1 Function, Population and Scale of Celbridge

The draft LAP identifies 118.6 ha of land with a residential or mixed use zoning (excluding proposed arterial roads). The housing capacity of zoned lands, including new residential zonings, mixed use zonings and of infill sites within the built up area is estimated to be 3381 (approx.) residential units (Table 4.1 refers).

- Amend Figure 4.1 Core Strategy

As above.

- Amend table 4.1 as follows

As above.

- Amend Figure 5.1 Town Centre Extension Concept

As above.

- Amend Figure 6.4 Community Facility Distribution

As above.

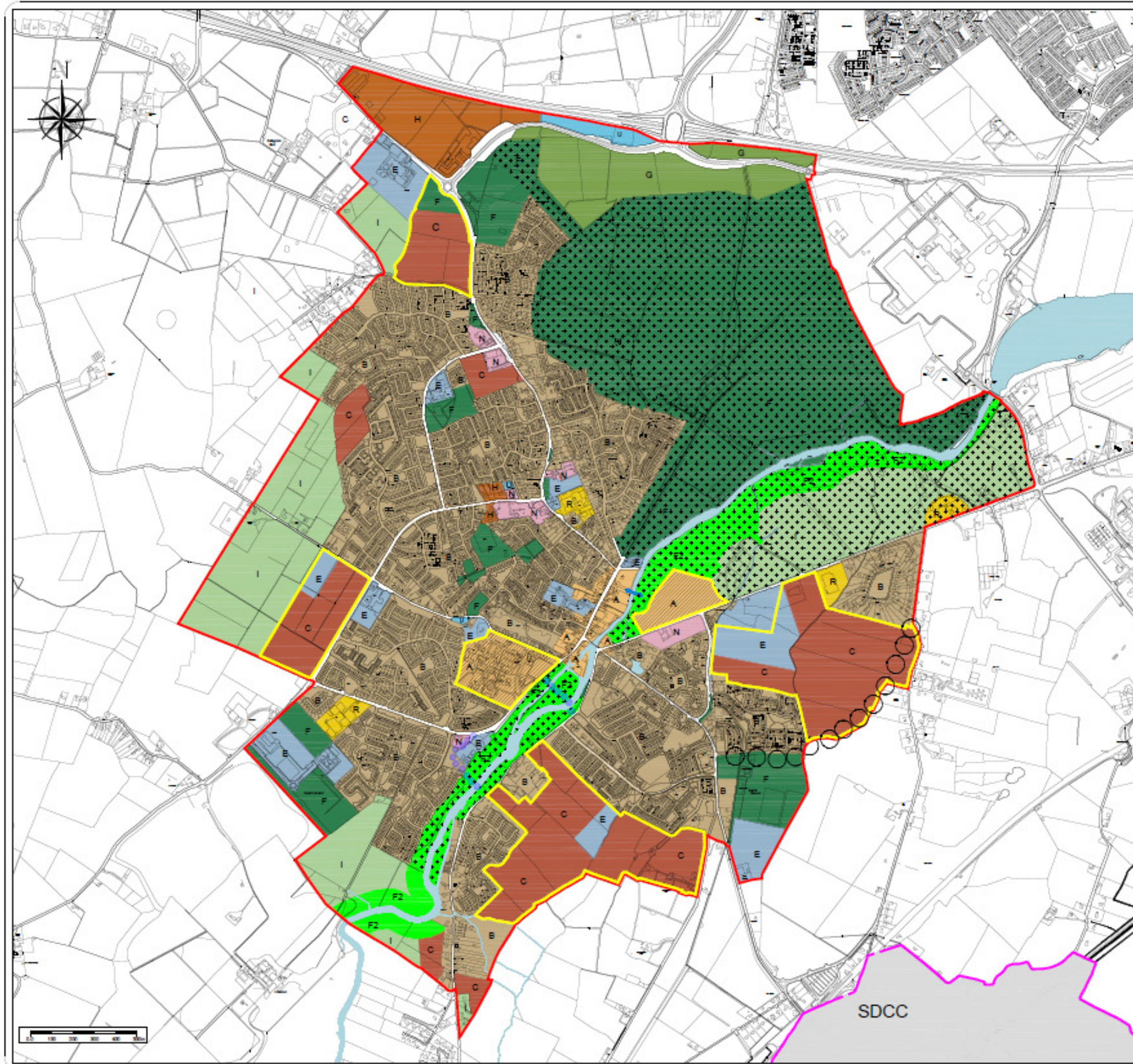
- Amend Section 12.2.4 KDA 4 – Crodaun including Design Concept

The Crodaun KDA comprises approximately 13 hectares of land on the northern outskirts of the town on the west side of the Maynooth Road, which consists of both residentially zoned lands and lands zoned for open space and amenity. The Salesians secondary school is located to the north of the KDA.



Figure 12.3 Design Concept for KDA 4 Crodaun

Amend the map titled 'Land Use Zoning Objectives Map' of the Celbridge LAP 2017-2023 consequent to (i) and (ii) above.



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

Celbridge Local Area Plan 2017-2023
 Section 31 Ministerial Direction

Legend :

- A: Town Centre
- B: Existing Residential / Infill
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- F2: Strategic Open Space
- G: Green Belt
- H: Light Industry and Warehousing
- I: Agricultural
- N: Neighbourhood Centre
- R: Commercial and Tourism
- U: Utilities / Services
- Local Area Plan Boundary
- Kildare County Boundary
- Key Development Areas
- Specific Zoning Objective (HLA)
- Specific Zoning Objective (Town Centre Expansion)
- Rivers, Canal & Lakes
- Proposed Pedestrian Bridge (Indicative Location)
- New Roads Objective
- River Crossing Corridor subject to environmental assessment

Land Use Zoning Objectives Map

Scale : N.T.S	Map Ref : 13.1
Date: September 2017	Drawing No: 200/17/894
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This drawing is to be read in conjunction with the written statement

