

# Celbridge

## Draft Local Area Plan 2017 – 2023

### PROPOSED MATERIAL ALTERATIONS



Planning Department

Kildare County Council

May 2017



## Section 1 Introduction

### 1.1 Introduction

The Draft Celbridge Local Area Plan 2017 – 2023 was placed on public display from the 13<sup>th</sup> December 2016 until 3<sup>rd</sup> February 2017. The Chief Executive's Report on submissions and observations received in respect of the Draft LAP was submitted to Members of the Celbridge - Leixlip Municipal District for their consideration on the 16<sup>th</sup> March 2017.

Having considered the Draft Celbridge LAP and the Chief Executive's Report, it was resolved by the Members at a Special Meeting of the Celbridge - Leixlip Municipal District on 26<sup>th</sup> April 2017 to alter the Draft Celbridge LAP, and that these alterations constitute a material alteration to the Draft LAP.

In accordance with Section 20 (3) (e) of the Planning and Development Act 2000 (as amended), the proposed Material Alterations are hereby published for public consultation for a period of 4 weeks.

### 1.2 How to read the proposed Material Alterations

The proposed Material Alterations are referred to as proposed **Material Alterations Nos. 1 – 53** in Section 2 below, and are accompanied by associated maps with changes cross-referenced.

**The revised land use zoning and proposed material alterations set out in the preceding chapters have been presented in 2 maps.**

**Map A – Draft LAP Land Use Zoning Map as per public consultation with Proposed Material Alterations shown outlined in blue, with LAP boundary alterations shown in orange.**

**Map B – Proposed Land Use Zoning Strategy arising from Material Alterations.**

The text of the Draft Celbridge Local Area Plan is shown in its normal font. Proposed deletions are shown in ~~blue strikethrough~~ text. Proposed additions are shown as *red italic* text.

**Note: Should any of the proposed Material Alterations listed in Section 2 of this report be adopted into the Draft Local Area Plan, consequential changes may occur in various sections throughout the plan as a result.**

### 1.3 Environmental Assessments

The proposed Material Alterations of the Draft Celbridge LAP have been assessed vis a vis the environmental significance criteria as outlined in Annex II of the SEA Directive. It is the opinion of this planning authority that a full Strategic Environmental Assessment will not be required in this instance.

The proposed Material Alterations have also been screened for Appropriate Assessment under the EU Habitats Directive. It is considered that the proposed Material Alterations will not result in additional impacts to those already identified in the Appropriate Assessment Screening Report.

SEA and AA Reports on the proposed Material Alterations have been prepared in accordance with the Planning and Development Regulations 2001 (as amended) and Article 6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Reports prepared in relation to the Draft Celbridge LAP 2017 – 2023.

An Addendum to the Strategic Flood Risk Assessment report has also been prepared, in accordance with Guidelines for Planning Authorities on ‘The Planning System and Flood Risk Management’.

## 1.4 Your Role - Making a Submissions/Observation

A copy of the proposed Material Alterations is on display from Tuesday 16<sup>th</sup> May until Wednesday 14<sup>th</sup> June 2017 inclusive (excluding public holidays) at the following locations.

- Planning Section, Kildare County Council Offices, Áras Chill Dara, Devoy Park, Naas, Co. Kildare
- Celbridge Library, St Patrick's Park, Celbridge, Co. Kildare
- Kildare County Council Website [www.kildare.ie/countycouncil](http://www.kildare.ie/countycouncil)

Written submissions or observations with respect to the Proposed Material Alterations of the Draft LAP may be made to the planning authority within above period. Written submissions or observations should be clearly marked ***‘Proposed Material Alterations to the Draft Celbridge Local Area Plan 2017-2023’*** and be submitted either;

- Online, through the submission form facility available on Kildare County Council’s website: <http://kildare.ie/CountyCouncil/Planning/DevelopmentPlans/LocalAreaPlans/>

**OR**

- By post to: Senior Executive Officer, Planning Department, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare.

Please make your submission in one medium only, i.e. online or hard copy. Any submission or observation should state your name, address and where relevant, the body or organisation represented. As an online facility has been provided for your convenience, e-mail and fax submissions will not be accepted.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Celbridge Local Area Plan 2017-2023 will form part of the statutory Chief Executive’s Report to be presented to the Elected Members.

Please note that only submissions or observations made in respect of the **proposed material alterations and accompanying documents** can be taken into consideration in the making of

the Celbridge Local Area Plan. Submissions or observations in relation to any other aspects of the draft LAP cannot be considered at this stage in the process.

## 1.5 The Next Steps

Following the above public consultation period, the Chief Executive will prepare a report on any submissions or observations received with respect to the proposed Material Alterations of the Draft LAP, and submit the report to the Elected Members of the Municipal District for their consideration. Members shall consider the proposed Material Alterations and the Chief Executive's Report and, shall no later than a period of 6 weeks after the Chief Executive's Report has been furnished, make or amend the Local Area Plan as appropriate.

In making the LAP, the Elected Members, acting in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (2004) prepared under the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

Section 20(3) of the Planning and Development Act 2000 (as amended) states that the Members of the Council are restricted to:

- Considering the proper planning and sustainable development of the area to which the Local Area Plan relates;
- The statutory obligations of the local authority; and
- Any relevant policies or objectives for the time being of the Government or any Minister of the Government.

## Section 2 Proposed Material Alterations

The proposed Material Alterations to the Draft Celbridge Local Area Plan 2017- 2023 are set out hereunder:

### Chapter 1 Introduction

#### Material Alteration No. 1:

Add bullet point to end of Section 1.6:

- *Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012)*

### Chapter 3 Vision for Celbridge

#### Material Alteration No. 2:

Amend the Strategic Vision:

To promote the sustainable growth of Celbridge as a Moderate Sustainable Growth Town, recognising its strategic position in North Kildare within the Metropolitan area of Dublin. In this context, the plan will seek to support population growth that is based on the capacity of physical and social infrastructure in a plan led approach; to support *and enhance* quality of life for existing and future populations, to protect and enhance the significant built and natural heritage assets of the town; to support economic development that is based on local strengths including heritage and tourism; to promote sustainable movement and identify opportunities to enhance connectivity; and to identify opportunities for the delivery of supporting infrastructure, facilities and amenities.

### Chapter 4 Compliance with Core Strategy

#### Material Alteration No. 3:

Amend Section 4.1 Function, Population and Scale of Celbridge

The draft LAP identifies ~~129~~ 126.6 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 ~~3658~~ 4033 (approx.) residential units (Table 4.1 refers).

KDA 1 ~~and KDA 2 are~~ *is a* town centre *expansion extension* sites that ~~have~~ the potential to accommodate ~~the~~ a mix of retail, commercial, community and residential uses. KDA 2, KDA 3, KDA 4 *and* KDA 5<sup>1</sup> ~~and KDA 6~~ are greenfield sites at the edge of the existing built up area of the town that have the capacity to accommodate new housing and support physical and social infrastructure.

#### **Material Alteration No. 4:**

Replace final paragraph of Section 4.4:

~~The absence of vehicular and pedestrian and cycle crossings of the River Liffey; and of a western link to the north Celbridge are also serious constraints to future development. All major traffic generating development proposals will require a Traffic Impact Assessment to assess the capacity of the transport network to support the development. While the Council will seek to maximise the capacity of the existing network in the short to medium term through active traffic management, new bridge crossings and a western link will be required to accommodate growth in the longer term.~~

*The capacity of the transportation network will be a critical determinant for growth. In particular, a new vehicular crossing of the River Liffey is required to support the extent of development proposed.*

*It is proposed to prepare a Transport Management Plan (inc. Public Transport Accessibility Strategy) to support the sustainable growth and development of Celbridge. The proposed Transport Management Plan will include recommendations for the phasing of development on the basis of the timely delivery of strategic infrastructure. In the interim it is considered appropriate that KDA 5 Simmonstown be dependent on the delivery of the new vehicular bridge and that all other major development proposals will require a Traffic Impact Assessment to assess the capacity of the existing transport network to support the proposed development.*

*The Council will consider the feasibility of preparing a Special Development Contribution Scheme under Section 48 of the Planning and Development Act 2000 (as amended) to support the preparation and implementation of the Traffic Management Plan.*

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<sup>1</sup> Final KDA reference numbers will be assigned on adoption of the Final Celbridge LAP

## Material Alteration No. 5:

Amend table 4.1 Estimated Residential Capacity:

Location of Development	Quantum of Land for Housing (HA)	Estimated Residential Capacity*	Estimated Density
KDA 1 St. Raphael's: Town Centre Extension	9	<del>100</del> 180**	Mixed use site
<del>KDA 2 Donaghcumper: Town Centre Extension</del>	<del>6.4</del>	<del>150**</del>	<del>Mixed use site</del>
KDA <del>2</del> <sup>2</sup> <del>3</del> Ballyoulster: New Residential Area	29.5	<del>885</del> 1032	<del>30</del> 35
KDA <del>3</del> <sup>3</sup> Oldtown: New Residential Area	<del>47.5</del> 13.7	<del>1425</del> 411	30
KDA <del>4</del> <sup>4</sup> Crodaun: New Residential Area	<del>15</del> 19.9	<del>450</del> 600	30
KDA <del>5</del> <sup>5</sup> Simmonstown: New Residential Area	<del>13.1</del> 35	<del>393</del> 1225	<del>30</del> 35
Other Sites	<del>8.5</del> 19.5	<del>225</del> 585	<del>30</del> Infill
<b>TOTAL</b>	<del>129</del> 126.6 <sup>3</sup>	<del>3,658</del> 4033	<del>30</del>

\*\* Town Centre *expansion* ~~extension~~ sites – residential indicative only

## Material Alteration No. 6:

Amend the LAP boundary on all LAP Maps to accord with the administrative boundary of the Celbridge - Leixlip Municipal District Area<sup>4</sup>.

<sup>2</sup> Final KDA reference numbers will be assigned on adoption of the Final Celbridge LAP

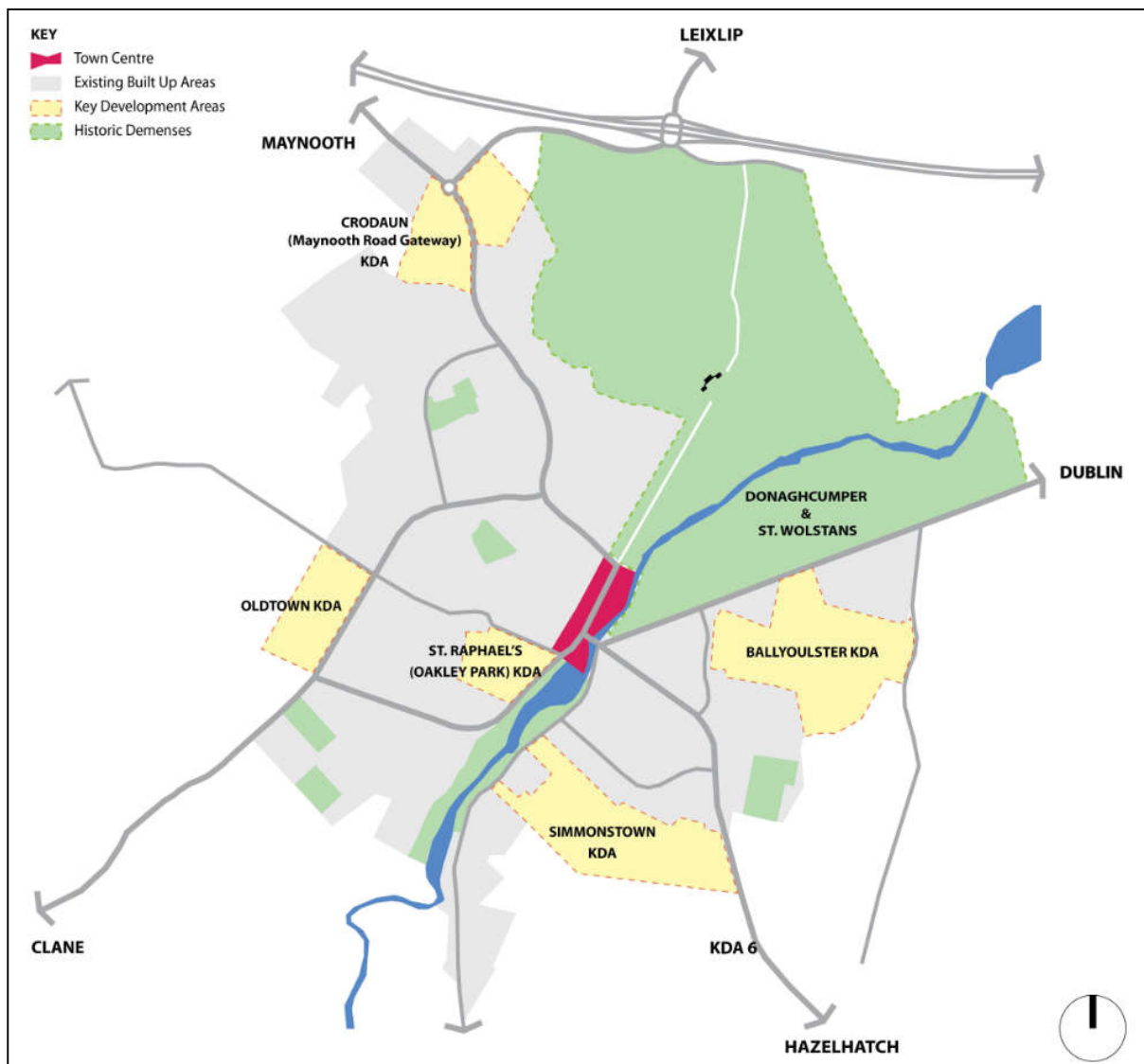
<sup>3</sup> Consequential amendments occur throughout the LAP written statement as a result

<sup>4</sup> Consequential amendments occur throughout all LAP maps as a result



## Material Alteration No. 7:

Amend Figure 4.1 Core Strategy Map to reflect revised development strategy.



## Material Alteration No. 8:

Amend Map 13.1 Land Use Zoning Map:

- i. Remove 'A' – Town Centre Zoning and Specific Objective (Town Centre Expansion) and replace with 'F2' – Strategic Open Space<sup>5</sup>
- ii. Amend zoning to North West of Donaghcumper House from 'I' – Agricultural to 'F2' – Strategic Open Space.

Consequential amendments arising:

- Amend Section 5.2 as follows and delete bullet point 2 in its entirety

<sup>5</sup> Consequential amendments occur throughout the LAP written statement as a result

An opportunity sites ~~is are~~ identified to the south of the Main Street at St Raphael’s (Oakley Park) ~~and to the east of Main Street at Donaghcumper~~. ~~Thiese~~ sites ~~hasve~~ 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 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.

- **Delete Section 12.2.3 KDA 2 - DONAGHCUMPER in its entirety**

- **Delete the following from Section 13.5.1 Key Development Areas (KDAs)**

<b>KDA 2 — Donaghcumper</b>		
<b>Type of Infrastructure</b>	<b>Description</b>	<b>Phasing</b>
<del>Town centre pedestrian / cycle link</del>	<del>New pedestrian and cycle link from Celbridge Main Street to Dublin Road including bridge crossing over the River Liffey.</del>	<del>To be completed prior to the occupation of any development within KDA 2.</del>
<del>Childcare</del>	<del>Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.</del>	<del>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.</del>
<del>Open Space (Amenity and Recreation)</del>	<del>Public open space to north of the KDA along the River Liffey.</del>	<del>To be completed prior to the occupation of any development within KDA 2. This space may be off-set against public open space</del>

		<del>requirement for residential development.</del>
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**Material Alteration No. 9:**

Amend Map 13.1 Land Use Zoning Map:

Remove zoning objective 'F' Open Space (in Crodaun KDA) and replace with zoning objective 'C' New Residential on lands on the north side of Maynooth Road (east of roundabout).

**Material Alteration No. 10:**

Amend Map 13.1 Land Use Zoning Map:

Remove 'G' Green Belt zoning on lands adjacent to Crodaun KDA (4) and replace with zoning objective 'F' Open Space.

**Material Alteration No. 11:**

Amend Map 13.1 Land Use Zoning Map:

- i. Reduce 'C' New Residential zoning in Oldtown KDA (3) to 13.7 ha and replace remaining lands with zoning objective 'I' Agricultural and amend LAP boundary accordingly.
  
- ii. Relocate 'E' – Community & Educational zoning within Oldtown KDA.

**Material Alteration No. 12:**

Amend Map 13.1 Land Use Zoning Map:

Simmonstown KDA (5): Increase 'C' - New Residential zoning to east and south of Simmonstown KDA to 35 ha and extend LAP boundary accordingly.

**Material Alteration No. 13:**

Amend Map 13.1 Land Use Zoning Map:

Zone additional lands ca. 5.4ha to south of Maynooth Road (west of Salesians) to 'C' - New Residential and amend LAP Boundary accordingly.

**Material Alteration No. 14:**

Amend Map 13.1 Land Use Zoning Map:

Amend zoning on lands ca. 1.8ha to east of Ardclough Road at Newtown from 'I' – Agricultural to 'C' - New Residential.

**Material Alteration No. 15:**

Amend Map 13.1 Land Use Zoning Map:

Amend zoning on lands ca. 2ha to south of Clane Road at Abbey farm from 'F2' – Strategic Open Space to 'E' – Community & Educational.

**Material Alteration No. 16:**

Amend Map 13.1 Land Use Zoning Map:

Delete 'New Roads Objective' MTO3.9 and revise LAP boundary accordingly.

## Chapter 5 Urban Centres & Retailing

**Material Alteration No. 17:**

Amend Figure 5.1 Town Centre ~~Expansion~~ ~~Extension~~ Concepts Map to remove KDA 2 Donaghcumper (as per Material Alteration No. 8).

**Material Alteration No. 18:**

Amend objective TCO1.8 as follows;

To support the continued use of the Mill Centre as an activity hub for the town and support improvement and intensification of activity at this location ~~and to work to ensure that the Mill Centre is accessible for all.~~

## Chapter 6 Housing & Community

### Material Alteration No. 19:

Amend Table 6.2 Community Facilities in Celbridge

Category of Community Facilities	List of Existing Facilities
Garda Station	Maynooth Road ( <del>Mon – Sat 9.00 – 1.00 &amp; 2.00 – 9.00</del> )
Other Community Facilities and Organisations	<i>Derrybeg Community Supported Farm</i> The Mill Community Centre Slip Hall The ACRE

### Material Alteration No. 20:

Amend objective RDO1.4 as follows:

RDO1.4: To focus the majority of new housing in Celbridge within walking or cycling distance of a school cluster, the town centre, *neighbourhood centre* or transport routes.

### Material Alteration No. 21:

Insert new objective COMO2.3 as follows:

*To support and facilitate the provision of play facilities in Celbridge, including playgrounds and a skatepark, for children of all ages, having regard to children with special needs.*

## Chapter 7 Economic Development

### Material Alteration No. 22:

Amend objective EDO1.2:

To promote and support enterprise and employment uses, including professional services, public administration, research and development, *knowledge – based/digital enterprise to support the tourism industry* and other commercial activities, on town centre expansion sites.

### **Material Alteration No. 23:**

Insert new objective EDO2.11 (and renumber subsequent objectives accordingly):

*To investigate the feasibility of access to trails within the grounds of Celbridge Abbey including passage over the Rock Bridge to cross the River Liffey.*

### **Material Alteration No. 24:**

Amend Section 7.4 Tourism

The Celbridge Manor Hotel is the former Collegiate School (~~founded as a charity school by Louisa Conolly~~) designed by architect Thomas Burgh in 1732 who also designed the Royal Barracks and library building at Trinity College in Dublin.

## **Chapter 8 Movement & Transport**

### **Material Alteration No. 25:**

Insert new objective under Policy MT1 – Pedestrian and Cycle Movement (and renumber subsequent objectives accordingly):

*To upgrade existing pedestrian and cycle facilities across the River Liffey.*

### **Material Alteration No. 26:**

Amend objective MTO1.1:

To ensure all footpaths in the town provide adequate access *for persons with a disability or who have impaired mobility* ~~for the disabled and mobility impaired.~~

### **Material Alteration No. 27:**

- i. Delete objective MTO1.7 and amend Map 8.1 accordingly

~~**MTO1.7:** To improve permeability for pedestrians and cyclists between existing residential areas and key destinations within the town particularly at the following locations:~~

- ~~a. The Glade towards Willowbrook Park~~
- ~~b. The Walk towards Willowbrook Grove~~
- ~~c. The Walk towards Willowbrook Lawns~~
- ~~d. Priory View and Grove to Church Road~~
- ~~e. Ballymakealy Grove to North Kildare Educate Together School~~

~~Additional locations as part of the development of the KDAs have also been identified. For the detail and specific location of these see KDA briefs included in Chapter 12.~~

II. Insert new objective under MT1 (and renumber subsequent objectives accordingly):

*To promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to local shops, schools, public transport services and other amenities, subject to local public consultation in accordance with NTA published 'Permeability: Best Practice Guide (2015)', or any successor to same.*

### **Material Alteration No. 28:**

Insert new action under Policy MT1 Pedestrian and Cycle Movement:

*To engage with Celbridge Access Group, to work towards ensuring that Celbridge is accessible for all.*

### **Material Alteration No. 29:**

Insert new action under Policy MT2 Public Transport as follows:

*To engage with the NTA, Dublin Bus, Irish Rail, Local Link and all other stakeholders to improve the provision of public transport in Celbridge.*

### **Material Alteration No. 30:**

To amend objective MTO2.3 as follows:

To support the enhancement of facilities at Hazelhatch train station, in particular *secure* cycle *storage* facilities.

### **Material Alteration No. 31:**

Amend Policy MT3 as follows:

MT3 - ~~Transportation~~ *Roads*

### **Material Alteration No. 32:**

Amend objective MTO3.4:

~~To require a Traffic Impact Assessment (inc. Mobility Management Plan) for all major traffic generating developments~~ *To ensure that all significant development proposals for the KDAs are subject to a Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA (2014). The requirement for TIA will be determined, by the Planning Authority, on a case-by-case basis.*

### **Material Alteration No. 33:**

Amend objective MTO3.6:

To require all new developments to comply with the recommendations of the Design Manual for Urban Roads and Streets (DMURS) *and National Cycle Manual*, or any subsequent relevant publication.

### **Material Alteration No. 34 (see also Material Alteration No. 16):**

Delete objective MTO3.9 (and renumber subsequent objectives accordingly):

~~To facilitate the construction of a Western Link road from Maynooth Road to the Oldtown Road in tandem with the development of KDA 4 and associated lands and to protect this route from development in the interim.~~

### **Material Alteration No. 35:**

Insert new objective under MT3 Roads (and renumber subsequent objectives accordingly):

*MTO3.1; To prepare a Transport Management Plan and Public Transport Strategy for Celbridge to support the sustainable growth and development of the town and to identify strategic connections for pedestrian, cyclist, bus and vehicle movement in consultation with statutory agencies and key stakeholders.*

### **Material Alteration No. 36:**

Insert new objective under MT3 Roads (and renumber subsequent objectives accordingly):

*MTO3.2 To require all road development to be undertaken in accordance with 'Principles of Road Development' as set out in Section 5.8.3 of the Transport Strategy for the Greater Dublin Area 2016-2035.*

## **Chapter 9 Infrastructure**

### **Material Alteration No. 37:**

Amend Section 9.1.1 Water Supply

Celbridge is connected to the *water supply scheme servicing the North Kildare Region* ~~North Regional Water Supply scheme.~~ *The water supply scheme which is serviced by the Ballygoran Reservoir which can be supplied by both the Ballymore Eustace and Leixlip Water Treatment Plants. The upgraded Water Treatment Plant (WTP) in Leixlip provides the water supply for Celbridge. The Leixlip Plant is the second largest in the country and supplies 30% of the region's water.*



## Chapter 10 Built & Natural Heritage

### Material Alteration No. 38:

Insert new objective under BH2 (and renumber subsequent objectives accordingly):

*BHO2.6: To support the implementation of a conservation and management plan for Donaghcumper Medieval Church Ruins.*

## Chapter 11 Green Infrastructure & Strategic Open Spaces

### Material Alteration No. 39:

Amend objective OSO1.4 as follows:

‘To provide a range of opportunities for active and passive recreation within public open spaces, *and to support ‘Edible Gardening’ community projects where appropriate.*

### Material Alteration No. 40:

Amend objective OSO1.6 as follows:

To maintain and protect, from inappropriate development, the greenbelt between Leixlip, Celbridge and Maynooth ~~from inappropriate development.~~

## Chapter 12 Urban Design & Key Development Areas

### Material Alteration No. 41:

Amend Section 12.2 Key Development Areas<sup>6</sup>

~~Six~~ *Five* Key Development Areas (KDAs) have been identified in Celbridge as follows:

- KDA 1 St. Raphael’s (Oakley Park): Town Centre ~~Extension~~ *Expansion*
- ~~KDA 2 Donaghcumper: Town Centre Extension~~
- KDA ~~3~~ *2* Ballyoulster: New Residential Area
- KDA ~~4~~ *3* Oldtown: New Residential Area
- KDA ~~5~~ *4* Crodaun: New Residential Area
- KDA ~~6~~ *5* Simmonstown: New Residential Area

Design briefs have been prepared to guide development in KDAs 2, 3, 4 *and* 5. ~~and 6.~~

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<sup>6</sup> KDA reference numbers to be confirmed on final adoption of the Celbridge Local Area Plan 2017-2023.

### Material Alteration No. 42:

Amend Section 12.2.1

Insert new text (bullet point 3)

*The Masterplan shall investigate the feasibility of providing a swimming pool, 10% of housing specifically designed for older people, a womens refuge to serve North Kildare, community/recreational/ cultural facilities for younger and older people.*

### Material Alteration No. 43:

Amend Map 12.1 Key Development Areas

- Delete KDA2 Donaghcumper
- Amend KDA 4 Oldtown
- Amend KDA 6 Simmonstown

### Material Alteration No. 44:

- Amend Section 12.2.4 title KDA 32 Ballyoulster
- Amend figure 12.2 Design Concept for KDA 32 Ballyoulster

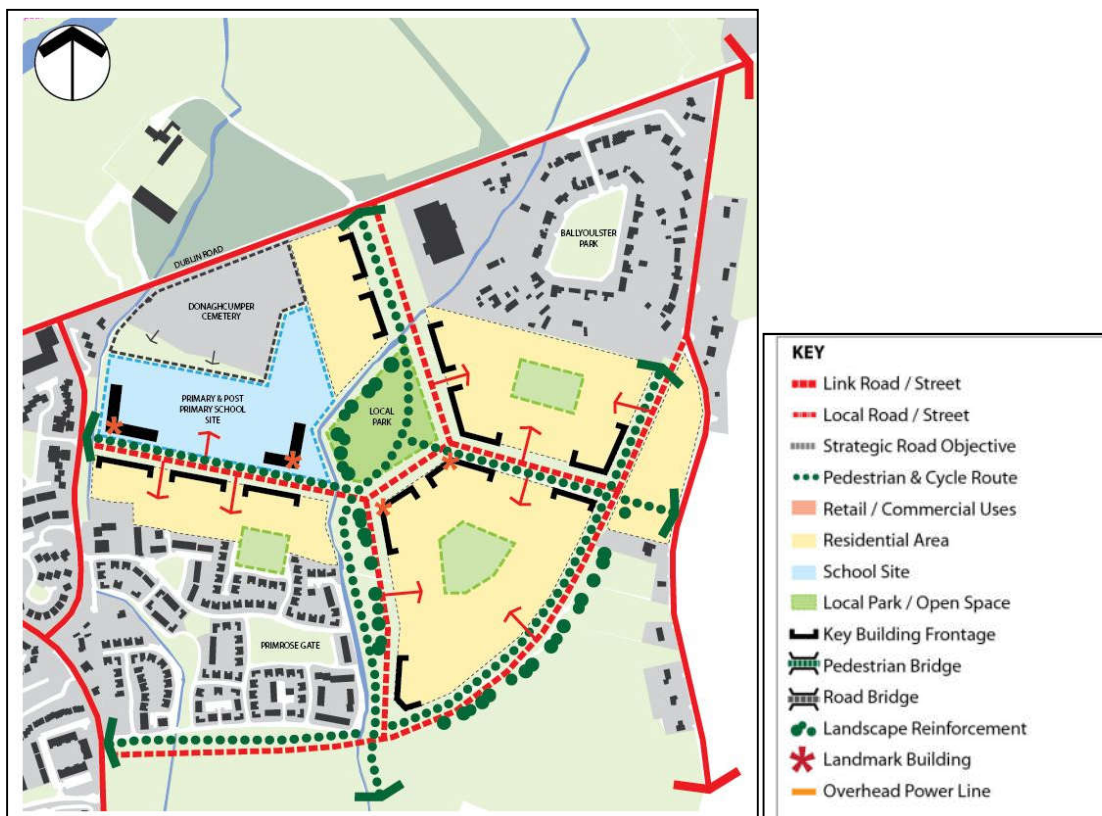


Figure 12.2 Design Concept for KDA 2 Ballyoulster

**Material Alteration No. 45:**

i. Amend Section 12.2.5 as follows

~~12.2.54~~ KDA 3 4 – Oldtown

The Oldtown KDA is located to the west of the town and is bound by the R403/~~Shackleton Road~~ ~~Priory Square distributor road~~ and the ~~Oldtown Mill housing estate~~ to the east, ~~the Ballygoran Court housing estate~~ ~~the Oldtown Road~~ to the north and agricultural lands to the south and west. ~~The Oldtown Road traverses this KDA.~~ This KDA is approximately ~~59.1~~ ~~15.7~~ ha ~~in area~~ (including a 2ha site identified for Community and Educational Uses) and is currently in agricultural use. An overhead power line traverses the southern portion of the KDA.

ii. Figure 12.3 Revised Design Concept for KDA 43 Oldtown and amend associated text

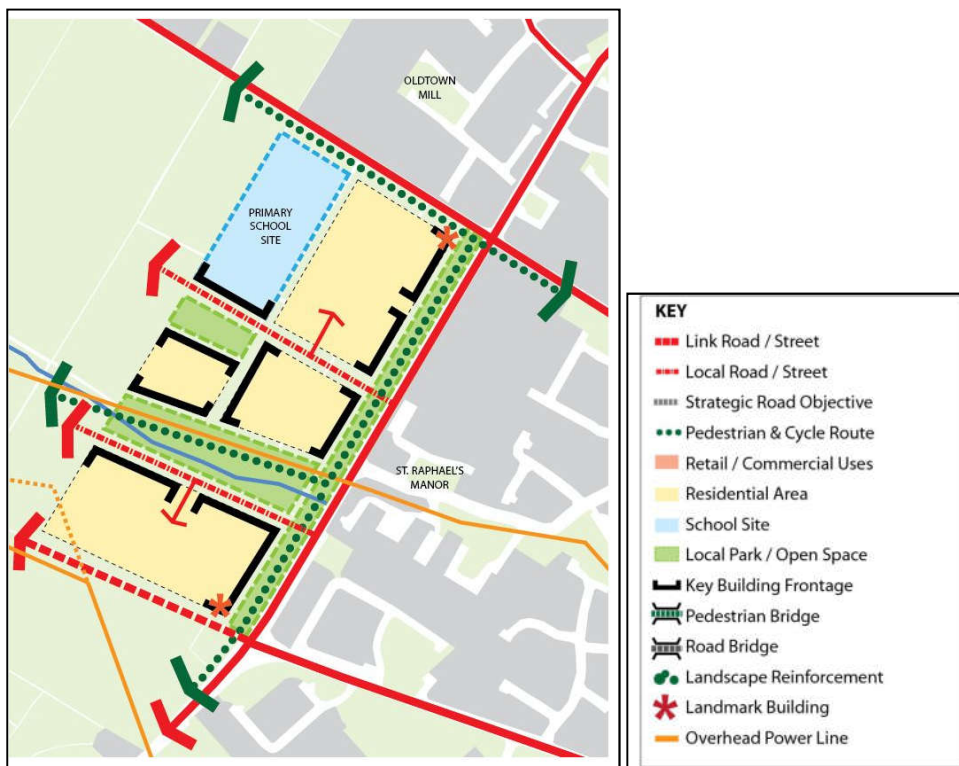


Figure 12.3: Design Concept for KDA 3 Oldtown

**Vision**

A new residential ~~community area~~, including a ~~primary school site with local parks~~ that integrates with its surroundings whilst having its own unique character and a strong sense of place.

**Connectivity/Movement**

~~This KDA is traversed by a proposed ‘Western Outer Link Road’ that will link the R403 (Clane Road) to the R405 (Maynooth Road) and R449 (Leixlip Road) at Crodaun. The sections of the proposed link road through KDA 4 shall be provided in conjunction with development. The primary means of vehicular access to this KDA will be via this arterial street. Secondary access roads should be provided from the established road network. Site~~

~~layouts should provide for the integration of new streets with existing and future developments on adjoining lands.~~ *Access to this KDA shall be from the Shackleton and Oldtown Road and should provide for an extension of the street network into lands west of this KDA in the long term.*

Streets and spaces should provide for a cycle and pedestrian friendly environment ~~with designated cycle lanes along the proposed arterial street.~~ The Oldtown Road also presents an opportunity to develop a connection back to the town centre that prioritises cycle and pedestrian movement. A permeable and integrated street network shall be a key requirement of development proposals.

### **Built form**

The development of this KDA should reflect the established pattern of development in the area and should protect the amenity of adjoining residential estates. Where overhead transmission cables traverse the site, proposed layouts shall comply with the recommended clearance distances identified by the ESB (ref. Section 17.11.2 of the ~~Draft~~ Kildare County Development Plan 2017-2023).

Site layouts should seek to fully integrate the identified primary school site into the urban structure of the neighbourhood. School buildings should be designed to front onto new streets and spaces so that they contribute to the streetscape and the character of this KDA. ~~Local retail units of a scale appropriate to a local centre will be required along the proposed arterial street as part of phase 2 of the overall development of the site.~~

A mix of housing types that range from two to three storeys in height is encouraged. Landmark /feature buildings should be provided along prominent routes and at key junctions to provide for legibility and variety in the urban environment and to reinforce the proposed hierarchy of streets and spaces.

~~Development fronting onto the proposed arterial street should provide for continuity and enclosure across the different landholdings. Three storey terraces are considered particularly appropriate along this route.~~ Development along the *Shackleton Road* ~~Priory Square Road~~ and Oldtown Road should also provide for good road frontage and an appropriate set back. Innovative design solutions such as courtyard housing, duplex typologies and end of terrace units with frontage onto both a local street and Priory Square Road are encouraged.

*This site will accommodate a minimum density of 30 units per hectare.* ~~This site will accommodate medium density residential development in the order of 30 units per hectare. However, where the quality of the design and layout is particularly high, a maximum density of 35 units per hectare may be achievable.~~

### **Landscape and Open Spaces**

~~Neighbourhood parks can make a significant contribution to the amenity value and identity of a place. A minimum of 6 ha of the Oldtown KDA lands shall be reserved for neighbourhood parks. At least one park should be provided on the lands to the north and the south of the Oldtown Road. These parks should provide for both passive and recreational activities and should be well integrated into the urban structure of the neighbourhood.~~

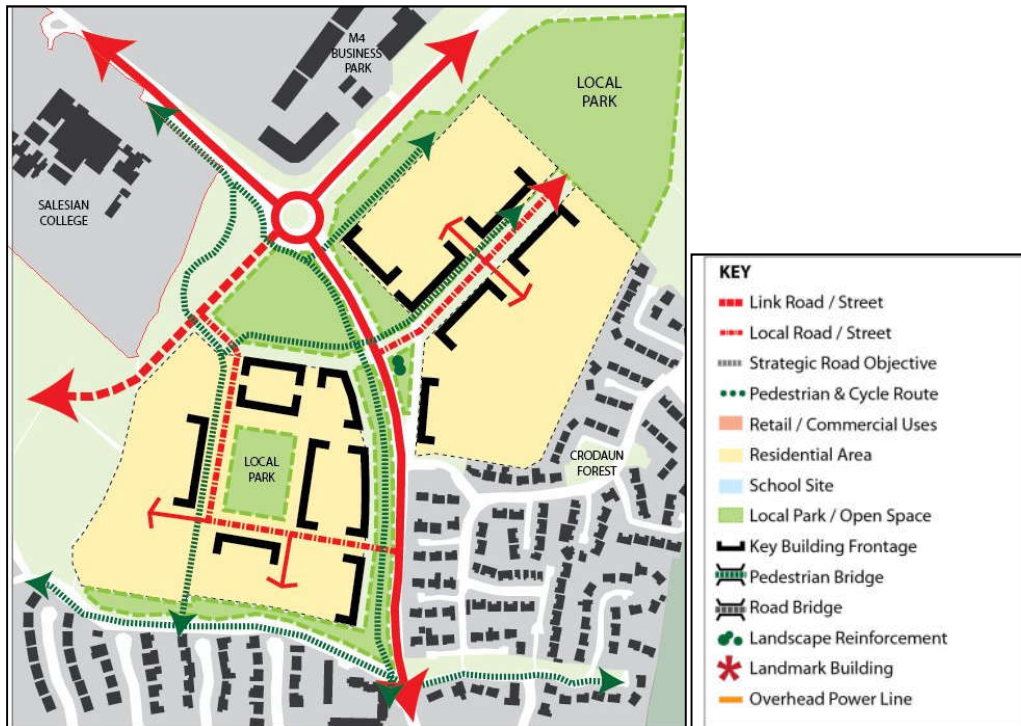
*Public open space shall be provided in accordance with the open space standards of the Kildare County Development Plan 2017-2023.* Existing landscape features such as tree lines and streams should be integrated into open spaces. Open space networks that incorporate pedestrian and cycle routes, provide for passive and active recreation, promote ecology and integrate Sustainable Urban Drainage Systems are promoted.

## Material Alteration No. 46:

i. Amend Section 12.2.6 KDA 5 Crodaun (Maynooth Road Gateway)

### 12.2.76 KDA 5-4 Crodaun (Maynooth Road Gateway)

ii. Amend Section 12.2.6 KDA 5-4 Crodaun (Maynooth Road Gateway) to insert revised Figure for Design Concept for KDA 5-4 Crodaun and amend associated text.



### Vision

A residential area and public park that consolidates development to the north of the town and presents a landscaped edge to the Maynooth Road.

### Connectivity/ Movement

~~This KDA is traversed by a proposed 'Western Outer Link Road' that will link the R403 (Clane Road) to the R405 (Maynooth Road) and R449 (Leixlip Road) at Crodaun. The section through KDA 5 shall be provided in conjunction with any new developments west of the Maynooth Road.~~

The primary means of vehicular access to this KDA will be off the Maynooth Road. New streets and spaces should provide for a cycle and pedestrian friendly environment with connections to the Maynooth Road and Kilwogan Lane. A permeable and integrated street network shall be a key requirement of development proposals.

### Built Form

The development of this KDA should reflect the established pattern of development in the area and should protect the amenity of adjoining residential estates.

~~A 5 hectare public park is required on lands to the east of the Maynooth Road.~~

A mix of housing types that range from two to three storeys in height is encouraged. Landmark / feature buildings should be provided along prominent routes and at key

junctions to provide for variety and legibility in the urban environment and to reinforce a hierarchy of streets and spaces. This site will accommodate medium to low-density residential development in the order of 25 units per hectare. However, where the quality of the design and layout is particularly high, a maximum density of 30 units per hectare may be achievable.

#### **Landscape and Spaces**

New residential areas at Crodaun should comprise a hierarchy of open spaces. Larger open spaces should provide a focus for the developments on both sides of the road with smaller areas of open space being utilised to provide a landscape buffer to the Maynooth Road and incidental open spaces within the site. Existing landscape features such as tree lines should be integrated into open spaces. Open space networks that incorporate pedestrian and cycle routes, provide for passive and active recreation, promote ecology and integrate Sustainable Urban Drainage Systems are promoted.

#### **Material Alteration No. 47:**

- i. Amend Section 12.2.7 and Figure 12.5 Design Concept for KDA6 Simmonstown

#### **12.2.75 KDA 6-5 – Simmonstown**

The KDA at Simmonstown is located between Hazelhatch Park and Temple Manor residential estates to the north east and south west respectively. The lands measure approximately ~~16.8~~ 35 ha in area and are currently in agricultural use. The lands are accessible from the Newtown / Ardclough Road. An overhead power line traverses the ~~southern~~ northern portion of the KDA.

*Development in KDA 5 Simmonstown shall be subject to a Masterplan, prepared prior to the commencement of any development. The Masterplan will be required to:*

- 1. Set out a detailed roads and infrastructure strategy for the development as a whole to include upgrading of existing roads and the construction of new roads. This strategy will be informed by a detailed traffic assessment to ascertain the extent of development that could be supported by particular upgrading works.*
- 2. Include detailed phasing proposals and an implementation strategy.*
- 3. Have regard to Sustainable Residential Development in Urban Areas Guidelines of Planning Authorities, DECLG (2009) and its companion document Urban Design Manual.*
- 4. Include an appropriate level of community infrastructure to support development.*
- 5. Provide public open space at a minimum rate of 15% of the total site area.*

- ii. Amend Section 12.2.7 KDA 6-5 Simmonstown to insert revised Figure for Design Concept for KDA 6-5 Simmonstown and amend associated text.

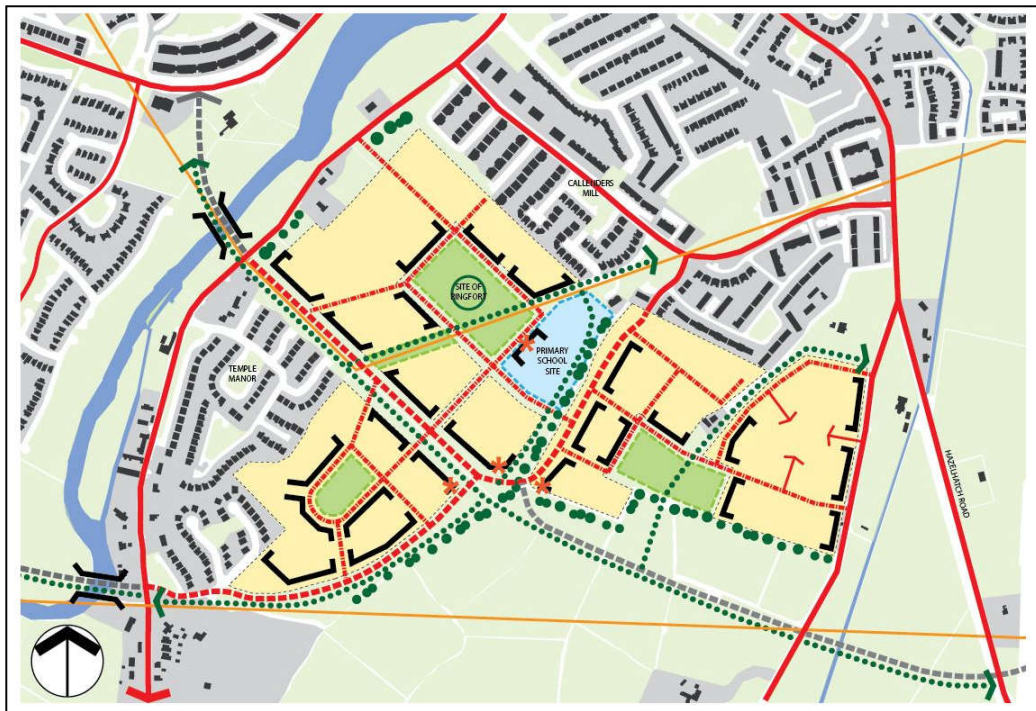


Figure 12.5 Design Concept for KDA 5 Simmonstown

#### Vision

A residential area including a primary school that consolidates the southern environs of Celbridge ~~and~~, establishes an attractive edge to the town *and provides for improved access to the Hazelhatch Road and train station.*

#### Connectivity/ Movement

Vehicular access to this KDA should comprise ~~an arterial~~ *a link* street that connects the Newtown / Ardclough Road to the R405 (Hazelhatch Road) via Callenders Mill. A second point of access off the Newtown / Ardclough Road is desirable. Provision should *also* be made for a ~~future road~~ connection to the ~~lands to the south west of the KDA with a view to providing access onto the~~ Newtown / Ardclough Road, south of ~~the~~ Chelmsford ~~residential~~ *estate*, ~~in the longer term~~. New streets and spaces should provide for a cycle and pedestrian friendly environment with designated cycle routes along ~~arterial~~ *link* streets. A permeable and integrated street network shall be a key requirement of development proposals. All roads and streets should be designed in accordance with DMURS.

#### Built Form

The development of this KDA should reflect the established pattern of development in the area and should protect the amenity of adjoining residential estates. Development proposals shall safeguard the remains of ~~an existing ringfort~~ *discovered* and ~~any~~ undiscovered archaeology on the lands located within this KDA. Where overhead transmission cables traverse the site, proposed layouts shall comply with the recommended clearance distances identified by the ESB (ref. Section 17.11.2 of the Draft Kildare County Development Plan 2017-2023).

A primary school site shall be reserved to the ~~south east~~ *centre* of this KDA and should be

integrated into the site layout of future development proposals. Design proposals for a new school should ~~provide frontage onto the proposed arterial street and~~ should make a positive contribution to the character of this area.

A mix of housing types that range from two to three storeys in height is encouraged. Landmark / feature buildings should be provided along prominent routes and at key junctions to provide for variety and legibility in the urban environment and to reinforce a hierarchy of streets and spaces. This site will accommodate medium to low-density residential development in the order of ~~30~~ 35 units per hectare. ~~However, where the quality of the design and layout is particularly high, a maximum density of 35 40 units per hectare may be achievable.~~

### Landscape and Spaces

It is a key requirement of this KDA that the site of the ringfort identified on the Record of Monuments and Places be integrated into a public open space and that an appropriate buffer is established around the ringfort (Department of Arts, Heritage, Rural, Regional and Gaeltacht Affairs will advise at detailed design stage). This space will provide a unique focus for this new residential area.

Development proposals should maintain the established building set back on the Newtown / Ardclough Road with areas of public open space being provided to the front of the site. A landscaped edge should be provided to the south ~~east~~ of the site with a view to integrating new development into the landscape.

Existing landscape features such as tree lines should be incorporated into public open spaces. Open space networks that incorporate pedestrian and cycle routes, provide for passive and active recreation, promote ecology and integrate Sustainable Urban Drainage Systems are promoted.

### Material Alteration No. 48:

Amend Design Concept 'Key' in all KDA Design Concepts Figures

~~Arterial Road / Street~~ Link Road / Street

~~Secondary Road / Street~~ Local Road / Street

~~Pedestrian / Cycle Route~~ Pedestrian & Cycle Route

~~Local Park / Strategic Open Space~~ Local Park / Open Space

Include Road Bridge and associated graphic in key

KEY	
	Link Road / Street
	Local Road / Street
	Strategic Road Objective
	Pedestrian & Cycle Route
	Retail / Commercial Uses
	Residential Area
	School Site
	Local Park / Open Space
	Key Building Frontage
	Pedestrian Bridge
	Road Bridge
	Landscape Reinforcement
	Landmark Building
	Overhead Power Line



## Chapter 13 Implementation

### Material Alteration No. 49:

Amend Table 13.3. Land Use Zoning Matrix and associated footnotes:

Land Use	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	N- Neighbourhood Centre	H - Light Industry and Warehousing	I - Agricultural	R – Commercial and Tourism	U – Utilities and Services
Amusement Arcade	N	N	N	N	N	N	N	N	N	N	N	N
Agricultural Buildings	N	N	N	N	N	N	O	N	O	Y	N	N
Car Park (other than ancillary car parking)	Y	N	N	O	N	N	N	O	O	N	N	O
Betting Office	O	N	N	N	N	N	N	O	N	N	N	N
Cemetery	N	N	N	Y	O	N	N	N	N	N	N	N
Community / Recreational/ Sports buildings	Y	O	O	Y	Y	N	N	O	N	N	O	N
Crèche/Playschool	Y	O	Y	Y	O	N	N	O	O	N	O	N
Cultural Uses/Library	Y	O	O	Y	O	O	N	O	N	N	N	N
Dancehall/Disco	O	N	N	N	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O <sup>7</sup>	N	N	N	Y	N	O <sup>8</sup>	N	N
Funeral Homes	Y	N	N	Y	N	N	N	O	N	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	N	N	Y	N	N	N
Guest House/Hotel/Hostel	Y	O	O	Y	N	N	N	N	N	O <sup>9</sup>	<del>O</del> Y	N
Heavy Commercial Vehicle Park	N	N	N	N	N	N	N	N	Y	N	N	N
Hot Food take away	O	N	N	N	N	N	N	O	N	N	N	N
Light Industry	O	N	N	N	N	N	N	N	Y	N	N	N

<sup>7</sup> Ancillary to health / community use to meet special accommodation needs

<sup>8</sup> In accordance with the Rural Housing Policy set out in the County Development Plan save structures addressed under BHO2.2

<sup>9</sup> Proposals of this nature shall be restricted to restoration projects and/or reuse of historic buildings subject to compliance with Development Management Standards of the CDP

Land Use	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	N- Neighbourhood Centre	H - Light Industry and Warehousing	I - Agricultural	R – Commercial and Tourism	U – Utilities and Services
Medical Consultancy / Health Centre	Y	O	O	Y	N	N	N	Y	N	N	N	N
Motor Sales	N	N	N	N	N	N	N	N	Y	N	N	N
Nursing Home/Housing for the Elderly	Y	Y	Y	Y	N	N	N	O	N	<del>N</del> O <sup>10</sup>	N	N
Offices	Y	O <sup>11</sup>	O	O	N	N	N	O	N	N	O	N
Park / Playground	Y	Y	Y	Y	Y	Y	Y	Y	N	O	O	N
Petrol Station	N	N	O	N	N	N	N	O	Y	N	N	N
Place of Worship	Y	O	O	Y	N	N	N	O	N	N	N	N
Playing Fields	O	O	O	Y	Y	Y	Y	O	N	O	O	N
Pub	Y	N	O	N	N	N	N	O	N	N	N	N
Restaurant	Y	O	O	N	N	N	N	O	N	N	O	N
School	Y	O	O	Y	N	N	N	N	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	N	N	N	N	N	O	N
Shop (Convenience)	Y	O	O	N	N	N	N	Y	N	N	O	N
Utility Structures	O	O	O	O	O	O	O	O	Y	O	O	Y
Warehouse/Store <sup>12</sup> /Depot	N	N	N	N	N	N	N	N	Y	N	N	N
Workshops /Small Scale Craft	O	O	N	N	N	N	N	N	Y	O	O	Y

<sup>10</sup> Proposals of this nature shall be restricted to restoration projects and/or reuse of existing buildings to accommodate such uses.

<sup>11</sup> Proposals of this nature shall be restricted to circa 100sqm

<sup>12</sup> Storage, which is ancillary to a primary use, will be considered on a case by case basis having regard to the zoning objective pertaining to the area.

### Material Alteration No. 50:

Amend Phasing for KDA at Ballyoulster in Section 13.5.1 as follows:

KDA 3 – Ballyoulster		
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 of the River Liffey <del>in KDA 2 or</del> <i>improved pedestrian and cycle facilities on the existing Liffey Bridge.</i>	To be completed prior to the <del>commencement of development</del> occupation of dwelling units <del>350 + 351</del> in <i>this</i> KDA3.
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1- <del>100</del> <i>150</i> to be completed prior to the commencement of dwelling no. <del>101</del> <i>151</i> in KDA3. Pro-rata provision for remainder to be completed prior to the completion of development in <i>this</i> KDA3.
Local Park	Local Park to include landscaping, play facilities and green links.	To be completed prior to the <del>commencement of development</del> occupation of dwelling units <del>350 + 351</del> in <i>this</i> KDA3.

### Material Alteration No. 51:

Amend Phasing for KDA at Oldtown in Section 13.5.1 as follows:

KDA 4 – Oldtown		
Type of Infrastructure	Description	Phasing
<del>Western Link Road (Objective MTO3.9)</del>	<del>Strategic link road from R403 (Clane Road) to junction of R405 (Maynooth Road) and R449 (Leixlip Road)</del>	<del>To be completed prior to the commencement of development on Phase 2 lands (c. unit 451).</del>
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1- <del>100</del> <i>150</i> to be completed prior to the commencement of dwelling no. <del>101</del> <i>151</i> in <i>this</i> KDA4. Pro-rata provision for remainder to be completed prior to the completion of development in <i>this</i> KDA4.

Open Space (Amenity and Recreation)	Completion of public park on lands zoned Open Space and Recreation including landscaping, footpaths and pitches.	<del>To be completed prior to the commencement of dwelling no. 151 in KDA.</del>
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**Material Alteration No. 52:**

Amend Phasing for KDA at Crodaun in Section 13.5.1 as follows:

KDA 5 – <i>Crodaun</i> (Maynooth Road Gateway)		
Type of Infrastructure	Description	Phasing
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1-100 to be completed prior to the commencement of dwelling no. 101 in KDA 5. Pro-rata provision for remainder to be completed prior to the completion of development in <i>this</i> KDA5.
Public Open Space	<del>Completion of public park on lands zoned open space to the east of the R405 (Maynooth Road) to include playing pitches and landscaping.</del>	<del>To be completed prior to the completion of development to the east of the R405 (Maynooth Road).</del>

### Material Alteration No. 53:

Amend Phasing for KDA at Simmonstown in Section 13.5.1 as follows;

KDA 6 - Simmonstown		
Type of Infrastructure	Description	Phasing
River Liffey Vehicular Bridge and link road.	New vehicular bridge over the River Liffey and link road from the bridge to Simmonstown <i>KDA</i> .	To be completed prior to the commencement of <i>any</i> development in <i>this</i> KDA6.
Childcare	Pro-rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro-rata provision for dwellings 1- <del>100</del> 150 to be completed prior to the commencement of dwelling no. <del>101</del> 151 in KDA 6. Pro-rata provision for remainder to be completed prior to the completion of development in <i>this</i> KDA6.
Open Space (Amenity and Recreation)	Local Park including play areas, footpaths and landscaping.	To be completed prior to the commencement of development of dwelling no. <del>151</del> 351 in <i>this</i> KDA6.



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 Proposed Material Alterations

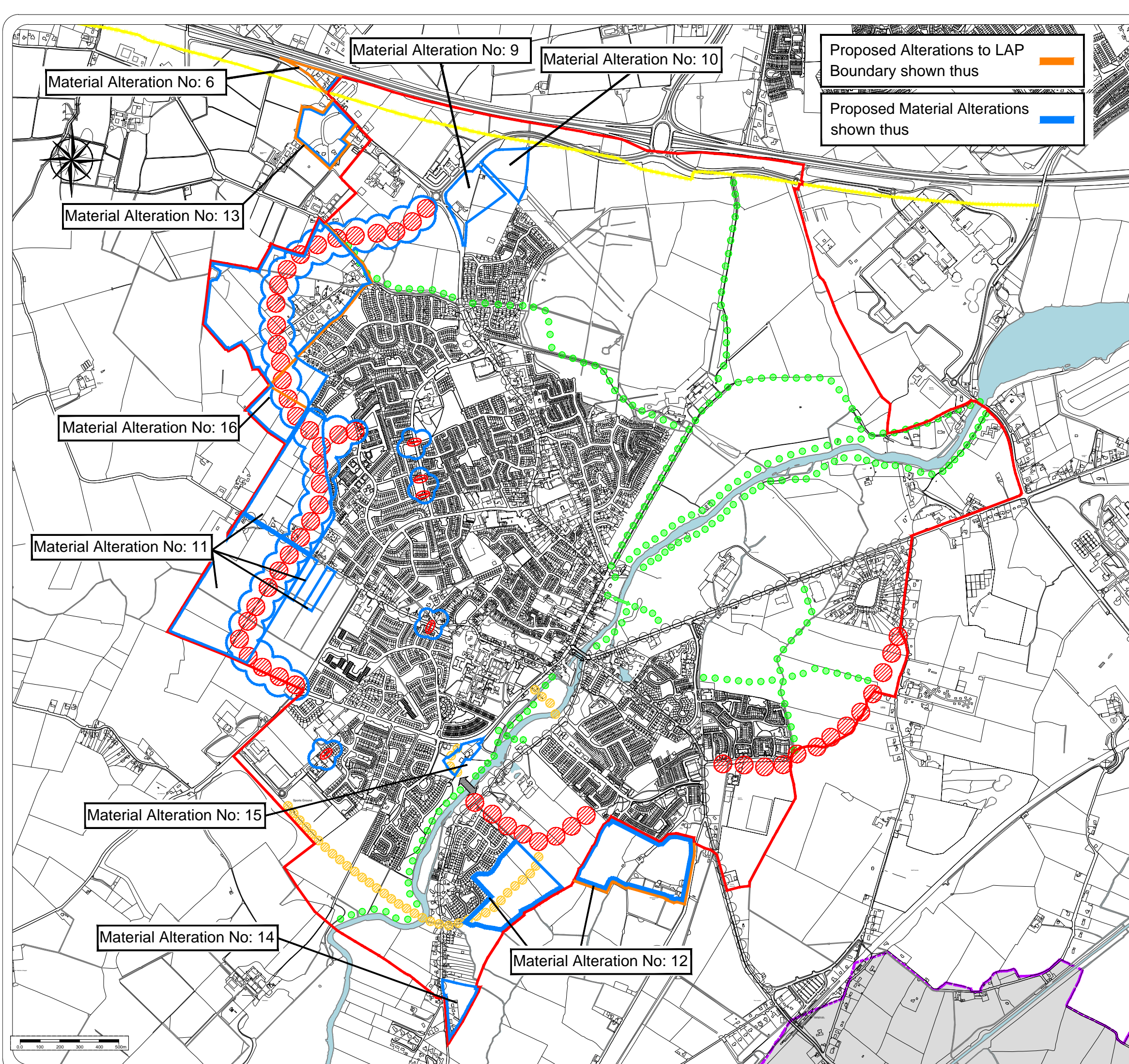
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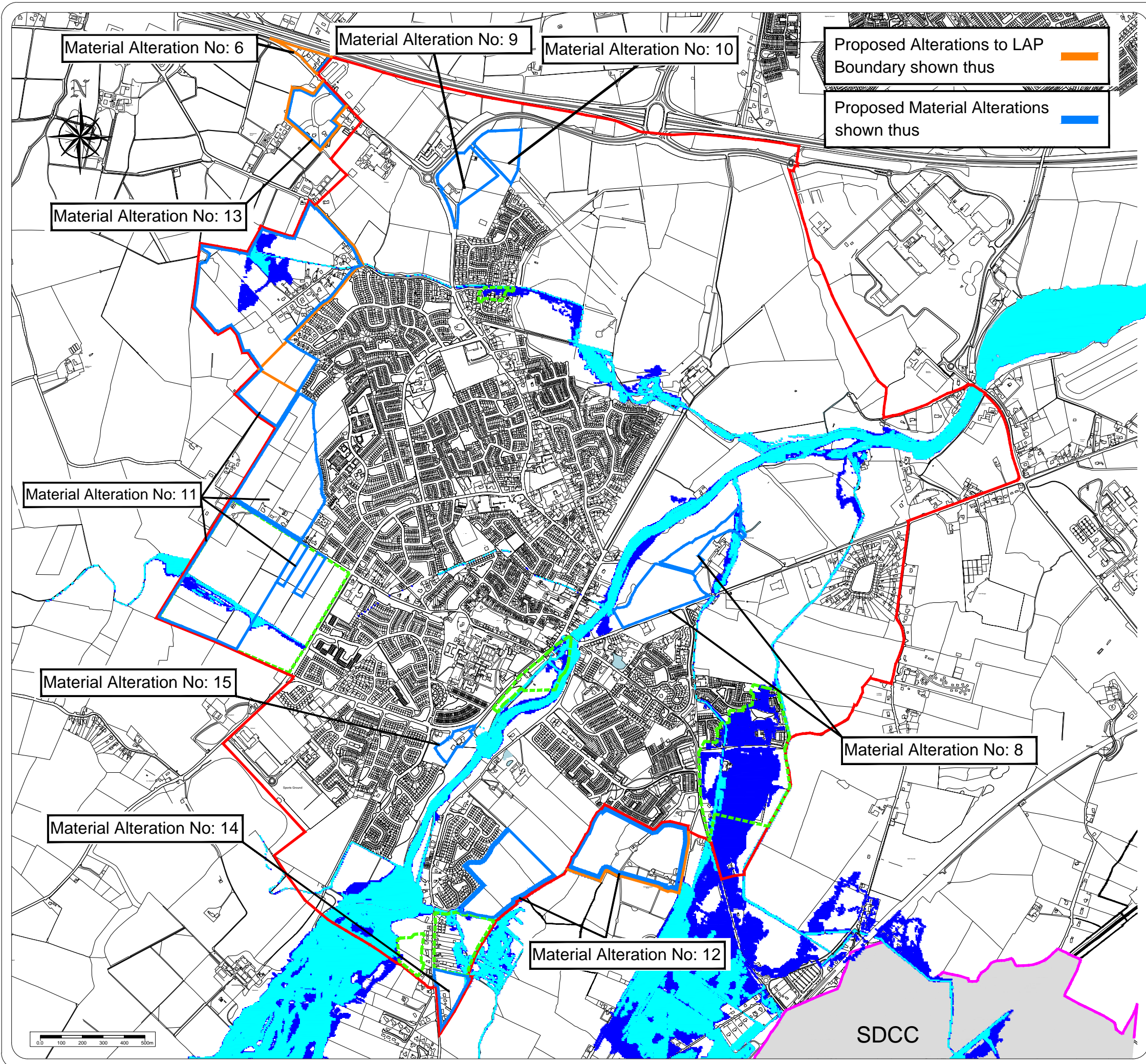
- Development Boundary
- Kildare County Boundary
- M4 Motorway Setback
- Rivers, Canal & Lakes
- Roads Objective (i) - (vii) {Indicative only}
- New Pedestrian / Cycle Objective
- Road and Footpath Improvements Objective
- River Crossing Corridor subject to Environmental Assessment
- 500m Intervals from Train Station
- New Bridge / Street / Road Improvements
- Pedestrian / Cyclist Bridge / Access route

Transport Objectives Map

Scale : N.T.S	Map Ref : 8.1
Date: May 2017	Drawing No: 200/16/862
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Material Alteration No: 6

Material Alteration No: 9

Material Alteration No: 10

Proposed Alterations to LAP  
Boundary shown thus

Proposed Material Alterations  
shown thus

Material Alteration No: 13

Material Alteration No: 11

Material Alteration No: 15

Material Alteration No: 14

Material Alteration No: 12

Material Alteration No: 8







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Draft Celbridge Local Area Plan 2017-2023  
Proposed Material Alterations

Legend :

-  Local Area Plan Boundary
-  Kildare County Boundary
-  Rivers, Canal & Lakes
-  Flood Zone A- 100 year Flood Event
-  Flood Zone B- 1000 year Flood Event
-  Development proposals for lands outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed

Strategic Flood Risk Assessment Map

Scale : N.T.S	Map Ref : 9.1
Date: May 2017	Drawing No: 200/16/865
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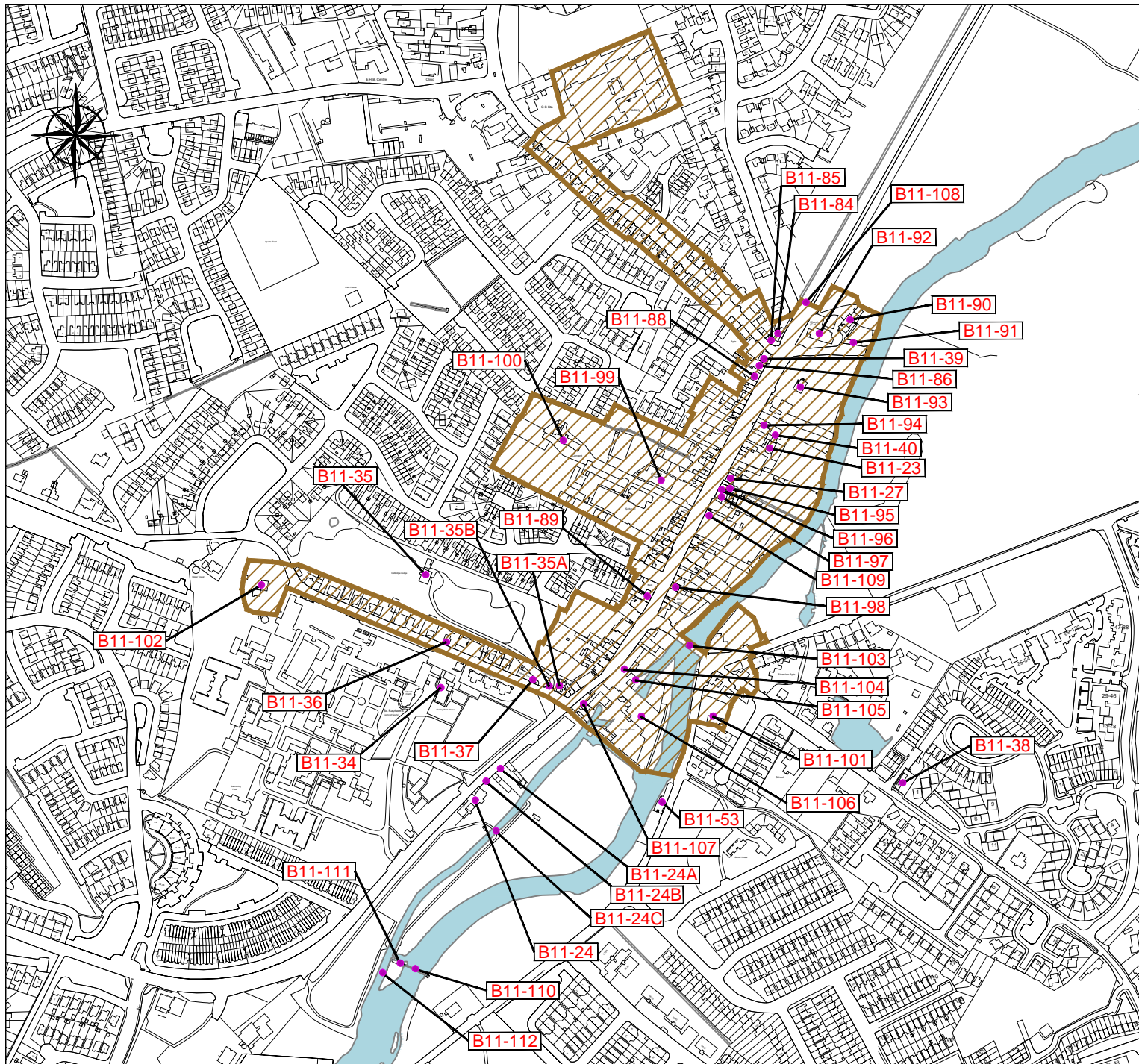


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### Draft Celbridge Local Area Plan 2017-2023 Proposed Material Alterations

#### Legend :

- Development Boundary
- Proposed Architectural Conservation Area (ACA) Boundary
- Record of Protected Structures (RPS)
- Rivers, Canal & Lakes



#### Built Heritage

Scale : N.T.S.      Map Ref : 10.2A

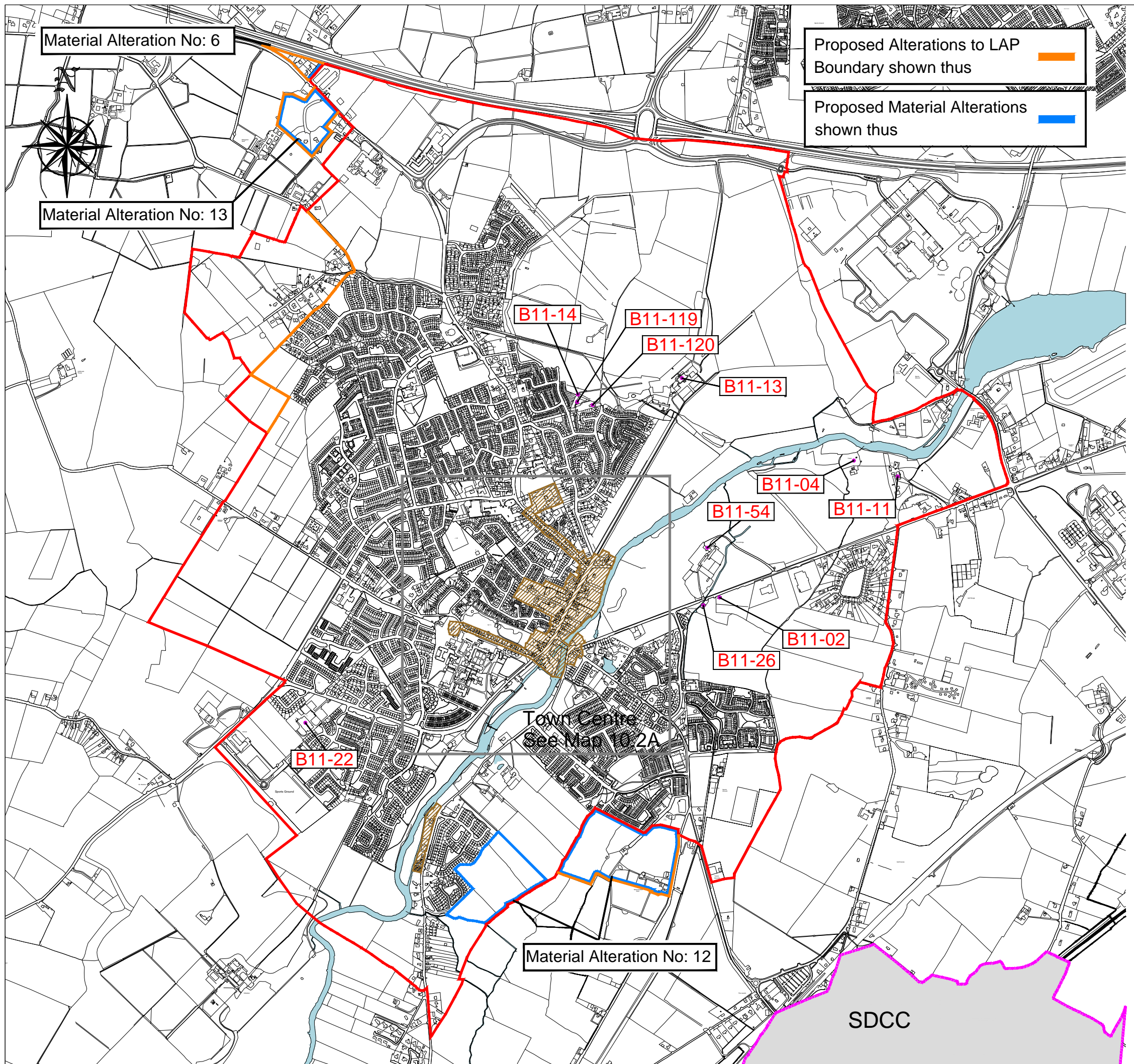

Date: May 2017      Drawing No: 200/16/860

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Draft Celbridge Local Area Plan 2017-2023  
 Proposed Material Alterations

**Legend :**

-  Local Area Plan Boundary
-  Proposed Architectural Conservation Area (ACA) Boundary
-  Record of Protected Structures (RPS)
-  Rivers, Canal & Lakes

**Built Heritage**

Scale : N.T.S	Map Ref: 10.2
Date: May 2017	Drawing No: 200/16/859
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**Draft Celbridge Local Area Plan 2017-2023  
 Proposed Material Alterations**

**Legend :**

-  Local Area Plan Boundary
-  Kildare County Boundary
-  Key Development Areas

PROPOSED ALTERATIONS TO LAP BOUNDARY  
 SHOWN THUS 

**Key Development Areas  
 Proposed Material Alterations**

Scale : N.T.S

Map Ref : 12.1

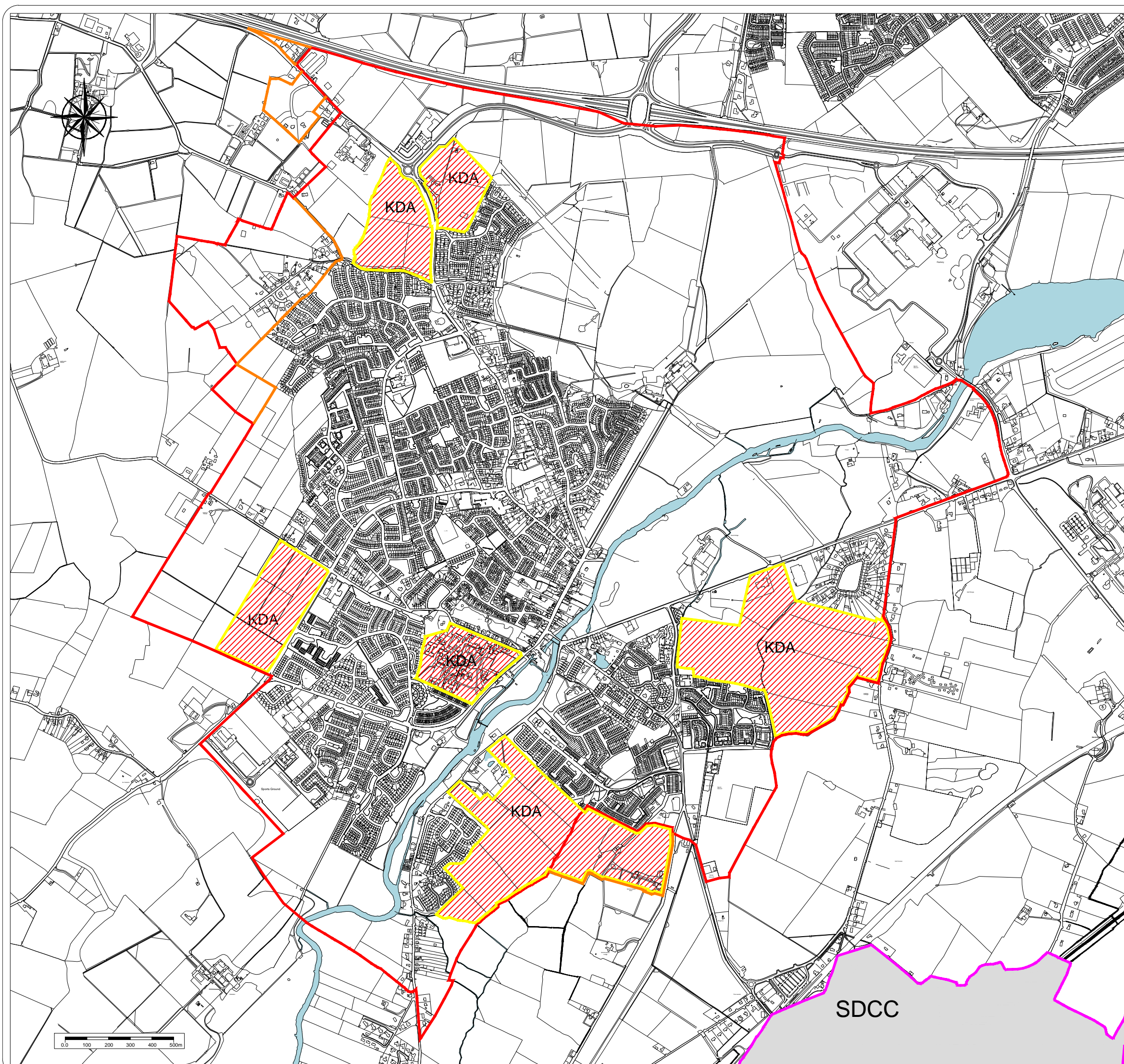
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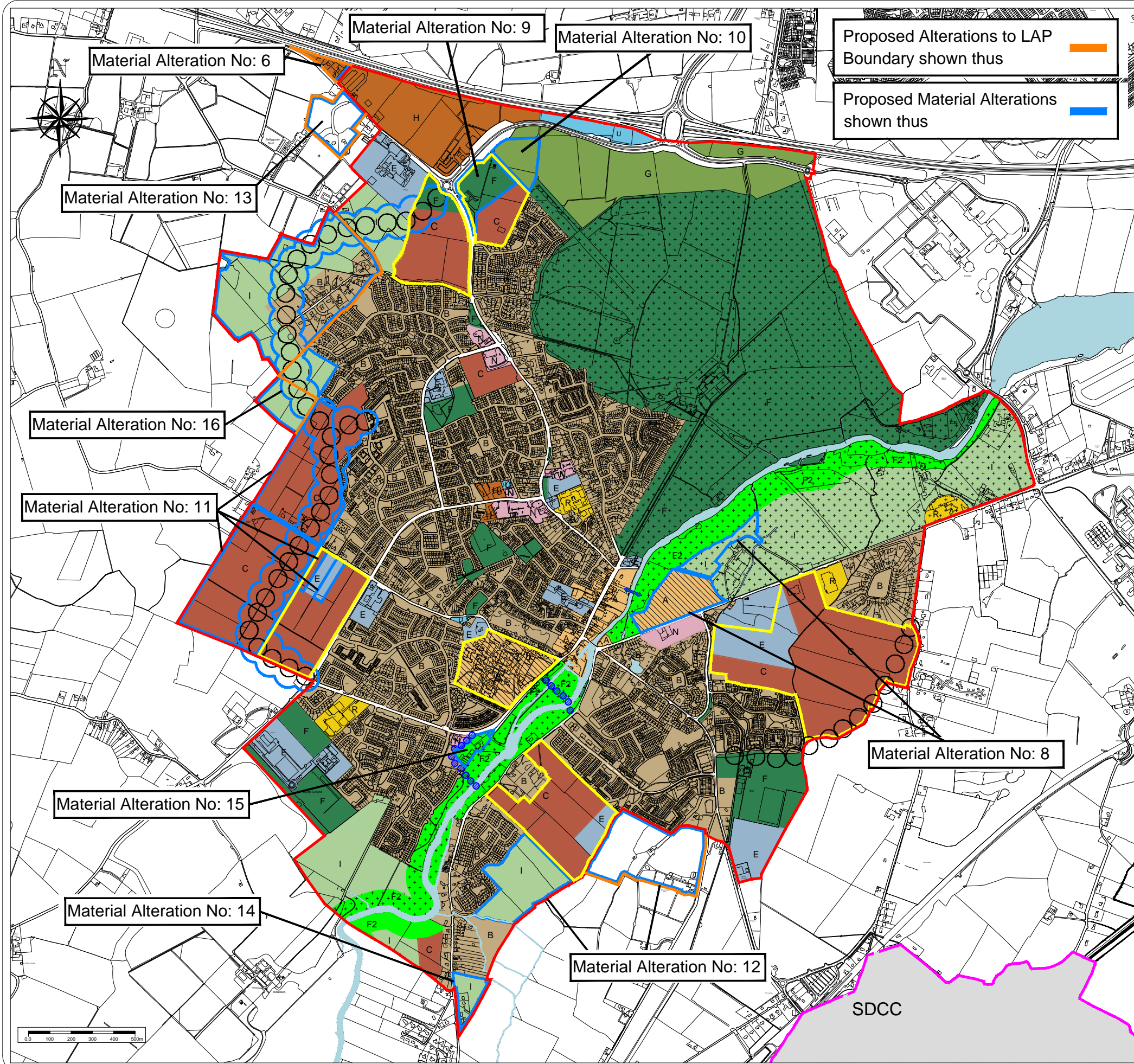
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**Draft Celbridge Local Area Plan 2017-2023  
 Proposed Material Alterations**

- 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

**Map A: Land Use Zoning Objectives**  
 Map A – Draft LAP Land Use Zoning Map as per public consultation (Dec 2016)  
 with Proposed Material Alterations shown outlined in blue, with LAP boundary  
 alterations shown in orange

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Draft Celbridge Local Area Plan 2017-2023  
 Proposed Material Alterations

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
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- I: Agricultural
- N: Neighbourhood Centre
- R: Commercial and Tourism
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- 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

Map B: Land Use Zoning Objectives

Map B – Land Use Zoning Map arising from Proposed Material Alterations.

Scale : N.T.S

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Date: May 2017

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