

Celbridge

Draft Local Area Plan 2017-2023

Dréachtphean Ceantair Áitiúil Cill Droichid



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1. INTRODUCTION

1.1 LOCAL AREA PLAN STATUS AND PROCESS

The Celbridge Local Area Plan 2017-2023 (LAP) has been prepared in accordance with the requirements and provisions of the Planning and Development Act 2000 (as amended). It sets out an overall strategy for the proper planning and sustainable development of Celbridge in the context of the Draft Kildare County Development Plan 2017-2023 (CDP) and the Regional Planning Guidelines (RPGs) for the Greater Dublin Area 2010-2022. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000, as amended, together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The LAP when adopted will replace the Celbridge Local Area Plan 2010. It is a policy of the Kildare County Development Plan 2011-2017 and Draft County Development Plan 2017-2023 (Policy PSO3) to extend the LAP boundary to incorporate the demesnes of Castletown, Donaghcumper and St. Wolstan's as these historic landscapes form an integral part of the history of Celbridge, whilst also providing significant opportunities for the town.

1.2 REQUIREMENT TO PREPARE LOCAL AREA PLAN

Sections 18 - 20 of the Planning and Development Act 2000, as amended, provide that a local area plan shall be made in respect of an area which:-

- Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census;
- Has a population in excess of 5,000; and
- Is situated within the functional area of a planning authority which is a County Council.

Census 2011 recorded a population of 19,537 persons in the town of Celbridge. A Local Area Plan is therefore a mandatory requirement.

The period of this plan shall be taken as being six years from the date of its adoption or until it is reviewed or another plan made, unless it is extended under section 19 (d) of the Planning and Development Act 2000 as amended.

1.3 FORM AND CONTENT OF THE LOCAL AREA PLAN

The Plan consists of a written statement with accompanying maps. The written statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Celbridge, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the LAP, the objectives of the CDP shall take precedence. General development management standards are contained in the CDP, while policies and objectives that are specific to Celbridge are included in the LAP.

1.4 PUBLIC CONSULTATION

The review of the Celbridge Local Area Plan 2010 commenced in February 2015. Kildare County Council published a background issues paper and invited submissions and observations from interested parties between 28th February 2016 and 31st March 2016. Submissions were received from residents, service providers, from local community and recreation groups, local representatives and from adjoining local authorities. A total of 33 submissions were received and the issues raised are summarised in the Chief Executive's Report on Pre-Draft Consultation dated July 2016. A further phase of targeted stakeholder consultation was undertaken in July, August and September 2016 with local community groups, infrastructure providers, sectoral groups and statutory agencies. Both stages of consultation have informed the plan making process.

1.5 ENVIRONMENTAL REPORT

The preparation of this Local Area Plan has been informed by the preparation of a Strategic Environmental Assessment (SEA) in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004, and a Stage One Appropriate Assessment Screening Report, pursuant to Article 6 of the Habitats Directive 94/42/EEC. Strategic Flood Risk Assessment and Habitat Reports have also informed the plan.

1.6 PLANNING POLICY

The Plan has been prepared having regard to national, regional and local policy documents, including the following;

- National Spatial Strategy 2002-2020
- Building on Recovery; Infrastructure and Capital investment 2016-2021 (2014)
- Our Sustainable Future; A framework for Sustainable Development for Ireland (2012)
- Smarter Travel, A Sustainable Transport future 2009-2020 (2009)
- Rebuilding Ireland - Action Plan for Housing and Homelessness
- National Cycle Policy Framework
- National Climate Change Adaptation Framework; Building Resilience to Climate Change (2012)
- National Energy Efficiency Action plan 2009-2020 (2009)
- National Renewable Energy Action Plan (2010)
- Government Policy Statement on the Strategic Importance of Transmission and other Energy Infrastructure (2012)
- Actions for Biodiversity – Irelands national Biodiversity Plan 2011-2016 (2011)
- National Broadband Plan 2012
- Water Services Strategic Plan; A Plan for the Future of Water Services
- Regional Planning Guidelines for the greater Dublin Area (RPGs) 2010-2022 (2010)
- Retail Strategy for the Greater Dublin Area 2008-2016 (2008)
- Transport Strategy for the Greater Dublin Area 2016-2035
- Eastern and South Eastern River Basin Management Plan (2009-2015)¹
- Water Supply project Eastern & Midlands Region
- *Draft* Kildare County Development Plan 2017-2023
- Kildare Local Economic & Community Plan (LECP) 2016-2021
- Local Area Plans; Guidelines for Planning Authorities DECLG/DoAHG (2013)
- Manual for Local Area Plans DECLG/DoAHG (2013)
- ISP Celbridge Plan 2016-2020 - Integrated Services Programme
- Celbridge Gateway to Ireland's Ancient East - Heritage and Tourism Strategy 2016-2020
- Designed Landscapes of Castletown, Celbridge and Adjacent Demesnes (2006)
- Celbridge River Crossing Feasibility Report (2015)

¹ Preparation of the second cycle of the River Basin Management Plans 2015-2021 is currently underway

2. CELBRIDGE IN CONTEXT

2.1 HISTORICAL DEVELOPMENT

Celbridge was established beside the River Liffey and has grown around a crossing point on the river. The town has early Christian origins and may have existed as a monastic site from the 5th century. It later became an Anglo Norman borough. The town in its current form developed alongside Castletown Demesne from the early 18th century. The distinctive Georgian streetscape and tree-lined avenue that links the town to Castletown House developed from 1720. The existing bridge crossing of the River Liffey dates from between 1780 and 1820.

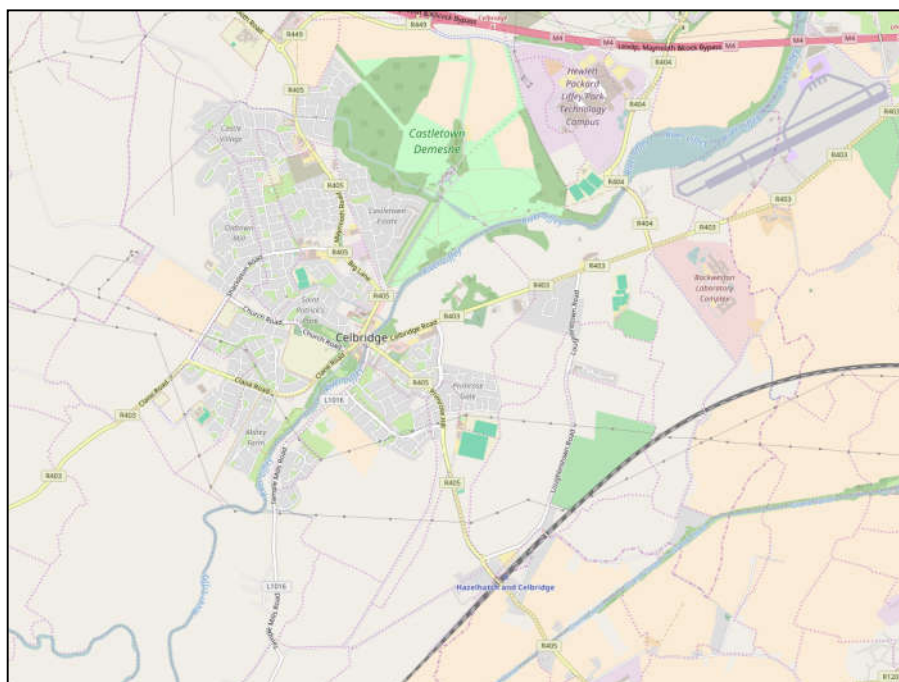


Figure 1.1 Celbridge (source; Open Street Map)

Located 23 kilometres west of Dublin, Celbridge is located in the Metropolitan area of Dublin and maintains strong economic and social links to Dublin². The M4 motorway bounds the town to the north and the Dublin Cork rail line and the Grand Canal runs to the south.

Celbridge has grown rapidly over the past 60 years from a population of 567 persons in 1951 to a population of 19,537 persons in 2011. Preliminary results from Census 2016 indicate that the population in 2016 has grown to approximately 20,000. 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 mid-1970's 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.

² 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.

2.2 SPATIAL PLANNING CONTEXT

The County Development Plan sets out the overall strategy for the proper planning and sustainable development of County Kildare in accordance with national and regional policy. The RPGs for the Greater Dublin Area, 2010 designate Leixlip, Maynooth, Naas, and Newbridge as Large Growth Towns and Athy, Celbridge, Kilcullen, Kildare, Kilcock and Monasterevin as Moderate Growth Towns. Small Towns and Villages are defined at County Level by the CDP.

Celbridge is a Moderate Sustainable Growth Town in 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. They 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.

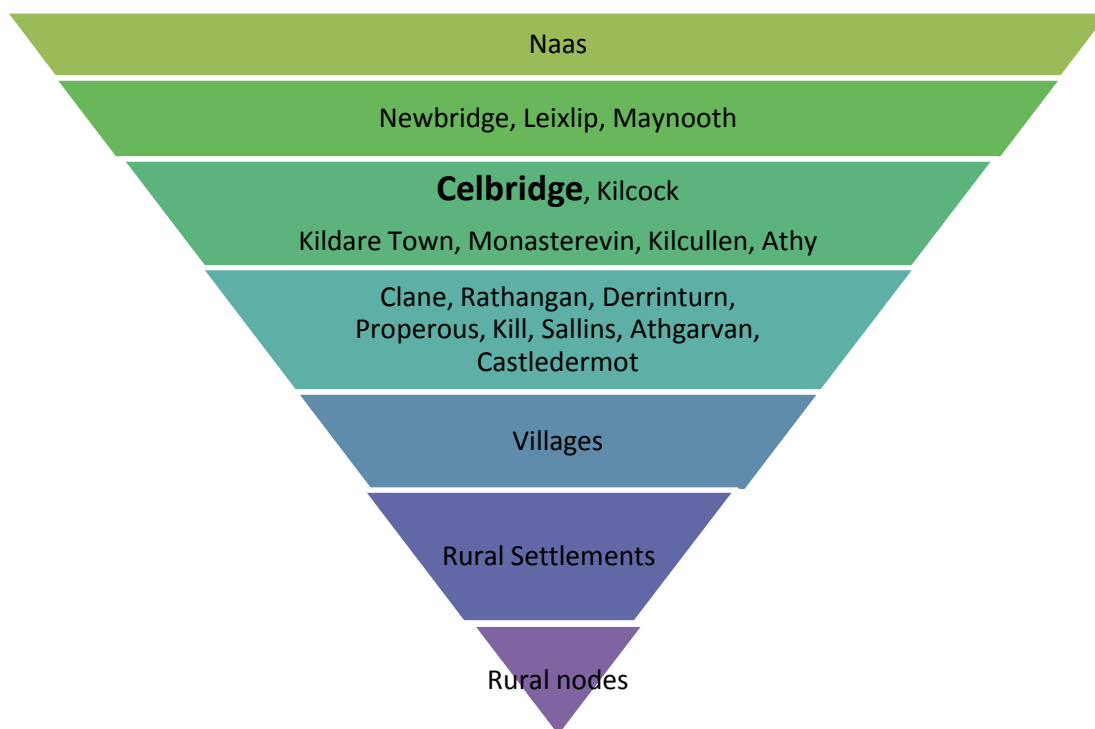


Fig. 2.1 Draft Kildare County Development Plan 2017-2023 Settlement Hierarchy

3. VISION FOR CELBRIDGE

3.1 STRATEGIC VISION

The Local Area Plan for Celbridge is underpinned by a Strategic Vision which is intended to guide the future growth of Celbridge in a sustainable manner, recognising its assets, and enhancing the town's character, heritage and amenities.

The Strategic Vision is based on detailed analysis of the profile, functions and activities of Celbridge set against its position in the Regional and County Settlement Hierarchy as follows:

“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 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.”

The LAP seeks to strengthen Celbridge's unique character and identity and to ensure that future growth has a positive impact on the town.

3.2 STRATEGIC OBJECTIVES

The LAP and overall vision for Celbridge is underpinned by the following strategic aims:

- To accommodate 10% of Kildare's housing growth over the period 2017-2023 in accordance with the CDP Core Strategy.
- To enhance the quality, ambience and vitality of Celbridge Town Centre through renewal and extension and to promote its role as a vibrant retail, cultural and community centre that is integrated with the wider heritage assets of the town.
- To support and facilitate the development of high quality, integrated residential neighbourhoods and deliver social and community infrastructure and facilities in tandem with new housing.
- To promote and support economic development that is consistent with the role of Celbridge as a Moderate Sustainable Growth Town. The town's location in the North Kildare Economic Cluster and its heritage and tourism assets are identified as key economic strengths.
- To enhance the existing transport network by increasing permeability and connectivity for pedestrians, cyclists and vehicles, in order to provide access to key land uses such as community facilities, public transport nodes and the town centre, as well as the crossing of the River Liffey.
- To enhance the infrastructural assets of Celbridge to ensure the town is well positioned to accommodate growth.
- To protect and enhance built and natural heritage as the defining character of the town and a pillar for sustainable growth, by promoting the enhancement, management and understanding of these assets.

- To protect and enhance Green Infrastructure assets and create an interconnected network of parks, open spaces, demesne lands and watercourses in Celbridge.
- To ensure development proposals conform with best practice urban design principles on the basis that well planned and integrated development will enhance the town and its environs and improve the quality of life of its residents.
- To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

The Strategic Vision and objectives are expanded upon in the policies, objectives and key actions contained within the remainder of this LAP. The policies and objectives of the LAP should be read in conjunction with the CDP.

4. COMPLIANCE WITH CORE STRATEGY

To accommodate 10% of Kildare's housing growth over the period 2017-2023 in accordance with the County Development Plan Core Strategy.

4.1 FUNCTION, POPULATION AND SCALE OF CELBRIDGE

Celbridge is situated in the Metropolitan area of Dublin and is identified as a Moderate Sustainable Growth Town, within the meaning of the RPGs and the County Settlement Hierarchy.

The RPGs state that Moderate Sustainable Growth Towns in the Metropolitan area of Dublin are strong edge of Metropolitan Area district service centres with high quality linkages. They 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 Core Strategy of the draft CDP 2017-2023 allocates 10% of Kildare's housing growth to Celbridge over the period 2017-2023, out of a total housing allocation of 32,497 units for the County. Table 3.3 of the draft CDP identifies a housing unit target of 10,333 units for Celbridge to the year 2023, through the addition of 3,250 housing units over the Plan period. This represents an overall target population for the town of 22,801 persons.

This draft LAP identifies 129 hectares 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 3,658 (approx.) residential units (Table 4.1 refers).

The lands zoned under the Celbridge LAP 2010, have been reviewed and updated in so far as is deemed necessary to ensure a sequential approach to zoning, the promotion of the development of underutilised lands, the achievement of a compact urban form and the avoidance of flood risk.

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 (KDAs) with capacity to accommodate significant growth over the LAP period. KDA 1 and KDA 2 are town centre extension sites that have the potential to accommodate a mix of retail, commercial, community and residential uses. KDA 3, KDA 4, KDA 5 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. Consolidation and infill development is also promoted on appropriately zoned land within the plan area. Table 4.1 sets out the size and estimated residential capacity for each area and Map 4.1 identifies the Key Development Areas.

Location of Development	Quantum of Land for Housing	Estimated Residential Capacity*	Estimated Density
KDA 1 St. Raphael's: Town Centre Extension	9	100**	Mixed use site
KDA 2 Donaghcumper: Town Centre Extension	6.4	150**	Mixed use site
KDA 3 Ballyoulster: New Residential Area	29.5	885	30
KDA 4 Oldtown: New Residential Area	47.5	1425	30
KDA 5 Crodaun: New Residential Area	15	450	30
KDA 6 Simmonstown: New Residential Area	13.1	393	30
Other Sites	8.5	255	30
TOTAL	129	3,658	30

Table 4.1 Estimated Residential Capacity

**Figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of site characteristics and local sensitivities.*

*** Town Centre extension sites – residential indicative only.*

The Plan supports the achievement of the Core Strategy growth allocation of 3,250 units and incorporates a level of flexibility to meet demand over a 9 year horizon.

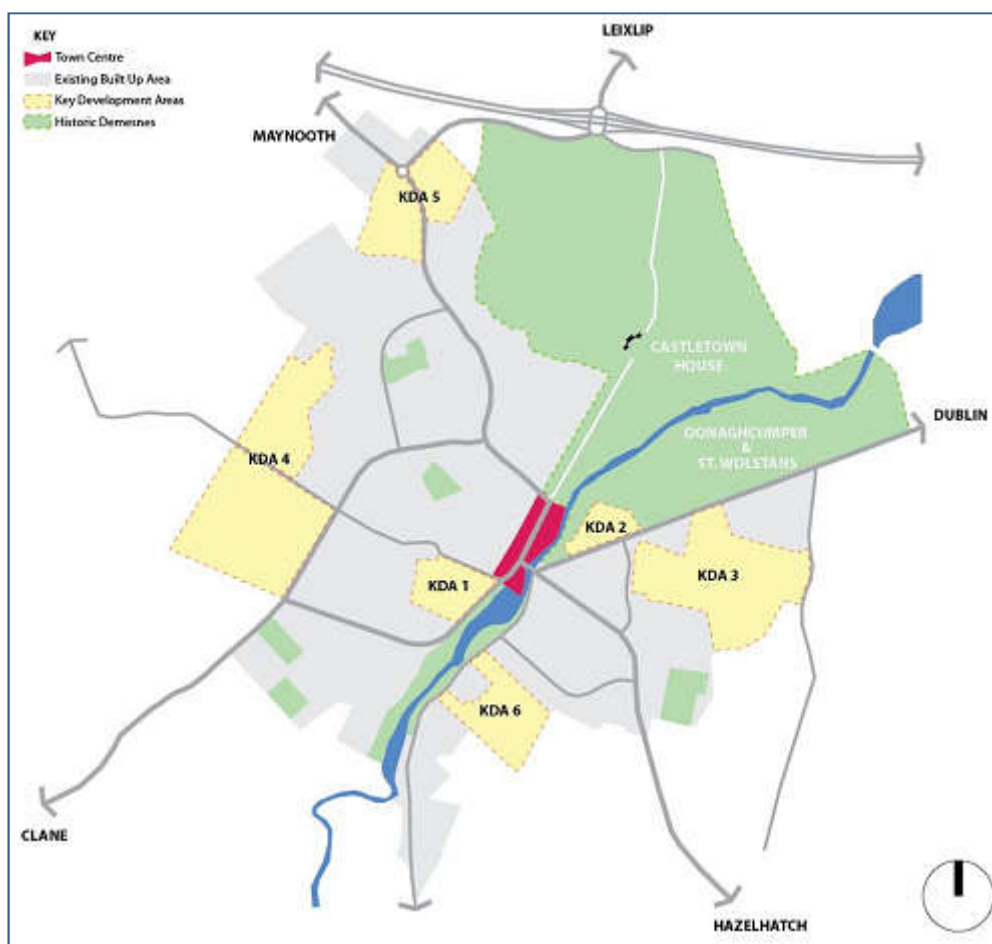


Figure 4.1 Core Strategy Map

4.2 RETAIL DEVELOPMENT

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 extension to identified opportunity sites to the east and to the south. Retail provision outside of the town centre will be limited to evolutionary renewal of established neighbourhood centres and to new residential districts.

4.3 EMPLOYMENT

Celbridge is part of the North Kildare Economic Growth Cluster and linked to the Primary Economic Growth Towns of Maynooth and Leixlip. Celbridge will continue to benefit from its proximity to the Primary Economic Growth Towns and large employment sites in Leixlip and Maynooth. Economic development within the LAP area will focus on the potential of the town centre and the town’s significant heritage and tourism offer.

4.4 INFRASTRUCTURE

The realisation of the objectives contained in this LAP is dependent on supporting infrastructure.

The capacity of the water supply and wastewater network will be a critical determinant for significant new development in Celbridge.

The absence of vehicular and pedestrian and cycle crossings of the River Liffey; and of a western link to the north of 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.

4.5 ENVIRONMENT AND HERITAGE PROTECTION

The environmental sensitivities of the county identified through the SEA process for the County Development Plan have informed the development of the Core Strategy and the role it identifies for Celbridge. The LAP responds to environmental factors including wastewater infrastructure constraints and areas at risk of flooding. The LAP acknowledges the unique character and intrinsic value of the Town Centre, Castletown House and the linked demesnes in Celbridge and incorporates objectives for the conservation and enhancement of these areas. Additionally, the LAP has objectives relating to securing strategic open space and green infrastructure, particularly improving accessibility to the River Liffey.

4.6 FUTURE DEVELOPMENT PRIORITIES

There will be a need over the lifetime of this LAP to consider the longer-term growth of Celbridge and in particular the potential of lands in the vicinity of Hazelhatch / Celbridge Rail Station. Key issues that will need to be considered include flood management; the potential of the public transport network should the DART network expansion programme proceed; and the potential for integrated development on adjoining lands in South County Dublin. It is envisaged that the potential of lands in the vicinity of Hazelhatch / Celbridge rail station will be explored during the life of this LAP.

Policy CS1 – Core Strategy

It is the policy of the Council to support the sustainable long-term growth of Celbridge in accordance with the Core Strategy of the Draft Kildare County Development Plan 2017-2013.

Objectives

It is an objective of the Council:

CSO1.1: To support and facilitate sustainable intensification and consolidation in the town centre and in established residential areas.

CSO1.2: To support new residential development in Key Development Areas (KDAs) in tandem with the delivery of supporting physical and social infrastructure.

CSO1.3: To support economic and social development that is consistent with the role of Celbridge as a Moderate Sustainable Growth Town.

CSO1.4: To investigate options for the long-term development of Celbridge, and in particular the potential of lands in the vicinity of Hazelhatch / Celbridge rail station for development, in consultation with the NTA, Irish Rail, South Dublin County Council, the OPW and other statutory agencies and stakeholders.

CSO1.5: To support and facilitate development on zoned lands based on the policies and objectives of the Draft Kildare County Development Plan 2017-2023 and the Celbridge Local Area Plan 2017-2023.

5. URBAN CENTRES & RETAILING

To enhance the quality, ambience and vitality of Celbridge Town Centre through renewal and extension and to promote its role as a vibrant retail, cultural and community centre that is integrated with the wider heritage assets of the town.

5.1 TOWN CENTRE

Celbridge town centre defines the character and attractiveness of the town. It has evolved since the early 18th century and remains the focus for a broad range of commercial and community activities. The mix of interdependent uses and a historic streetscape and landscape setting all contribute to its sense of place and identity.

In recent years new retail developments on the periphery of the town centre, on the Maynooth Road (Tesco, Lidl and Aldi) and Dublin Road (Supervalu) have altered the dynamic of the town centre and drawn activity away from the main street.

This LAP seeks to support the primacy of the town centre as the focus for retail and commercial activity and community life and to attract activity back to the Main Street. In order to reinforce the town centre as a viable and vibrant centre, a mix of retail and commercial, civic, social and cultural uses, in addition to residential development will be encouraged.

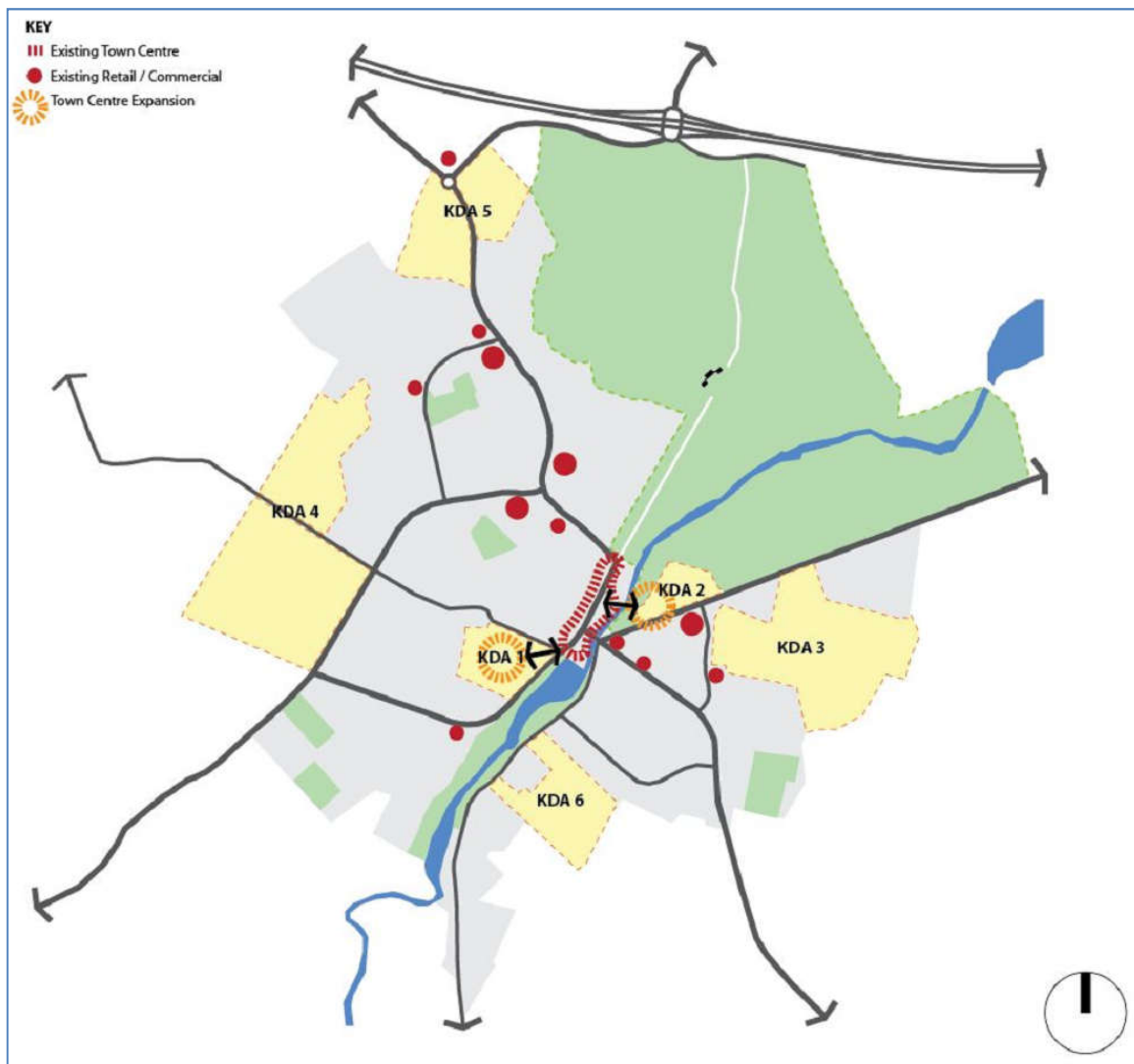


Figure 5.1 Town Centre Extension Concept

Key priorities during the LAP lifetime include;

- Enhancement and improvement of the physical fabric and environment of the town centre;
- Consolidation of development in the town centre area;
- Expansion of the town centre to identified edge of centre sites;
- Enhanced connectivity within the town centre;
- Improved access from the town centre to the surrounding residential districts; and
- Improved linkages from the town centre to heritage assets such as the river and historic demesnes.

Policy TC1 - Town Centre

It is the policy of the Council to protect and enhance the role of Celbridge town centre as a vibrant and attractive town centre that meets the retailing and service needs of the area in addition to harnessing its potential as a heritage and tourism destination within the region.

Objectives

It is an objective of the Council

TCO1.1: To protect and enhance the commercial and retail primacy and function of the town centre and promote new development that consolidates the existing urban core through regeneration and infill.

TCO1.2: To protect the quality, ambience, vibrancy and vitality of Celbridge Town Centre by promoting an appropriate mix of day and night time uses.

TCO1.3: To support development that will strengthen the town centre and act as a catalyst for renewal.

TCO1.4: To promote a high standard of urban design in the town centre that contributes to the creation of safe and attractive streets and spaces and creates a desirable place in which to work, live and visit.

TCO1.5: To encourage and facilitate the re-use and regeneration of vacant or underused sites for appropriate town centre uses and encourage the full use of buildings and in particular, upper floors and backlands.

TCO1.6: To achieve greater economic use of town centre premises through encouraging residential uses above ground floor. The Council will actively encourage initiatives such as 'living over the shop' and other similar initiatives.

TCO1.7: To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to pedestrians and cyclists.

TCO1.8: 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.

Actions

To work with relevant agencies and stakeholders to undertake a retail health check survey in the town centre and identify actions to support town centre regeneration.

5.2 TOWN CENTRE EXTENSION

Celbridge Town Centre is focused around the historic core and has not expanded to any significant extent since the 18th Century, despite the wider growth of the town. New retail development to serve the growing population has occurred on the periphery of the town along the Maynooth Road and Dublin Road. This has drawn activity away from the town centre. Town centre extension, on opportunity sites at the edge of the town centre presents an opportunity to strengthen the town centre and to provide for the retailing and service needs of the town's growing population.

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 capacity to accommodate town centre development and to act as a catalyst for town centre regeneration.

- St Raphael's (Oakley Park), Celbridge is owned by the Saint John of God Trust, where it provides a range of day, educational, residential and respite services. The campus is located at the southern end of Celbridge Main Street within the historic walled demesne of ca. 10.3 hectares. This LAP supports the ongoing use of this site for community and educational purposes. The LAP also supports new retail, office, residential, community and amenity uses on the site, in conjunction with the consolidation of the community and educational uses on site.
- 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.

Policy TCE 1 - Town Centre Expansion

It is the policy of the Council to reinforce the retail and services function of the town centre by ensuring that the expansion of the town centre occurs on appropriate edge of town centre sites.

Objectives

It is an objective of the Council

TCEO1.1: To support town centre uses on 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.

TCEO1.2: To support an appropriate mix of uses on town centre expansion sites such as retail, office, residential, community and amenity uses.

TCEO1.3: To ensure that town centre expansion sites are supported by direct walking and cycle links to the Main Street.

5.3 RETAILING

Retail planning policy in Kildare is informed by retail guidance documents at national and regional level. These include the Guidelines for Planning Authorities: Retail Planning, DECLG (2012) and the Retail Strategy for the Greater Dublin Area 2008-2016 (2008). Celbridge (along with Maynooth) is designated as a Tier 1 Level 3 Town Centre in the GDA Retail Strategy and in the County Retail Hierarchy and provides a local retail and services function to serve daily needs.

The future retail potential of Celbridge is influenced by its proximity to Maynooth and to regional scale shopping facilities (e.g. Liffey Valley). Similar to many traditional town centres, the role of the main street as the dominant location for convenience and comparison retail has been challenged by more recent retail developments outside of the historic core. However, the town centre continues to fulfil an important role as a public place, with a diversity of uses, and with opportunities to further diversify to serve the needs of a growing population and to realise the town's heritage potential.

The Core Retail Area is based around Main Street, in a linear pattern (Fig. 5.2 refers). Retail provision on Main Street is small in scale with a Centra store providing the retail anchor. Larger convenience stores are located outside of the Core Retail Area on the Maynooth Road where Tesco, Lidl and Aldi are located and on the Dublin Road, where Supervalu is located. There are also a number of neighbourhood centres.

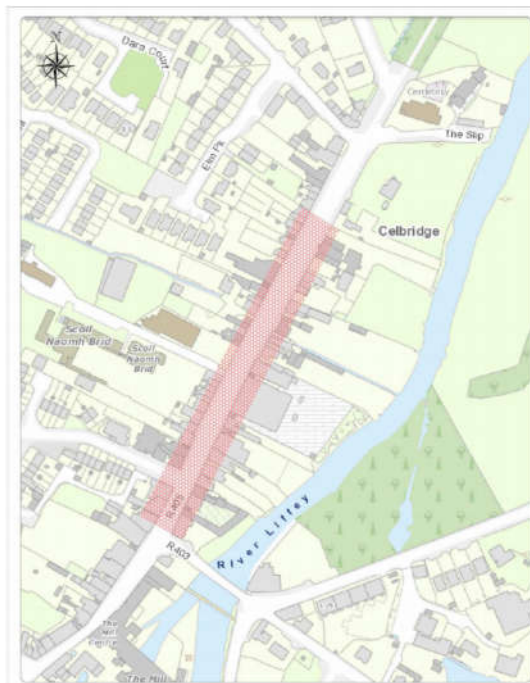


Figure 5.2 Celbridge Core Retail Area as defined in Draft Kildare County Development Plan 2017-2023

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 extension 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.

Given the compact nature of the town and the critical mass required to support a viable retail centre, it is the policy of the Council to focus new retail development into the town centre. Outside of the town centre, retail development will be limited to evolutionary renewal of established neighbourhood centres and to new residential districts.

When considering proposals for retail development, the Council will:

- Require a sequential approach in the provision of new retail facilities i.e. new retail facilities will be required to locate on lands zoned for town centre uses unless it is demonstrated to the satisfaction of the Council that there are no suitable sites to facilitate the development within the town centre.
- Promote the development of the town centre as a sustainable, multifaceted, mixed use centre.
- Ensure that the scale and type of retail offer in the town centre is sufficient to serve the hinterland catchment area.

Policy R1- Retailing

It is the policy of the Council to support the Tier 1, Level 3 retail function of Celbridge and to consolidate retail development within the town centre.

Objectives

It is an objective of the Council:

- RO1.1:** To protect the primacy of the town centre as the core retail area in Celbridge, through the application of a sequential approach to retail development, in accordance with the Retail Planning Guidelines for Planning Authorities, DECLG (2012).
- RO1.2:** To support and facilitate the development of retail, retail services and niche retailing in the town centre area, including infill development and redevelopment of an appropriate scale subject to the preservation of architectural heritage and new development on town centre expansion sites.
- RO1.3:** To ensure that the scale and type of retail offer is appropriate to the Tier 1, Level 3 status of Celbridge and is sufficient to serve the local catchment without adversely impacting upon higher order retail centres.
- RO1.4:** To encourage the adaption of buildings in the core area to accommodate modern retail uses and services where this does not have a negative impact on architectural heritage.
- RO1.5:** To encourage and facilitate the re-use and regeneration of derelict and vacant land and buildings for retail and other town centre uses, subject to the protection of architectural heritage.
- RO1.6:** To support and facilitate convenience retailing and services of an appropriate scale at identified neighbourhood centre locations, and ensure that new development enhances the character of the area.

5.4 TOWN CENTRE PUBLIC REALM

Public areas are an important part of the built environment that give a town its identity and provide space for people to move, rest and interact. The development of high quality public spaces in town centres are proven to enhance the setting of historic buildings and spaces, improve the image of a centre and to make the town a more attractive and vibrant place. This LAP seeks to support the regeneration of Main Street as Celbridge's principal public space and destination. A rebalancing of space in favour of pedestrians and cyclists and the provision of public spaces and landscaping along Main Street and on backlands adjacent to the River Liffey would enhance the attractiveness of the town centre. A series of incremental measures to improve access, shopfront design, signage, paving materials, street furniture and building finishes will also yield significant improvements over time. Local retail centres have an equally important role in enhancing the character of suburban areas and in providing a focus for activity at a local level.

Policy PR1 – Public Realm

It is the policy of the Council to actively encourage, support and facilitate environmental and public realm improvements in Celbridge Town Centre and at neighbourhood centres to address environmental quality, urban design, safety, identity and attractiveness.

Objectives

It is an objective of the Council:

- PRO1.1:** To ensure that all new development in the town centre and in neighbourhood centres contributes positively to and enhances the streetscape and public realm and presents a positive edge to streets and the public roadway.

Actions

The Council will use enforcement powers prescribed under the Planning and Development Act 2000 (as amended) to address unauthorised signage in Celbridge.

The Council will actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the public realm in Celbridge. Initiatives may include:

- (i) The development of a public realm enhancement plan for Celbridge
- (ii) Improved paving, planting, lighting or street furniture in the Town Centre area

5.5 SHOP FRONTS & ADVERTISING

While Celbridge retains much of its 18th century streetscape, inappropriate shop fronts and signage that is at odds with the historic character of the area are impacting on the ambiance and quality of the town centre. Main Street should be a vibrant, colourful and attractive place, reflecting its location in a busy metropolitan town. Proposals for new shop fronts and advertising signs should be sensitively designed to protect and retain the character of the town. Property owners, businesses and other stakeholders will also be encouraged to improve the visual appearance of existing shop fronts and signage.

Policy R2 – Shopfronts

It is the policy of the Council to support the provision of high quality shop fronts and signage that contribute positively to and enhance the streetscape and to seek to control and limit superfluous signage.

Objectives

It is an objective of the Council:

RO2.1 To ensure that new shopfront design contributes positively to and enhances the streetscape, and is in accordance with the guidance set out in the County Kildare Shop Front Guidelines (Kildare County Council July 2013).

RO2.2 To ensure that new signage contributes positively to and enhances the streetscape in accordance with the guidance set out in the Kildare County Council Policy on Signage (April 2013).

Actions

To encourage the renewal and upgrading of existing shop fronts and signage and continue the Kildare County Council Shop Front and Town Centre Improvement Grant Scheme.

The Council will use, where appropriate, enforcement powers prescribed under the Planning and Development Act 2000 (as amended) to address unauthorised signage in Celbridge.

5.6 UNDESIRABLE USES

This LAP seeks to encourage the diversity of uses and services available in the town centre. Uses such as fast food outlets, take aways, bookmakers, amusement arcades and off-licences, while having a role to play in meeting the needs of residents and visitors to the town, often have negative impacts on public realm and residential amenity, through noise, litter, traffic and anti-social behaviour. An excess of lower grade uses can also erode and undermine the retail function of town centres. Similarly an over concentration of financial and property services can detract from the vibrancy of a town centre. The Council will have regard to the need to protect the vibrancy of the town centre and its amenities and character in the assessment of all planning applications.

Policy UU1 – Undesirable Uses

It is the policy of the Council to manage the provision of undesirable uses such as fast food outlets, take-aways, amusement arcades, betting offices and off-licences, and to manage the distribution of non-retail uses in the interest of protecting the vibrancy, residential amenity and public realm of Celbridge Town Centre.

Objectives

It is an objective of the Council:

UUO1.1: To prevent an excessive concentration of fast food outlets, take-aways, betting offices, amusement arcades and off-licences in Celbridge Town Centre.

UUO1.2: To manage the distribution and concentration of non-retail uses in the town centre in order to support active uses and activities that promote vibrancy and vitality in the town centre.

6. HOUSING & COMMUNITY

To support and facilitate the development of high quality, integrated residential neighbourhoods and deliver social and community infrastructure and facilities in tandem with new housing.

6.1. DEMOGRAPHIC PROFILE

The population of Celbridge has increased from 567 persons in 1951 to 19,549 persons in 2011 (CSO Census). Preliminary data from Census 2016³ is available at ED (Electoral Division) level. The EDs of Celbridge and Donaghcumper, encompassing Celbridge town and its rural hinterland, indicates population growth of 4% (approx) in the period between 2011 and 2016. This suggests that the population of Celbridge may now exceed 20,000 persons.

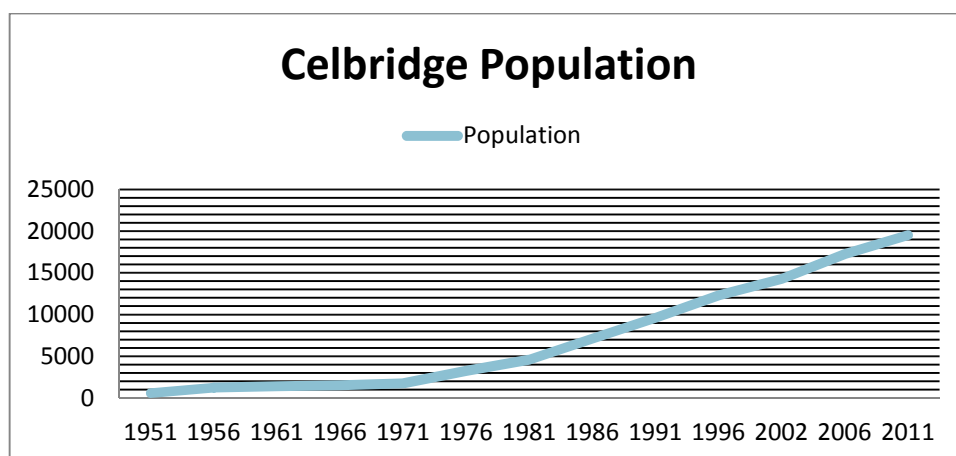


Figure 6.1 Celbridge Populations (Source: CSO 2011)

Census 2011 provides the most recent breakdown of population by age. The age profile of Celbridge includes a high percentage of children, young people and people in the working age cohorts. The 0 - 24 age cohort makes up 39% of the population relative to 34% nationally, while the 25-44 age cohorts make up 34% of the population compared to 32% nationally. In contrast, less than 5% of the population is over 65 years compared to almost 12% nationally.

Age Bracket	Population	% of Total Population	National Average %
0-14	4979	25.40%	21.35%
15-24	2575	13.20%	12.65%
25-44	6701	34.30%	31.61%
45-64	4357	22.30%	22.73%
65+	925	4.70%	11.70%

Table 6.1 Population Profile (Source: CSO 2011)

³ CSO Preliminary Census Results, July 2016, set out National, Regional, County and Electoral Division level population and housing data.

The housing stock of Celbridge Town was 6,872 in 2011. Preliminary results from Census 2016 indicate that the housing stock of the area (Celbridge and Donaghcumper EDs) has increased by 2% in the inter-censal period. This suggests that the housing stock of Celbridge may now exceed 7,000 dwellings. Households in Celbridge have an occupancy rate of two to four persons predominantly, reflecting the high proportion of young families.

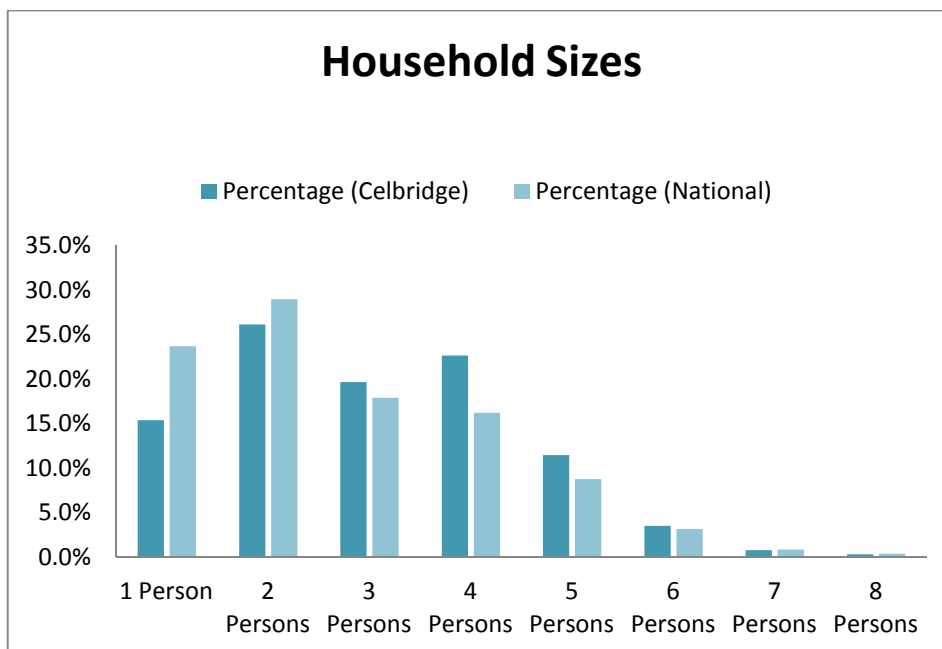


Figure 6.2 Household Size Celbridge and Kildare (Source: CSO 2011)

6.2 HOUSING STOCK

Residential development in Celbridge predominantly comprises low-density detached or semi-detached houses. Census 2011 indicates that houses represent 92% of the housing stock, while apartments represent 7%. Figure 6.3 shows tracks the physical growth of Celbridge over the periods 1998-2006, 2006-2011 and 2011-2016.



Figure 6.3 Spatial distribution of housing in Celbridge 1998 - 2016 (Source; AIRO)

In 1998, the town was contained for the most part to the north of the River Liffey. Most development since 1998 has occurred to the west and south of the town, most recently, in the areas of Oldtown, Primrose Gate, St. Wolstan's Abbey, and Hazelhatch Park.

This Local Area Plan makes provision for new housing development in Celbridge through the identification of Key Development Areas that can accommodate new housing development subject to high quality design and infrastructure provision.

6.2.1 Residential Development: Capacity and Delivery

This LAP seeks to establish a framework for the provision of housing that takes account of the demographic profile of Celbridge and its position within Kildare and the Greater Dublin Area. This framework comprises two strands:

- (i) Supporting intensification and consolidation in the existing built up area including redevelopment and infill opportunities, where appropriate.
- (ii) Focussing new housing development into Key Development Areas (KDAs), based on the design guidance for each area, set out in Chapter 12. The KDAs extend the urban footprint of Celbridge at appropriate locations having regard to potential for development, existing patterns of development and potential for connectivity.

Policy RD1 - Residential Development: Capacity and Delivery

It is a policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations in Celbridge to satisfy the housing needs of the town and that each household has access to good quality housing that is appropriate to its circumstance.

Objectives

It is an objective of the Council

RDO1.1: To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Chapter 12.

RDO1.2: To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy described in Chapter 13.

RDO1.3: To encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the LAP area subject to compliance with the relevant development management standards of the County Development Plan.

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

RDO1.5: To manage the provision of one off housing on lands zoned as '1: Agricultural'. Limited one off housing will be permitted in this zone subject to compliance with the rural housing policy (Chapter 4) of the CDP. Documentary evidence of compliance with this policy must be submitted as part of the planning application, including a separate statement by the applicant on the need to reside in the area.

RDO1.6: To ensure that, notwithstanding compliance with policy RDO1.5, applicants comply with all other normal siting and design considerations.

6.2.2 Residential Density, Mix and Design

The housing allocation for Celbridge is based on an average density of 30 (approx.) units per hectare, which is considered appropriate given the role of the town within the County Development Plan Settlement Hierarchy and the RPGs and the established character of Celbridge. In accordance with the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DECLG (2009) higher densities will generally be considered in town centre infill locations and proximate to public transport, with medium to lower densities being considered at outer suburban sites. It is anticipated that an appropriate mix of house types and densities will emerge based on the locational

characteristics of each site. Given the strategic location of Celbridge within commuting distance of Dublin and other employment centres in the region, it is anticipated that there will continue to be a strong demand for family housing. The need for smaller housing units and apartments should be considered within each of the Key Development Areas to contribute to the achievement of an appropriate housing mix and to address an emerging demand for smaller units.

Policy RD 2 - Residential Density, Mix and Design

It is the policy of the Council to require that all new residential development provides for a sustainable mix of house types, sizes and tenures and that new development complements the existing residential mix.

Objectives

It is an objective of the Council:

RDO2.1: To require all new residential developments meet the standards and guidance set out in:

- The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHG (2009)
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015)
- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013)
- The policies, objectives and development management standards contained in this LAP and the Draft Kildare County Development Plan

RDO2.2: To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Celbridge.

RDO2.3: To require the submission of a Design Statement (CDP Section 17.3 refers) and Housing Mix Statement (CDP Section 17.4.3 refers) with applications for residential development in accordance with the provisions of the County Development Plan.

RDO2.4: To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).

6.3 COMMUNITY FACILITIES

Celbridge has a wide variety of community facilities, services and active community groups spread throughout the town that provide an important support network to the residential population. Existing community facilities in Celbridge are identified in Table 6.1.

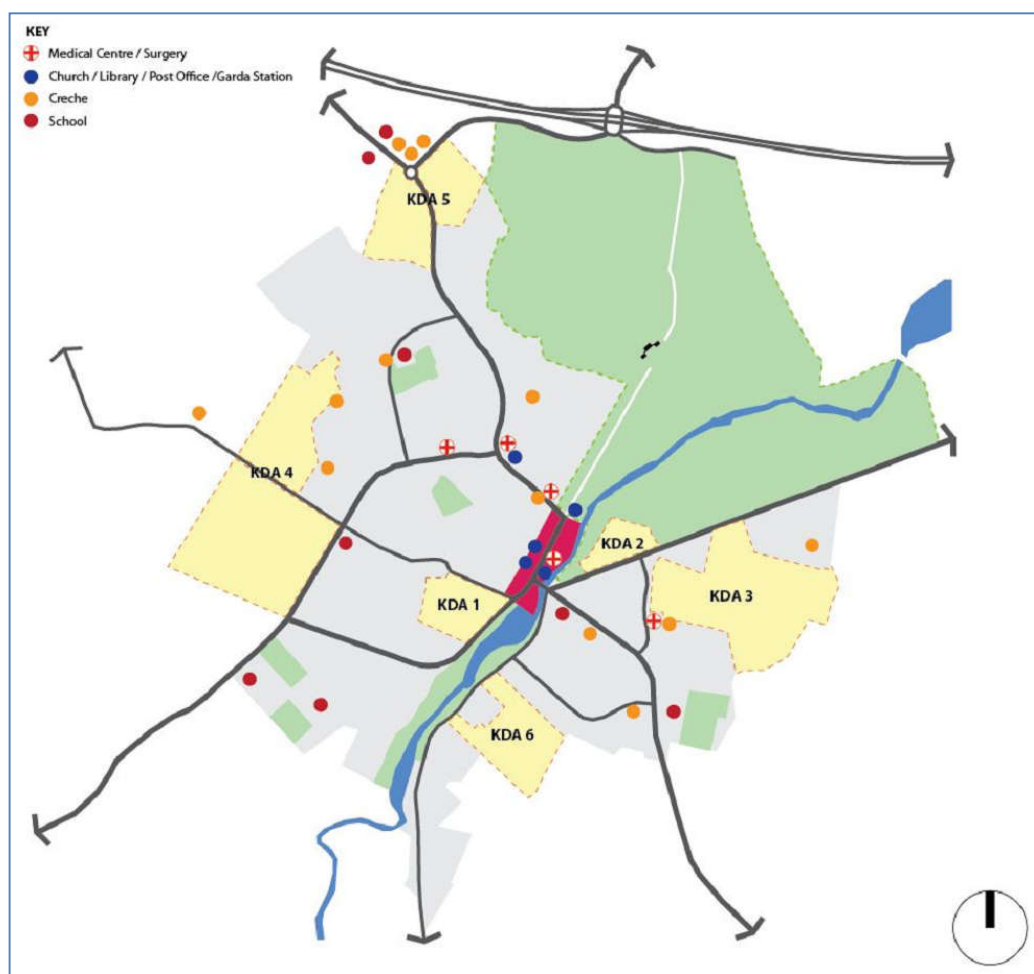


Figure 6.4 Community Facility Distribution

Category of Community Facilities	List of Existing Facilities
Education	3 Second Level Schools 8 Primary Schools
Childcare	13 no. full day care facilities, sessional, after-school, Montessori, Pre-School (Crèche) and Day Care facilities
Playgrounds	2 (Celbridge Abbey and Willowbrook)
Parks	Castletown Demesne
Healthcare	5 No. Medical Centres (Private) North Kildare Doctors on Call
Religious Facility	Christ Church St Patrick's Church Celbridge Christian Church
Garda Station	Maynooth Road (Mon – Sat 9.00-1.00 & 2.00-9.00)
Library	Library with exhibition spaces
Sport facilities	Celbridge GAA Ballyoulster AFC Celbridge Town AFC

Category of Community Facilities	List of Existing Facilities
	Celbridge Tennis Clubs Elm Hall Golf Club MU Barnhall Rugby Club.
Other Community Facilities and Organisations	The Mill Community Centre Slip Hall The ACRE

Table 6.2 Community Facilities in Celbridge

6.3.1 Education

Celbridge is served by three post primary schools and eight primary schools. Two of these schools, St. Patrick's Primary School and Celbridge Community College, are currently operating in temporary buildings pending the identification of permanent school sites. Celbridge is expected to attract young families over the plan period and as such, it is necessary to provide for the further development of educational facilities in order to meet the needs of a growing population. Sites are identified for Community and Educational purposes in a number of Key Development Areas. The Council is also conscious that schools in Celbridge have catchment areas beyond the extent of Celbridge town. Kildare County Council will work with the Department of Education and Skills, under the nationally agreed Memorandum of Understanding on the provision of school sites, to support the Department's Schools Building programme and to proactively identify and acquire appropriately located sites for new primary and post primary schools where the Department has identified a need.

6.3.2 Early Childcare and Education

Early childhood education services are primarily delivered by the private sector within Celbridge. There is a variety of private childcare facilities including full day care facilities and sessional services (e.g. pre-school, crèche, Montessori and after school facilities) with 13 no. private sessional services in operation with an additional 7 no. full day care services. The availability of good quality and accessible early childcare and education facilities is important to support the development of sustainable communities and to support economic development. Any childcare facilities which may be required over the plan period should be based on the capacity of existing facilities and/or the needs arising as a result of new development within the LAP area.

It is considered that a rate of 20 childcare spaces per 150 dwellings (0.13 childcare spaces per dwelling) represents an adequate level of provision in conjunction with new housing development. Planning applications for housing within Key Development Areas (KDA's) will be required to outline proposals to meet childcare requirements on a pro-rata basis in accordance with the phasing strategy set out in Chapter 13 of the LAP. To ensure the optimal outcome it is considered that the pro-rata provision be provided at an onsite or off-site location that is proximate to the site. In the event that off-site provision is proposed the applicant will be required to outline proposals for the provision of childcare spaces in tandem with new residential development, to the satisfaction of the Planning Authority. The Planning Authority will require on-site provision where it is not satisfied that adequate provision will be provided off-site to meet the needs of the proposed development.

6.3.3 Healthcare

There are a number of existing healthcare facilities including medical centres, dental care facilities and a nursing home within the plan area. Health infrastructure in the town is currently undergoing considerable investment. The HSE is in the process of constructing a new primary care facility along Maynooth Road⁴. The closest hospital is Blanchardstown with the hospital in Naas also providing services to residents of Celbridge.

⁴ Due to open in early 2017

6.3.4 St John of God, Celbridge

St John of God Community Services provides a range of health and social care services for children and adults with intellectual and physical disabilities from two sites in Celbridge, the St. Raphael's Campus and Celbridge Abbey, both located to the south of the main street.

St. Raphael's campus includes housing, day services, educational and sporting facilities. The Celbridge Abbey site, runs parallel to the River Liffey and comprises parkland associated with the Abbey, which is a protected structure. The Abbey building is currently used for administrative purposes for the St John of God operations in Celbridge, and part of the lands accommodate horticultural activities for clients of the St. John of Gods services.

Policy COM1 - Education, Childcare and Health Facilities

It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities, in a manner which provides flexibility to respond to varied and changing community needs.

Objectives

It is an objective of the Council:

COMO1.1 To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area.

COMO1.2 To require the provision of a minimum of 0.13 childcare spaces per dwelling on a pro-rata basis in the Key Development Areas, in accordance with the phasing requirements set out in Chapter 13.

Actions

To liaise with the Department of Education and Skills, under the nationally agreed Memorandum of Understanding on the provision of school sites, to support the Department's Schools Building programme and to proactively identify and acquire sites for new primary and post primary schools where the Department has identified a need.

The Council will continue to work with healthcare service providers and key stakeholders, including the HSE and the St. John of Gods Trust, to support their healthcare operations in Celbridge.

6.4 ADDITIONAL SOCIAL INFRASTRUCTURE

The Council will continue to liaise with key stakeholders including service providers and private bodies and assist in securing community infrastructure at appropriate locations. The integration of 'social infrastructure' with the development of the town is fundamental to the long-term resilience and sustainability of the community.

There are three main community facilities currently operating in Celbridge

- Mill Community Centre
- Slip Hall
- The ACRE

The Mill Community Centre is a large (63,000 square feet) multi-level centre, in the ownership of Celbridge Community Council Limited, used by people from Celbridge and the surrounding areas. The centre is located on the Clane Road and includes a number of general purpose rooms and a gym (with sauna, steam room and changing facilities). Rooms are used on a regular basis by sports groups, clubs and other projects and programmes.

The centre employs a full time manager and operates a FAS community employment scheme involving 25/26 staff to support the running / maintenance of the centre. The historic nature of Celbridge Mill Community Centre provides an important link between the town's heritage and creates a more active and inviting town centre.

Slip Hall is owned by the Church of Ireland and is located at Castletown Gate. This historic building which was refurbished in 2004 is used by a Montessori group, a scouts group, a camera club, a senior citizens group and for community meetings and can seat up to 90 people.

The ACRE project ('A Community Rethinking Education') is based in a standalone building on the Salesian College site, Maynooth Road. This is an eco-friendly community and horticultural project for the students of Salesian College and the local Celbridge/Straffan/Leixlip community. The main focus is a community garden project which offers a variety of programmes under FETAC and other part time courses.

Additional community facilities exist in Celbridge which include a public library, sports clubs, two playgrounds and a public recreation area. This enables a reasonable level of community engagement, further education and recreation. This LAP will seek to support the continued operation for same and the development of new facilities.

Policy COM2 Community & Recreational Facilities

It is the policy of the Council to facilitate and support a broad range of community and recreational facilities to serve the needs of the residents of Celbridge.

Objectives

It is an objective of the Council:

COMO2.1: To support and facilitate the continued provision of multi-functional community facilities to meet the needs of the population of Celbridge.

COMO2.2: To ensure that adequate and safe amenity and recreational open spaces are available for all groups of the population at a convenient distance from their homes and places of work.

6.5 CELBRIDGE INTEGRATED SERVICES PROGRAMME

The Kildare Local Community Development Committee (LCDC) has prepared an Integrated Services Programme (ISP) Celbridge Plan 2016 to 2020. This is a new initiative, unique to County Kildare, which brings together local community, business, voluntary sector, state and local representatives. The ISP has analysed economic and social infrastructure in Celbridge and made recommendations for future measures to improve existing infrastructure and services.

While many elements of the ISP will be implemented through complementary initiatives and programmes, it is important that the LAP recognises the ISP goals. In particular, the LAP will support the delivery of facilities for children and young people, and a service for older people which the ISP has identified as being undersupplied in Celbridge.

Policy COM3 Integrated Services Programme

It is the policy of the Council to support the vision of the Celbridge Integrated Services Programme to encourage a sustainable and socially cohesive community which meets the needs of all residents.

Objectives

It is an objective of the Council:

COMO3.1: To promote and facilitate, where appropriate, the realisation of the goals and objectives of the Celbridge Integrated Services Programme.

7. ECONOMIC DEVELOPMENT

To promote and support economic development that is consistent with the role of Celbridge as a Moderate Sustainable Growth Town. The town's location in the North Kildare Economic Cluster and its heritage and tourism assets are identified as key economic strengths.

7.1 CONTEXT

The Draft Kildare County Development Plan 2017-2023 sets out an Economic Development Strategy for the County. The strategy is derived from the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and forms part of the Development Plan's Core Strategy. Celbridge is part of the North Kildare Economic Growth Cluster and linked to the Primary Economic Growth Towns of Maynooth and Leixlip. The Economic Strategy envisages that clusters will develop in a mutually dependent way so that the amenities and economies of the whole cluster are greater than the sum of the individual parts.

7.2 ECONOMIC PROFILE

The working population of Celbridge in 2011 was 9,917 persons and of these 8,813 were at work. Celbridge has relatively high numbers of people employed in managerial, technical, professional and non-manual services when compared to both the county and the State which is reflective of the overall socio-economic profile of North Kildare. Commerce and trade is the largest sector of employment at 28.4%, followed by professional services at 25.2% (Table 7.1 refers). With relatively high participation in the "knowledge economy" workers tend to be drawn to the major employment clusters in Leixlip, Dublin and elsewhere in the region.

Commuting data from Census 2011 confirms that Celbridge is a commuter town serving Dublin and the wider region. The census indicates that 12% of the working population were employed in Celbridge, 60% worked outside of Celbridge and 15% worked elsewhere in Kildare.

Employment Type	2011 No.	2011%	National Avg %
Agriculture, forestry and fishing (Total)	37	0.4%	5%
Building and construction (Total)	436	5.2%	5%
Manufacturing industries (Total)	985	11.7%	12%
Commerce and trade (Total)	2397	28.4%	25%
Transport and communications (Total)	839	9.9%	8%
Public administration (Total)	702	8.3%	6%
Professional services (Total)	2130	25.2%	24%
Other (Total)	910	10.8%	15%

Table 7.1 Celbridge Labour Force breakdown 2011

It is estimated that there are 2000+⁵ jobs in Celbridge, some in the education and health sector, others in the retail and services sectors. The Intel and Hewlett Packard campuses in Leixlip, nearby, employ circa 8,500 persons combined. The State Laboratory and Department of Agriculture at Backweston are also significant employers in the area. Other local employers include Maynooth University, the Maynooth Business Park and local schools, health and social care facilities, hotels, shops and services.

⁵ ISP Celbridge Plan 2016-2020 – Kildare Integrated Services Programme.

7.3 ECONOMIC DEVELOPMENT

Celbridge is a Moderate Sustainable Growth Town within the Metropolitan area of Dublin and will continue to have a strong commuting role. While a high level of participation in sectors such as professional services, commerce and trade reinforce this pattern, local employment will also be necessary to support a vibrant, sustainable and attractive town.

New employment opportunities are emerging across a range of sectors in the North Kildare Economic Cluster. Maynooth University has announced an investment plan to develop academic, research and residence facilities. The Draft Leixlip LAP 2017-2023 identifies a business and technology campus at Collinstown. The Rye River Brewing Company on the Dublin Road in Celbridge has received planning consent to develop a new brewery and visitor centre. Retailers are significant employers, and the M4 Business Park will also continue to support employment. In addition, the former Setanta Hotel on the Clane Road has reopened as the Celbridge Manor Hotel.

The LAP supports enterprise and employment development in Celbridge Town Centre and identifies town centre extension sites at St. Raphael's (Oakley Park) and Donaghcumper that offer 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.

Policy ED1 – Enterprise and Economic Development

It is the policy of the Council to support sustainable economic development in Celbridge, optimising on the town's location in the North Kildare Economic Cluster and the Metropolitan Area of Dublin and its potential as a heritage and tourism destination.

Objectives

It is an objective of the Council:

- EDO1.1:** To ensure that there is a sufficient supply of zoned lands at suitable locations to accommodate a range of enterprise and employment development types.
- EDO1.2:** To promote and support enterprise and employment uses, including professional services, public administration, research and development and other commercial activities, on town centre expansion sites.
- EDO1.3:** To promote linkages with major national institutions and companies such as Maynooth University, Intel and Hewlett Packard and the State Laboratories at Backweston.
- EDO1.4:** To support industrial and warehousing development on lands zoned for "Light Industry and Warehousing" development.
- EDO1.5:** To ensure that all business parks and industrial areas are designed to the highest architectural, environmental and landscaping standards.

7.4 TOURISM

Heritage based tourism is recognised as a key economic driver for Celbridge that has the potential to generate employment across a number of sectors and to create a multiplier effect within the local economy. Celbridge is rich in history and heritage, both natural and built, and has a proud association with some of Ireland's most important industrial and political history. It is the birthplace of Arthur Guinness, has the legacy and history of the Conolly family of Castletown, the Grattan family and Jonathan Swift.

The major visitor attraction in Celbridge is Castletown House and Demense. This site had approximately 300,000 visitors in 2015⁶ and the OPW is continuing to develop the attraction. Given the strong associations between Castletown House and Demense, the historic core of Celbridge and other demesnes along the Liffey, there are significant opportunities to extend the visitor experience and to develop Celbridge as a heritage destination. This LAP supports the development of infrastructure and facilities that extend the tourism and leisure offer in Celbridge.

A number of commercial sites are identified outside of the town core that may have potential for tourism related diversification. In 2016 the Rye River Brewing Corporation announced plans to develop a new brewery and associated visitor centre on the Dublin Road. This will be the first commercial brewery in the area since Arthur Guinness moved his operations from Leixlip to St. James Gate in 1759. The Colour Trend Paint complex on the Maynooth Road is a working paint factory that incorporates an old Famine Workhouse. The Orchard is a retail complex contained within the Walled Gardens of St Wolstan's Demense that includes a home interiors section, garden centre, pet store and cafe. The Celbridge Manor Hotel is the former Collegiate School (founded as a charity school by Louisa Conolly) built in 1732 and designed by architect Thomas Burgh who also designed the Royal Barracks and the library building at Trinity College in Dublin. These sites, while outside of the historic core, have significant potential to support the development of a diverse tourism sector in Celbridge, through their links or associations with the rich heritage of the area.

Policy ED2 – Tourism

It is a policy of the Council to promote the significant heritage and tourism potential of Celbridge and to support sustainable tourism development.

Objectives

It is an objective of the Council:

- EDO2.1:** To support the development of tourism infrastructure, attractions and facilities at appropriate locations subject to the protection of architectural heritage and natural amenities.
- EDO2.2:** To support the ongoing development of Castletown House and Demesne for leisure and tourism purposes, subject to the protection of architectural heritage and natural amenities.
- EDO2.3:** To support and facilitate the development of an integrated network of Greenways and Heritage Trails along suitable corridors in Celbridge, including pathways along the River Liffey corridor, subject to relevant environmental assessments.
- EDO2.4:** To support the development of outdoor leisure activities on lands that are designated as open space, subject to the protection of landscape character and natural heritage.
- EDO2.5:** To support the sensitive restoration of heritage buildings and sites and operate flexibly with regard to the use of converted buildings to facilitate heritage tourism.
- EDO2.6:** To support tourism projects that seek to showcase and promote cultural heritage including arts, music, aviation, history, Irish language, customs and ways of life.
- EDO2.7:** To facilitate tourism activities such as waterways activities, eco-tourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Celbridge, subject to relevant environmental assessments.
- EDO2.8:** To promote and support tourism led diversification on sites that are zoned for “Commercial and Tourism” development.
- EDO2.9:** To support the development of standardised signage and interpretation for tourism facilities and tourist attractions throughout Celbridge.
- EDO2.10:** To support the development of linkages between historical sites within and around Celbridge.

⁶ Source: Celbridge Gateway to Ireland's Ancient East, Tourism and Heritage Strategy 2016-2020.

7.5 DERELICT SITES AND VACANT SITES

Derelict and vacant sites can have a visual, economic, social, and environmental impact on the surrounding area. Under the *Derelict Sites Act 1990* the owner or occupier of land must ensure that the land or structures does not become or continue to be a derelict site. The Council has powers under the *Derelict Sites Act 1990* to prevent and control derelict sites.

One of the key provisions of the *Urban Regeneration and Housing Act 2015* is the Vacant Site Levy. The Act was designed to incentivise urban regeneration and promote increased housing supply. Beginning on 1st January 2017, planning authorities are required to compile and maintain a register of vacant land in their functional areas and to apply a levy in respect of such sites. A targeted approach to this scheme will apply to Kildare which will focus on the identified growth centres of Naas, Maynooth, Leixlip, Newbridge and Celbridge.

Policy DVS1 – Derelict Sites and Vacant Sites

It is the policy of the Council to apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in Celbridge.

Objectives

It is an objective of the Council:

DVSO1.1: To apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in securing the regeneration of derelict and vacant sites which are detracting from the amenities of Celbridge.

DVSO1.2: To promote the sustainable development of vacant residential and regeneration sites in Celbridge through the application of the Urban Regeneration and Housing Act 2015, Vacant Site Levy, on lands zoned Town Centre and New Residential.

7.6 NON CONFORMING USES

There are a number of non-conforming uses within the LAP area. The expansion of existing small commercial/employment uses will be permitted in principle where such uses contribute to the economic and social well-being of the area as a whole and do not inhibit the development of adjoining lands in conformance with the land use zoning objective. Where the continued expansion of operation of such uses is incompatible with the predominant land use zoning of the area, they will be encouraged to relocate to more suitably zoned land.

Policy ED3 – Non Conforming Uses

It is the policy of the Council, where commercial and industrial enterprises exist as non-conforming but long established uses, to support their continued operation and reasonable expansion, in accordance with the proper planning and sustainable development of the area, save where such a use would impact negatively on the economic, environmental and social wellbeing of the area and inhibit development that is in conformance with the land use zoning objective.

Objectives

It is an objective of the Council:

EDO3.1 To support the continued operation and reasonable expansion of existing non-conforming uses, except in cases where same:

- Result in loss of amenity to adjoining properties
- Cause adverse impact on the environment
- Cause adverse impact on the visual amenity or character of the area, or
- Inhibit the development of adjoining land in conformance with its land use zoning objective

8. MOVEMENT & TRANSPORT

To enhance the existing transport network by increasing permeability and connectivity for pedestrians, cyclists and vehicles, in order to enable access to key land uses such as community facilities, public transport nodes and the town centre, as well as the crossing of the Liffey.

Transport and mobility policy in Celbridge is guided by a coordinated set of national and regional policy documents. National and regional policy recognises that current transport trends, and in particular the dominance of vehicular traffic, is unsustainable and that it is having a negative impact on the quality of our cities and towns.

This LAP recognises that one of the major challenges facing Celbridge during the period of the LAP will be the need to promote and provide for sustainable transport options in Celbridge, whilst also improving the effectiveness of the local transport network. A range of measures are proposed to improve connectivity and support a better balance between vehicular traffic and more sustainable modes such as walking, cycling and public transport.

8.1 WALKING AND CYCLING

The overall permeability and connectivity of the pedestrian and cycle network in Celbridge is poor. In residential areas severance has been built into the environment by high walls and a predominance of cul-de-sacs. The single crossing point over the River Liffey and pinch points within the historic core, such as the junction of Main Street and English Row, also restrict permeability and connectivity.

This LAP supports improved connections throughout Celbridge particularly to and from areas of amenity, employment, schools, and residential development. Opportunities for permeability improvements that have the potential to transform existing neighbourhoods into permeable ones, where people can walk or cycle safely and conveniently are identified on the Transport and Movement Map (Map 8.1 refers). New districts will be designed as permeable and connected areas with pedestrian and cyclist linkages being an important consideration. The Council will also support the development of a network of pedestrian and cycle routes along the River Liffey.

The pedestrian network in Celbridge has improved in recent years with the introduction of three *Slí na Sláinte* routes in and around the town. Currently these include: Celbridge Station - Hewlett Packard Campus via Primrose Hill (a 5.6km route); Celbridge - Hewlett Packard - Leixlip Slí (a 7km route linking Celbridge to Leixlip). These routes generally lead from Celbridge north-eastward along the Dublin Road, likely due to the adequate provision of pedestrian facilities on this route.

The Greater Dublin Area (GDA) Cycle Network Plan identifies a network of intra-urban and urban cycle routes across the GDA. Celbridge is located in the North Kildare Sector Town Cycle Network. The key routes proposed for this sector of relevance to Celbridge are:

- **Inter-urban**
 - ❖ K2 Celbridge to Maynooth along local road through Ballygoran south of the R405 and
 - ❖ K3 Celbridge to Clane via Straffan mostly avoiding the R403
- **Primary**
 - ❖ C1 R405 Newcastle Road to Hazelhatch railway station and the Grand Canal Greenway.
 - ❖ C2 Clane Road to Main Street.
 - ❖ C3 Oldtown (Ring) Road to Church Road.
 - ❖ C4 R403 Clane Road and Oldtown Road to Maynooth Road.
 - ❖ C5 Willowbrook Road.
 - ❖ C6 R405 Maynooth Road.

- ❖ C7 R449 Celbridge to Leixlip Link Road (across M4 Junction 6).
- ❖ C8/C8a/C8b Castletown Demesne Greenways to Barnhall Road, Leixlip and links to C6 & C7.

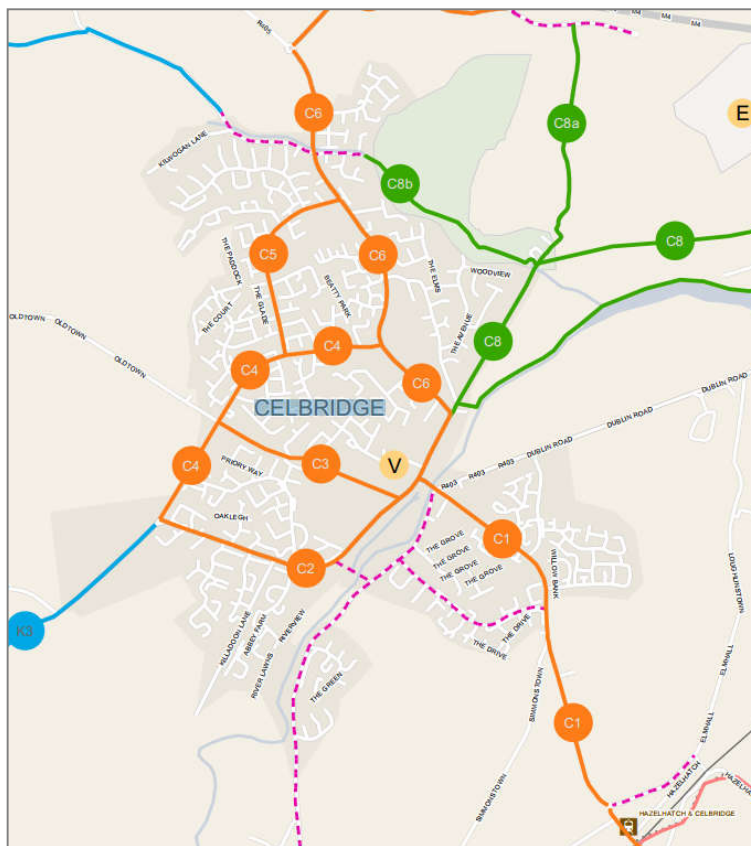


Figure 8.1 Cycle Network Plan for the GDA – Celbridge (Source Cycle Network Plan GDA –Celbridge)

Policy MT1 – Pedestrian and Cycle Movement

It is the policy of the Council to provide an enhanced pedestrian and cycle network in Celbridge including the provision of an additional crossing of the River Liffey, to ensure ease of access to public transport, the town centre, heritage sites and other recreational facilities.

Objectives

It is an objective of the Council:

- MTO1.1:** To ensure all footpaths in the town provide adequate access for the disabled and mobility impaired.
- MTO1.2:** To facilitate and encourage cycle as a more convenient and safe method of transport through the development of new or improved cycle facilities in Celbridge with a particular focus on the routes identified in the National Transport Authority (NTA) Greater Dublin Area Cycle Network Plan to link population, commercial, community facilities, schools and transport nodes. Any new development to facilitate routes identified in the Greater Dublin Area Cycle Network Plan shall be subject to the mitigation detailed in the environmental assessments for that plan.
- MTO1.3:** To ensure that adequate and secure bicycle parking facilities are provided generally throughout Celbridge, and as part of new residential, educational, recreational, and commercial developments.

- MTO1.4:** To provide footpaths and public lighting at the following locations (see Map 8.1):
- a. At the east side of the Newtown Road as part of development of KDA 6.
 - b. Refurbish Main Street footpaths, whilst taking cognisance of the Georgian character of the town.
 - c. Resurface footpaths on the Dublin Road, where required.
 - d. Full provision for pedestrians and cyclists, including public lighting, on Loughlinstown Road as part of road objectives for KDA 3.
 - e. Resurface footpaths on the Maynooth Road, where required, and upgrade cycle facilities along this section of the primary cycle network.
 - f. Full provision of facilities for pedestrians and cyclists on Hazelhatch Road to the Railway Station and to housing estates.
- MTO1.5:** To maintain the existing *Slí na Sláinte* routes and facilitate additional routes in and around the Celbridge area, subject to relevant environmental assessments.
- MTO1.6:** To facilitate a new pedestrian / cycling bridge across the Liffey linking to Celbridge Town Centre, in conjunction with any new development at KDA2 – Donaghcumper and new residential areas to the south.
- 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.
- MTO1.8:** To require new housing developments to deliver filtered or full permeability to adjoining development in so far as is possible and, in the case of adjoining greenfield sites, to ensure the potential for such provision is addressed.

Actions

The Council will work with the National Transport Authority and other statutory agencies to provide for walking and cycling infrastructure including cycle parking, subject to relevant environmental assessments.

The Council will investigate the feasibility of delivering local permeability improvements to maximise access to local shops, schools, public transport services and other amenities in consultation with the NTA and local stakeholders, subject to relevant environmental assessments.

8.2 PUBLIC TRANSPORT

Celbridge is served by Dublin Bus and Bus Eireann with connections to Dublin and other key destinations such as Newbridge, Edenderry, Clane and Maynooth.

Hazelhatch Train Station is located in the south of Celbridge and is served by the Portlaoise/Limerick, Kildare/Waterford and Galway services from Dublin. Although located outside the LAP boundary, it is a key piece of public transport infrastructure that is important to Celbridge and the surrounding hinterland. Currently a feeder bus runs to and from the town centre of Celbridge to Hazelhatch Train Station to connect with the Dublin rail services.

Policy MT2 – Public Transport

It is the policy of the Council to support improvements to the public transport network serving Celbridge.

Objectives

It is an objective of the Council:

- MTO2.1:** To create an interlinked public transport network that maximises the efficiency of existing services, reduces overall journey times and facilitates easy exchanges between modes and/or routes.
- MTO2.2:** To ensure where possible, that all public transport is accessible to the disabled and to encourage retrofitting where same is possible and cost effective.
- MTO2.3:** To support the enhancement of facilities at the Hazelhatch train station, in particular cycle facilities.
- MTO2.4:** To provide greater opportunities for modal shift to public transport through the appropriate management of development particularly in lands to the south of Celbridge Town Centre.
- MTO2.5:** To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with Celbridge Town Centre and other nearby towns and to ensure that developments are carried out in accordance with the requirements of this Plan and relevant legislation.
- MTO2.6:** To promote alternative routes of the bus service to Hazelhatch Train Station so that it serves Main Street, Maynooth Road, Shackleton Road and Clane Road.

Action

To work with stakeholders and state agencies to encourage an increased frequency of bus services from Celbridge and adjacent population centres to Hazelhatch Train Station.

8.3 ROADS AND STREET NETWORK

Road infrastructure is being progressively improved throughout the town, but the bridge remains as a major cause of congestion to traffic flow in the town. Congestion is a significant problem in the town centre and one of the key priorities of this Plan is the provision for enhanced crossings of the River Liffey. The transportation objectives provide for the upgrade of the existing bridge for pedestrians and the possible construction of two⁷ new bridges in order to satisfy the need for a new river crossing. This would significantly relieve congestion issues, create improved connectivity within the urban environment and provide resilience for the town from a movement perspective.

In addition, there are requirements for additional roads infrastructure to serve the Key Development Areas identified in this plan that are described in Chapters 12 and 13 and on the Transport and Movement Map.

Policy MT3 – Transportation

It is the policy of the Council to support improvements to the road and street network in Celbridge in order to provide connectivity and permeability throughout the town, enable access to and from new communities and to reduce through-traffic in the town centre.

Objectives

It is an objective of the Council:

- MTO3.1:** To maintain, and improve as required the local road network to ensure a high standard of road quality and safety in accordance with the requirements of this Plan and relevant legislation.
- MTO3.2:** To safeguard the capacity of the road network in Celbridge through the use of Intelligent Transport Systems.

⁷ 1 no. pedestrian and cycle bridge and 1 no. vehicular bridge

- MTO3.3:** To secure the provision of the strategic road objectives identified on Map 8.1, which provides access to new communities and Key Development Areas within the town.
- MTO3.4:** To require a Traffic Impact Assessment (inc. Mobility Management Plan) for all major traffic generating developments.
- MTO3.5:** To require all new developments to comply with the requirements of the Kildare Local Authorities Noise Action Plan 2013 and any revisions of this plan (this may be viewed on the Kildare County Council website at the following address; www.kildarecoco.ie).
- MTO3.6:** To require all new developments to comply with the recommendations of the Design Manual for Urban Roads and Streets (DMURS), or any subsequent relevant publication.
- MTO3.7:** To facilitate the construction of a road from Hazelhatch Park to Newtown Road in tandem with development of KDA 6 and in the interim to protect this route from development.
- MTO3.8:** To facilitate the construction of a road from Primrose Hill to Loughlinstown Road in tandem with the development of KDA 3 and in the interim to protect this route from development.
- MTO3.9:** 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.
- MTO3.10:** To facilitate the construction of a new vehicular river crossing between the Clane Road and Newtown Road within either of the two protected corridors, as indicated on Map 8.1, subject to environmental assessment.
- MTO3.11:** To protect from development a route for a potential new road (including a new bridge over the River Liffey) between Clane Road (near the Celbridge North Kildare Educate Together School) and Hazelhatch Park.
- MTO3.12:** To carry out the following road improvements (See Map 8.1):
- a. Resurface and improve the Maynooth Road, where required.
 - b. Improve the existing Liffey Bridge to better accommodate pedestrians and cyclists.
 - c. Improve and widen Newtown Road as part of the development of KDA 6.
 - d. Reconstruct footpaths on Main Street.
 - e. Resurface and improve the Hazelhatch Road between the railway station and the town, including the provision of adequate pedestrian crossing facilities.
 - f. Upgrade the Oldtown Road from Church Road to the town boundary.
 - g. Upgrade the Loughlinstown Road in conjunction with road objectives for KDA 3.
- MTO3.13:** To provide passive traffic calming measures in Celbridge, where necessary and as funding allows.
- MTO3.14:** To improve junctions and to upgrade traffic signals where appropriate throughout the town.
- MTO3.15:** To promote the planting of native species when considering the landscaping requirements of new transport networks.
- MTO3.16:** To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Celbridge area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with “Buildings for Everyone: A Universal Design Approach” 2012 published by the National Disability Authority, or any subsequent relevant publication.

Actions

To work with stakeholders and State Agencies in preparing a Strategic Land Use and Transportation Study for North East Kildare.

To maximise the capacity of the local road network and reduce congestion by implementing a range of targeted actions to enhance the accessibility of key destinations in Celbridge (e.g. schools, shops and community facilities) by walking, cycling and public transport use.

8.4 CAR PARKING

There are four privately operated car-parks in the town centre area of Celbridge and on-street parking on Main Street. The development management standards set out in Chapter 17 of the County Development Plan include parking standards for new development.

Policy MT4 – Car Parking

It is the policy of the Council to manage the provision of parking to provide for the needs of residents, businesses and visitors to Celbridge town centre.

Objectives

It is an objective of the Council:

MTO4.1: In relation to Car Parking it is an objective of the Council:

- a. To require parking provision for new development in accordance with the standards set out in the County Development Plan.
- b. To investigate the rationalisation of car parking on the historic main street through the provision of additional off street public car parking in the town centre.
- c. To ensure the provision of permanent durable surfaces to all public and private car-parking facilities.

Action

To provide distinctly coloured disabled car parking spaces at appropriate locations throughout the town.

9. INFRASTRUCTURE

To phase future growth in line with the capacity of supporting physical infrastructure and to ensure that it occurs in accordance with proper planning and sustainable development.

The availability of high quality infrastructure networks and environmental services is critical to creating sustainable and attractive places, securing investment, ensuring health and wellbeing and safeguarding the environment.

9.1 WATER

Irish Water is responsible for the provision of water supply and wastewater services in Ireland. Kildare County Council retains a role in facilitating the provision of water services at a local level, in conjunction with Irish Water, through Service Level Agreements (SLAs). Kildare County Council will continue to support Irish Water in identifying the water services that are required to support planned development in Celbridge.

9.1.1 Water Supply

Celbridge is connected to the North Regional Water Supply scheme which is serviced by the Ballygoran Reservoir. 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.

9.1.2 Wastewater

Celbridge forms part of the Lower Liffey Valley Regional Sewerage Scheme (LLVRSS) which also serves Leixlip, Maynooth, Kilcock and Straffan. The Leixlip Waste Water Treatment Plant (WwTP) is currently being upgraded and will have a capacity of 150,000 population equivalent (PE) on completion of the upgrade.

Irish Water is in the process of preparing Drainage Area Plans (DAP) for the Lower Liffey Valley catchment to identify the interventions that are required in order to provide capacity in the local drainage networks over the medium and long term. The Celbridge drainage network drains to a pumping station at Castletown from where it is pumped to the Leixlip WwTP. There are identified constraints within the local network in Celbridge and at the Castletown pumping station. Irish Water is actively working to address these constraints.

Policy INF1 – Water Supply & Wastewater

It is the policy of the Council to work with Irish Water to protect existing water and wastewater infrastructure in Celbridge, to maximise the potential of the existing network and to ensure that new or upgraded infrastructure is provided, to facilitate future growth.

Objectives

It is an objective of the Council:

INFO1.1 To work with Irish Water to protect, manage and optimise water services infrastructure in Celbridge.

INFO1.2 To work with Irish Water to promote the ongoing upgrade and expansion of water services networks, subject to relevant environmental assessments, to meet the future needs of Celbridge.

Actions

The Council will encourage pre-planning application consultation with Irish Water.

9.2 SURFACE WATER DRAINAGE

The management of surface water is the responsibility of Kildare County Council. Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off resulting from current and future developments in Celbridge. The use of Sustainable Drainage Systems (SuDS) in new developments will contribute to surface water management and help to reduce and prevent flooding.

The EU Water Framework Directive (WFD) seeks to protect and restore water quality, which is done through the implementation of River Basin Management Plans (RBMPs). Celbridge is located within the Eastern River Basin District. This Water Management Unit contains the River Liffey waterbodies. The status of surface water ranges from 'bad' to "moderate" and the objective is to 'restore' and 'protect'.

Policy INF2 – Surface Water

It is the policy of the Council to maintain and enhance the existing surface water drainage systems in Celbridge and to protect surface and ground water quality in accordance with the Water Framework Directive.

Objectives

It is an objective of the Council:

- INFO2.1** To carry out surface water infrastructure improvement works as required, subject to relevant environmental assessments.
- INFO2.2** To require Sustainable Urban Drainage Systems (SUDS) as part of all plans and development proposals in Celbridge. Proposals for KDA's should address the potential for SUDS at a local and district level to control surface water outfall and protect water quality.
- INFO2.3** To maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Celbridge in accordance with the Eastern River Basin District River Basin Management Plan and in conjunction with the EPA.
- INFO2.4** To require applicants to demonstrate that proposals will not negatively impact on the status of a waterbody, in accordance with the requirements of the Water Framework Directive and associated River Basin Management Plans.
- INFO2.5** To ensure that planning applications have regard to any existing groundwater protection schemes and/or the likely impacts that the development may have on groundwater, groundwater dependent terrestrial ecosystems (GWDTEs) and soils.

Actions

To ensure that the surface water drains are regularly maintained to minimise the risk of flooding.

9.3 FLOOD RISK MANAGEMENT

The OPW is the lead agency for flood risk management in Ireland. The coordination of Government Policy in terms of flood risk identification, assessment and management is the responsibility of the OPW and as such it is primarily charged with ensuring Ireland's compliance with its obligations under the EU Floods Directive.

There is a recognised history of flooding in Celbridge. Areas that may be susceptible to flooding are identified on Figure 9.1 Flood Risk Map. A number of flood alleviation schemes have been implemented in recent years, with the assistance of the Office of Public Works (OPW), including the Toni River Flood Alleviation Scheme and the Ardclough Flood Alleviation Scheme.

The Council is currently investigating an ongoing flood issue in the Hazelhatch area in consultation with the OPW. In line with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), Strategic Flood Risk Assessment (SFRA) has informed the preparation of the LAP.

The SFRA of the Plan is informed by the Catchment Flood Risk Assessment and Management (CFRAM) Programme which, under the responsibility of the OPW, deals with fluvial flood risk.

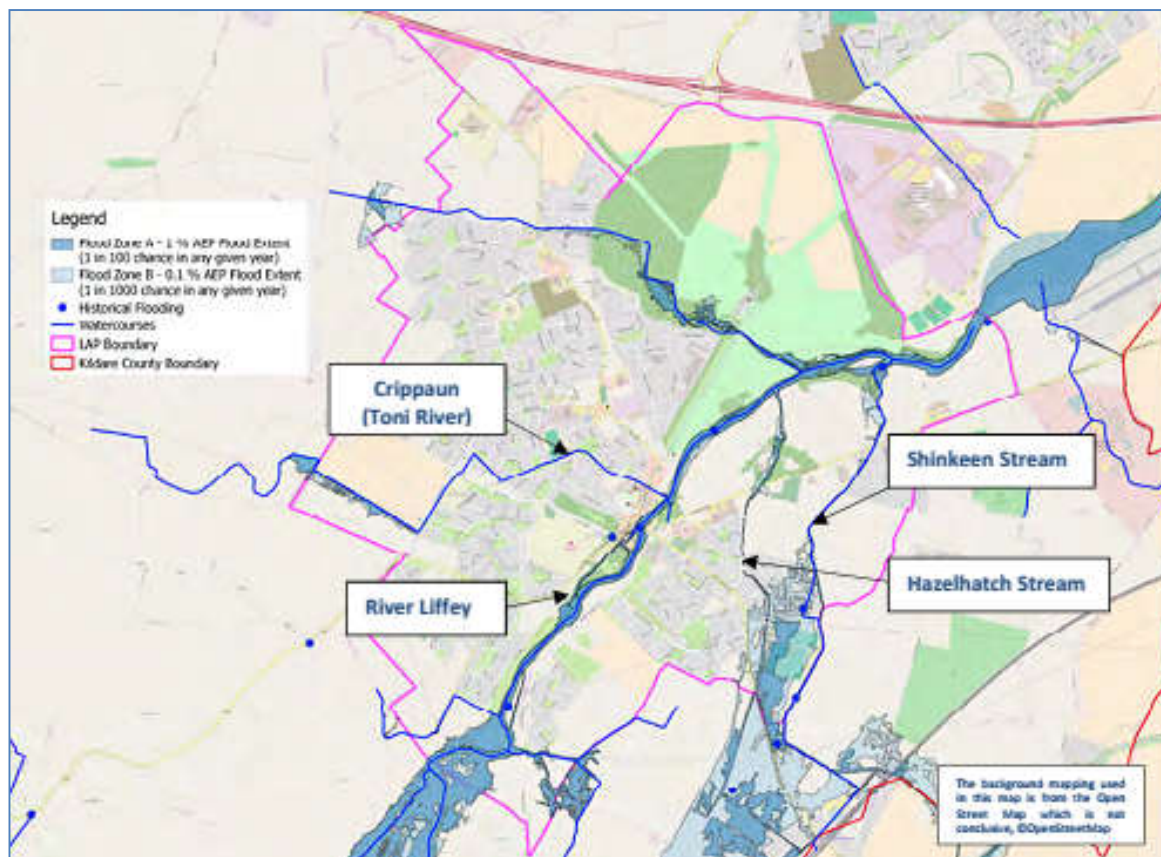


Figure 9.1 An Overview of the CFRAM flood zones and historical flood events in Celbridge

The LAP avoids development in areas at risk of flooding and has substituted vulnerable land uses with a less vulnerable use where this is not possible in zoning lands in this Plan. Where neither is possible, mitigation and management of risks must be proposed. Justification tests⁸ were carried out on a number of sites in this regard and are outlined in the SFRA report accompanying this Plan.

The SFRA has recommended that development proposals for a number of areas within the plan boundary should be the subject of site-specific flood risk assessment appropriate to the nature and scale of the development being proposed.

Policy INF3 – Flood Risk Management

It is the policy of the Council to manage flood risk in Celbridge in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).

Objectives

It is an objective of the Council:

INFO3.1 To manage flood risk in Celbridge in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW

⁸ Justification tests are used to assess the appropriateness of developments in flood risk areas. See the SFRA which accompanies the LAP for further detail.

(2009) and Circular PL02/2014 (August 2014).

INFO3.2 To ensure development proposals within the areas outlined on the Flood Risk Map are the subject of Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development being proposed.

INFO3.3 To support and co-operate with the OPW in delivering flood alleviation work under the Eastern CFRAM Programme.

9.4 ENERGY SUPPLY AND COMMUNICATIONS

Celbridge is traversed by high voltage lines of the ESB Network. Two overhead lines pass through Celbridge town to the south of the Liffey, one of which is a 220kV line that diverts away from the town centre running south of Templemills and the other is a 110kV line that runs through Simmonstown. These overhead lines pass through residential and recreational lands. To the north of the town there are two 38kV overhead lines and an 110kV which line runs through residential lands at Oldtown. There are also overhead Medium and Low Voltage lines throughout Celbridge and the surrounding lands. While the presence of the high voltage transmission lines enables north Kildare to be in a position to meet future electricity demands, such infrastructure has implications in terms of visual impact and land use compatibility.

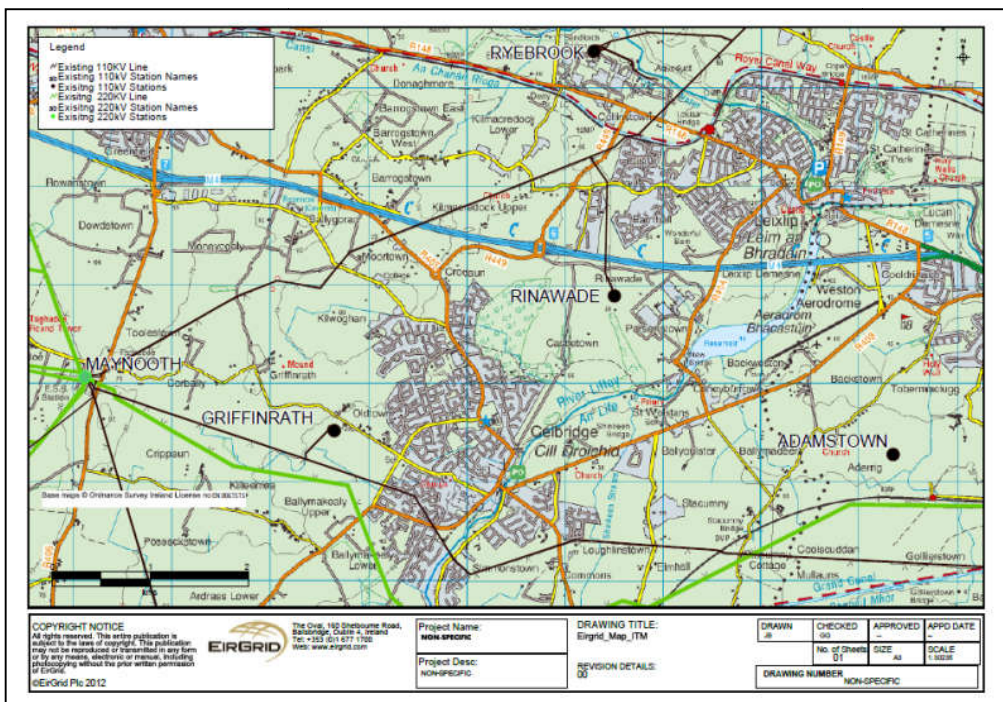


Figure 9.2 Overhead Powerline Network (Source; Eirgrid)

Celbridge is connected to the natural gas network, supplied via a high pressure spur off the Cork – Dublin high pressure gas transmission pipeline.

Broadband is readily available in Celbridge. A number of telecoms providers have network infrastructure serving the area and provide various types of connectivity from fixed line to wireless and mobile broadband.

Policy INF4 – Energy and Communications

It is the policy of the Council to promote and facilitate the development and renewal of energy and communications networks in Celbridge, while protecting the amenities of the town.

Objectives

It is an objective of the Council:

INFO4.1 To support the statutory providers of national grid infrastructure by safeguarding existing infrastructure and strategic corridors from encroachment by development that might compromise the operation, maintenance and provision of energy networks.

INFO4.2 To support and facilitate the provision of telecommunications infrastructure, including broadband, in Celbridge, subject to safety, environmental and amenity requirements.

INFO4.3 To seek the undergrounding of all electricity, telephone and television cables in the town.

INFO4.4 To discourage a proliferation of above ground utility boxes in the town and to seek screening measures in conjunction with the provision of such structures.

INFO4.5 To promote and encourage the use of renewable energy technologies in existing and proposed building stock within the LAP area subject to consideration of environmental, conservation and visual requirements.

Actions

To liaise with EirGrid in relation to the rationalisation of transmission infrastructure and/or underground routing of overhead powerlines in Celbridge.

9.4 SOLID WASTE

Refuse collection in Celbridge is currently carried out by a number of private contractors using waste collection permits issued by Kildare County Council. Recycling facilities for glass and cans are located at Tesco car park, Supervalu and Celbridge GAA Club. Other suitable sites will be identified over time. The Council will continue to encourage recycling and the minimisation of waste through its environmental education programme and the Green-Schools programme.

At present, Kildare County Council operates two civic amenity sites (recycling centres), at Silliot Hill and Athy. A site is identified at a location that is south of the M4 Motorway and West of the R449 Regional Route, to the west of the M4 Exist 6 for the provision of a recycling centre to serve North Kildare. This location is central within the cluster of Celbridge, Leixlip, Maynooth and Kilcock.

As described in the Kildare Local Economic and Community Plan 2016 – 2021, Kildare has the fourth lowest number of civic amenity centres/bring banks in the country, therefore there is a need for continued investment in solid waste collection facilities.

Policy INF5 – Solid Waste

It is the policy of the Council to protect environmental quality in Celbridge through the implementation of European, national and regional policy and legislation relating to air quality, light pollution, noise pollution and waste management.

Objectives

It is an objective of the Council:

INFO4.1 To adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with new development.

INFO4. 2 To provide a civic amenity site (recycling centre) in Celbridge on lands located south of the M4 Motorway and north of the R449 Regional Route to the west of Exit 6.

10. BUILT AND NATURAL HERITAGE

To protect, conserve and enhance the unique built and natural heritage of Celbridge, including the River Liffey, the architecture and streetscape of the historic town centre, and the houses and associated designed landscapes of the surrounding demesnes.

10.1 HISTORICAL BACKGROUND

Celbridge, or Kildrought as it was known up until the seventeenth century, has historically been defined by its position on the River Liffey and its proximity to major routes out of Dublin. The name Kildrought is derived from the Irish place name *Cill Droichead*, meaning 'the church of the bridge'. In early medieval times, a highway known as *An Slí Mhór* extended from Dublin Bay to Galway Bay and forded the River Liffey at Celbridge. A monastic site associated with St. Mochua was established here during the early Christian period and was most likely located on the site of the graveyard at Tea Lane as suggested by the pronounced curve of its eastern boundary. Nearby, an inscribed stone dated 1783 (now located on English Row) commemorated the site of St. Mochua's well. Further evidence of early medieval settlement in the area includes the remains of enclosures in the townlands of Simmonstown, Griffinrath and Ballygoran. Following the Anglo-Norman invasion of 1169, the lands at Celbridge were granted by Strongbow to Adam de Hereford. During the centuries that followed a medieval borough was established which included a parish church, a mill and a number of houses fronting onto a linear street. There is also archaeological evidence for a tower house located to the north east of the borough in the townland of Castletown. To the east, a church at Donaghcumper and St. Wolstan's Abbey indicate a strong ecclesiastical presence in the area.

Celbridge underwent significant change in the early eighteenth century when the House of Commons speaker, William Conolly, acquired the Dongan estate. During this time, Conolly built a Palladian styled mansion on a 550 acre demesne to the north east of the town whilst encouraging the development of several fine houses on the Main Street. A town hall and a number of religious and educational buildings were also provided to serve the needs of the locality. Smaller demesnes developed on the outskirts of the town including Celbridge Abbey, Oakley Park, Donaghcumper and St. Wolstans. The industrial heritage of Celbridge includes the Celbridge Mill complex on Main Street and the Temple Mills further west along the River Liffey. These industries were important sources of local employment and contributed to the commercial development of the main street. A workhouse was built on the Maynooth Road in the nineteenth century with the purpose of providing relief to the Poor Law Union of Celbridge. A graveyard associated with the workhouse is located on the adjoining site to the north.

It is unlikely that any significant development occurred in Celbridge during the decades that followed the Great Famine. During the early to mid twentieth century, local authority cottages and housing estates were constructed on Church Lane, Big Lane and at St. Patrick's Park and Ballyouster Park. A number of new schools were also established at various locations around the town as need arose. In the latter half of the twentieth century Celbridge experienced significant population growth due to its proximity to Dublin and improvements in the strategic road network. Large housing estates were developed on the north and south side of the River Liffey. These estates and the associated retail and commercial services they attracted characterise the outskirts of the town as we know it today.

10.2 ARCHAEOLOGICAL HERITAGE

Archaeological Heritage is protected by the National Monuments Acts 1930-2004. Known structures, features, objects or sites of archaeological heritage are listed in the Record of Monuments and Places (RMP), which is compiled by the National Monuments Services of the Department of Arts, Heritage, Regional, Rural and Gealtacht Affairs (DAHRRG). The archaeological heritage of Celbridge is

rooted in the early Christian and late medieval periods. Its location at the crossing of an ancient highway over the River Liffey and the establishment of a monastic site suggest a place of importance. However, it is the later development of an Anglo-Norman borough with its burgage plots fronting onto a spine street that is most evident in the layout of the town today.

For the purposes of the LAP Archaeological Heritage includes the following:

- National Monuments
- Archaeological and Architectural monuments / sites on the Record of Monuments and Places
- Monuments on the Register of Historic Monuments
- Zones of Archaeological Potential in Historic Towns
- Underwater Archaeological Heritage, including Historic Wrecks
- Previously unknown and unrecorded archaeological sites
- Potential sites located near large complexes of sites or monuments

10.2.1 Archaeological Sites

The Record of Monuments and Places (RMP) lists archaeological sites and monuments dating from before 1700AD. Map 10.1 identifies the sites within the LAP area that are located on the Sites and Monuments Register (SMR). This map should be read in conjunction with Table 10.1.

Item (Description)	Location (Townland)	Reference
Bridge Site	Parsonstown (Celbridge ED)/ Coneyburrow (Donaghcumper ED)/St. Wolstans	KD011-011
Town	Castletown/Celbridge/Celbridge Abbey (Celbridge ED)/Oakleypark/ Donaghcumper	KD011-012001
Ecclesiastical enclosure	Oakleypark	KD011-012004
Church	Oakleypark	KD011-012005
Graveyard	Oakleypark	KD011-012006
Church	Donaghcumper	KD011-013
Graveyard	Donaghcumper	KD011-013001
Priory	St. Wolstans	KD011-014
Castle	Simmonstown	KD011-016
Tower House Site	Newtown (Donaghcumper ED)	KD011-019
Castle – Tower house	Castletown	KD011-023
Mansion	Celbridge Abbey (Celbridge ED)	KD011-026
Mansion	St. Wolstans	KD011-028
Enclosure	Simmonstown	KD011-029
Enclosure	Simmonstown	KD011-030
Mill	Newtown (Donaghcumper ED)	KD011-037
Kiln – corn drying	Castletown	KD011-042001
Burial Site	Kilmacredock Upper	KD011-057
Enclosure	Simmonstown	KD011-063
Pit burial	Castletown	KD011-060006

Table 10.1 Recorded Monuments and Places within the LAP boundary - Extract from the Sites and Monuments Record

10.2.2 Zone of Archaeological Potential

The County Kildare Urban Archaeological Survey (Bradley and King 1986) identifies a Zone of Archaeological Potential surrounding St. Mochua’s Church, Church Road, Celbridge Mill and the Main Street. This zone is shown on Map 10.1.

Developments located within a Zone of Archaeological Potential and/or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half a hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement will be required as part of the planning application process, or by condition of planning permission, to carry out archaeological assessment, monitoring, testing or excavation within the area either prior to the planning decision or prior to any

development proceeding on site. The Council, as a condition on such developments, may consider the preservation of all or part of the archaeological remains in the area covered by that permission.

The Council will consult with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and other statutory consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

Policy BH1 – Archaeological Heritage

It is the policy of the Council to safeguard the archaeological heritage of the LAP area and avoid negative impacts on sites, monuments features or objects of significant historical or archaeological interest.

Objectives

It is an objective of the Council:

BHO1.1: To protect and preserve those items of archaeological interest listed in Table 10.1 and shown on the Map 10.1 from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

BHO1.2: To protect the historic core of Celbridge town and retain where possible the existing street layout, historic building lines and traditional plot widths where these derive from medieval origins.

BHO1.3: To ensure proposals contribute towards the protection and preservation of the archaeological value of sites including underwater sites associated with the River Liffey.

BHO1.4: To provide for the protection of historic burial grounds within Celbridge in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

10.3 ARCHITECTURAL HERITAGE

The architectural heritage of Celbridge primarily comprises the eighteenth century houses of the gentry, the residential and commercial architecture of Main Street and its approach roads, a number of civic, religious and institutional buildings and the mill complexes associated with the River Liffey.

10.3.1 Record of Protected Structures

The Planning & Development Acts 2000 (as amended), Part II, Section 10 places an obligation on all local authorities to include objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Archaeological structures may, in some situations, be considered as architectural heritage and, therefore, may appear on both the Record of Monuments and Places (RMP) and the Record of Protected Structures (RPS). The Record of Protected Structures is contained within the County Development Plan.

Table 10.2 is an extract from the Record of Protected Structures contained in the Draft County Development Plan 2017-2023 and is reproduced here for information. Map 10.2 and Map 10.2A illustrate the location of these structures. The majority of these structures are identified in the National Inventory of Architectural Heritage (NIAH) as being of regional importance. The NIAH for Kildare was completed in 2003 and the Council completed a review of the RPS for the county, including Celbridge, in 2015. Castletown House is the most significant building in the area and is of national and European importance. Built between 1722 and 1729 for William Conolly, speaker of the Irish House of Commons, it is Ireland's largest and earliest Palladian style house. A number of notable town houses are located in the vicinity of Castletown gates and include Jasmine House and Kildrough House. These houses reflect the growing prosperity of the town during the seventeenth and eighteenth century.

At the opposite end of Main Street, Celbridge Abbey, Oakley Park and The Lodge are substantial eighteenth and nineteenth century houses that sit within their own grounds. Celbridge Abbey is of national importance due to its associations with Jonathan Swift and Henry Grattan.

Notable civic and institutional buildings in the area include the former Town Hall, St. Patrick's Roman Catholic Church, Christ Church, Celbridge Methodist Church and St. Brigid's Convent. The former Collegiate School located on the Clane Road is another fine example of Palladian style architecture patronised by the Conolly family.

The surviving buildings associated with the Celbridge and Temple Mills reflect the industrial heritage of the town and the importance of the River Liffey to the local economy. Equally, Celbridge workhouse, although modified in the early twentieth century to accommodate a paint factory, retains its administrative, accommodation and infirmary blocks and is a reminder of the hardship endured in the area during the nineteenth century.

RPS No.	NIAH Ref.	Structure and Location	Description
B11-02		Donaghcumper Medieval Church Ruins, Donaghcumper	Medieval Church
B11-04		St. Wolstan's Abbey, St. Wolstan's	Abbey
B11-11		St. Wolstan's House, St. Wolstan's	House
B11-13		Castletown House, Temple, Batty Langley Lodge, Entrance Gates and avenue (and interiors), Castletown	House
B11-14		Castletown Walled Garden and pedimented arch and nearby temple, Castletown	Walled Garden and pedimented arch and nearby temple
B11-22 (old ref B04-26)	11901104	Former Collegiate School (Celbridge Manor Hotel), Clane Road, Celbridge	School (former)
B11-23	11805062	Kildrought House, Main Street, Celbridge	House
B11-24	11805074	Celbridge Abbey, Clane Road, Celbridge	Monastery
B11-24(a)	11805075	Celbridge Abbey, Clane Road, Celbridge	Gates/railings/walls
B11-24(b)	11805076	Celbridge Abbey, Clane Road, Celbridge	Gates/railings/walls
B11-24(c)	11805077	Celbridge Abbey, Clane Road, Celbridge	Foot Bridge
B11-26	11805061	Francis & Margaret Finlay, Dublin Road, Donaghcumper	House
B11-27	11805035	Main Street, Celbridge	House
B11-34	11805044	Oakley Park, Celbridge	House
B11-35	11805045	Celbridge Lodge, Church Rd, Celbridge	House
B11-35(a)	11805026	Celbridge Lodge, Church Road, Celbridge, Co. Kildare	Gate Lodge
B11-35(b)	11805027	Celbridge Lodge, Church Road, Celbridge, Co. Kildare	Walls/gates/railings
B11-36	11805048	150 Church Rd, Celbridge	House
B11-37	11805053	Abbey View, Church Rd, Celbridge	House
B11-38	11805055	The Forge, Primrose Hill, Celbridge	House
B11-39	11805003	Jassamine House, Main Street, Celbridge	House/Guesthouse
B11-40	11805034	Landscape House, Main Street, Celbridge	House
B11-53	11805073	Abbey National School (former), Celbridge	School (former)
B11-54		Donaghcumper House, Donaghcumper	House
B11-84	11805001	Castletown House, Celbridge, Co. Kildare	Gate Lodge
B11-85	11805002	Round House (The), Main Street, Big Lane, Celbridge	Gate Lodge
B11-86	11805004	Top of the Town Drycleaners /Murfish, Main St.,	Shop

		Celbridge	
B11-88	11805005	Michelangelo, Main Street, Celbridge, Co. Kildare	Restaurant
B11-89	11805022	Gogarty, Main Street, Celbridge, Co. Kildare	Shop
B11-90	11805028	Lady Louisa Connolly School, Celbridge, Co. Kildare	School (former)
	11805029	Castletown School of Industry, Celbridge, Co. Kildare	School (former)
B11-92	11805030	Christchurch, Celbridge, Co. Kildare	Church
B11-93	11805031	Celbridge Parochial House, Main Street, Celbridge	House
B11-94	11805033	Celbridge Town Hall (former), Main Street, Celbridge	Shop
B11-95	11805036	Blake's Pharmacy, Main Street, Celbridge, Co. Kildare	Shop
B11-96	11805037	Castletown Videos, Main Street, Celbridge, Co. Kildare	Shop
B11-97	11805038	Finney House, Main Street, Celbridge, Co. Kildare	House
B11-98	11805040	Main Street, Celbridge, Co. Kildare	House
B11-99	11805042	Saint Patrick's Catholic Church, Main Street, Celbridge	Church
B11-100	11805043	St. Brigid's (Holy Faith) Convent, Main Street (off), Celbridge	Convent
B11-101	11805047	Celbridge Methodist Church (former), Celbridge, Co. Kildare	Church
B11-102	11805051	Tea Lane Graveyard, Church Road, Celbridge	Cemetery
B11-103	11805054	Celbridge Bridge, Celbridge, Co. Kildare	Bridge
B11-104	11805056	The Mill Community Centre, Main Street, Celbridge	Community Centre
B11-105	11805057	The Mill Community Centre, Main Street (off), Celbridge	Community Centre
B11-106	11805058	The Mill Community Centre, Main Street (off), Celbridge	Community Centre
B11-107	11805059	The Mill Community Centre, Main Street (off), Celbridge	Community Centre
B11-108	11805063	Castletown House, Main Street, Celbridge, Co. Kildare	Walls/gates/railings
B11-109	11805064	Main Street, Celbridge, Co. Kildare	House
B11-110	11805078	Rock Bridge, Clane Road (off), Celbridge, Co. Kildare	Foot Bridge
B11-111	11805079	Celbridge Abbey, Clane Road, Celbridge, Co. Kildare	Foot Bridge
B11-112	11805080	Celbridge Abbey, Clane Road, Celbridge, Co. Kildare	Sluice/Sluice Gate
B11-119		Gardeners House, Castletown	Creche
B11-120		The Croft, Castletown	House

Table 10.2 Record of Protected Structures – Extract from the Draft County Development Plan 2017-2023

Policy BH2 – Protected Structures

It is the policy of the Council to preserve and enhance the buildings identified on the Record of Protected Structures and to carefully consider any proposals for development that would affect the special value of such structures, including their historic curtilage, both directly and indirectly.

Objectives

It is an objective of the Council:

BHO2.1: To ensure the protection and preservation of all protected structures, (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures (refer to Table 10.2 and Map 10.2 and Map 10.2a).

BHO2.2: To support the sensitive restoration of protected structures and their attendant grounds and operate flexibility with regard to the use of these buildings to facilitate their ongoing use, with particular reference to St. Wolstan's, Donaghcumper House and Celbridge Abbey, subject to good conservation principles.

BHO2.3: To raise awareness of the unique built heritage of Celbridge by facilitating research and

interpretation projects.

BHO2.4: To address dereliction and vacancy in the town centre and promote appropriate uses and the sensitive restoration of historic buildings.

BHO2.5: To support the implementation of the conservation and management plan for St. Mochua's Church and to carry out similar projects in Celbridge as opportunities arise.

Actions

To provide support to the owners of protected structures in undertaking repair and conservation works by providing advice and grant aid under the Building Heritage Investment Scheme or any successor to this scheme.

To raise awareness of and promote best practice with regard to the maintenance and repair of historic buildings.

10.3.2 Architectural and Landscape Conservation

The LAP area encompasses a composite landscape that is connected by the River Liffey. This landscape is made up of a number of character areas that respond to both their river setting and one another. The value of this landscape is much greater than the sum of its individual parts and warrants protection and preservation. The character areas can broadly be categorised as areas being of either architectural or landscape value.

10.3.2 (i) Proposed Architectural Conservation Areas

In order to preserve the areas of architectural value, it is an objective of this plan to initiate the process of designating two Architectural Conservation Areas (ACA) in Celbridge. An ACA is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures. It is considered appropriate to preserve the architectural value of the historic core through the designation of an ACA that encompasses Main Street, Celbridge Mill and surrounds, English Row, Tea Lane and Big Lane. It is also considered appropriate to preserve the architectural value of the Temple Mill buildings and associated workers cottages further south along the Liffey, through the designation of an ACA.

The extent of the proposed Proposed ACAs is illustrated on Map 10.2. A description of the character areas that informed the identification of the proposed Proposed ACAs is given in Appendix 1.

10.3.2 (ii) Historic Landscape Areas

The historic demesnes of Castletown, St. Wolstan's and Donaghcumper to the east of the town centre comprise designed landscapes made up of parklands, river walks, ruins and structures which collectively form the landscape setting of Castletown House and its grounds. To the west of the town centre, the gardens and pleasure grounds of Celbridge Abbey and Oakley Park define the landscape setting of the River Liffey and the western edge of the town centre. These heavily landscaped areas and their associated boundary walls define and enhance the southern approach roads to the town.

The demesnes described above are connected by the Main Street and the River Liffey, which unifies these areas so that they form a single landscape of heritage value. While the houses, their curtilage and associated structures are protected through inclusion on the RPS, the composite landscape setting of the historic houses, the town centre and the River Liffey warrants protection in its own right.

This LAP supports the preservation of the composite landscape identified on Map 13.1 (See HLA Specific Zoning Objective). While it is not intended to preclude development within the historic landscape areas, the LAP will seek to ensure that the landscape features, including the views and prospects that define the character of these areas, are preserved.

Policy BH3 – Architectural Conservation Areas

It is the policy of the Council to preserve the historic character of proposed Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of these areas.

Objectives

It is an objective of the Council:

- BHO3.1:** To initiate a process to designate two ACAs in Celbridge that encompasses (i) the Main Street of Celbridge, Celbridge Mill and surrounds, English Row, Tea Lane and Big Lane; and (ii) the Temple Mill buildings and associated workers cottages.
- BHO3.2:** To prepare character statements and area specific policies and objectives for the proposed ACAs in Celbridge.
- BHO3.3:** To ensure that new development, including infill development, extensions and renovation works within or adjacent to the ACAs preserve and enhance the special character and visual setting of the ACA including views and vistas, streetscapes, building lines, fenestration patterns and architectural features.
- BHO3.4:** To have regard to the Kildare Shopfront Guidelines (2013) in the consideration of any proposals within the proposed ACA in the historic core, providing that they contribute to the established pattern, scale, materials and proportions of the buildings within the proposed ACA. Modern design that makes a positive contribution to this proposed ACA will also be considered.
- BHO3.5:** To support the retention, repair and re-use of materials which characterise the vernacular architecture of the proposed ACAs including stone, slate, timber windows and doors, and decorative render.
- BHO3.6:** To address dereliction and promote appropriate and sensitive reuse and renovation of buildings, building features and sites within the proposed ACAs.
- BHO3.7:** To reduce and prevent visual and urban clutter within the proposed ACAs including, where appropriate, traffic management structures, utility structures and all signage.
- BHO3.8:** To encourage the sensitive restoration and extension of cottages in accordance with the guidelines produced by Kildare County Council.

Actions

The Council will work with and assist, where appropriate, owners of buildings within the proposed ACAs in their maintenance and repair of buildings through advice and grant aid from relevant sources.

Policy HLA1- Historic Landscapes Areas

It is the policy of the Council to preserve the special landscape character of historic landscapes within Celbridge as set out on Map 13.1 *Land Use Zoning*.

Objectives

It is an objective of the Council:

- HLA01.1:** To protect the special landscape character of historic landscape areas and ensure that new development enhances the special character and visual setting of the historic landscapes outlined on Map 13.1⁹ and to prevent development that would have a negative impact on the character of the lands within the Historic Landscape Areas.
- HLA01.2:** To support the preparation of Woodland Conservation and Management Plans for lands within the Historic Landscape Areas.

⁹ This will not preclude the development of lands for Town Centre Extension within KDA 2 – Donaghcumper as same were considered to be outside of the ‘Designed’ areas of the landscape.

10.3.2 (iii) Scenic Routes and Views

The LAP area comprises scenic routes and views that significantly enhance the amenity value of the town’s landscape setting. The protection of these routes and views is provided for by the current and the draft County Development Plan which are listed in table 10.3 below and shown on Map 10.1 for convenience.

Scenic Routes	Description	Location
No. 31	Views within Castletown – Donaghcumper Rural Area; Views to the South and North from Castletown House, including axial views to Obelisk.	Castletown, Barrogstown, Barnhall,, Rinawade, Cordaun
No. 32	Views of the River Liffey from the main avenue of Castletown House	Castletown
Views		
RL 2	View of the River Liffey from New Bridge	New Bridge, Coneyburrow
RL 3	View of the River Liffey from Celbridge Bridge	Celbridge Bridge, Celbridge

Table 10.3 Scenic Routes and Protected Views – Extract from the Draft County Development Plan 2017-2023

In addition to the above, it is also an objective of the current and draft County Development Plan to protect the following views from Castletown House (Ref. Section 12.4.2 of the Draft County Development Plan 2017-2023):

- Axial views between the Castletown House and Conolly’s Folly
- Views between Castletown House and the Wonderful Barn
- Views from the House to the river and across the back parterre
- Views across the river and to the linked demesnes of Donaghcumper and St. Wolstan’s
- Views from the main avenue to the river towards Castletown, and up and down the river to Celbridge and New Bridges

Policy SRV1- Scenic Routes and Views

It is the policy of the Council to ensure that the proposed location, siting and design of buildings and structures and any mitigation measures identified protect the special character of the identified scenic routes and protected views.

Objectives

It is an objective of the Council:

SRVO1.1: To protect the visual amenity and character of scenic routes and views in Celbridge and Castletown as identified in the County Development Plan.

SRVO1.2: To require a Visual Impact Assessment of proposals for development that may impact the special character and visual amenity of scenic routes and views as part of the planning application process.

Actions

To review existing and potential new scenic routes and views worthy of protection in the course of preparing the proposed Architectural Conservation Area and Historic Landscape Area character statements.

10.4 NATURAL HERITAGE

The River Liffey, its landscape setting and associated eco systems are the principal natural heritage features of the LAP area. These features significantly enhance the landscape character and amenity value of the town centre and its surrounding demesnes. Historically, the River Liffey was also an important economic resource, powering a number of mills along its banks including Celbridge Mill and Temple Mills.

10.4.1 Designated Sites

Special Areas of Conservation (SACs) and Special Protections Areas (SPAs) are legally protected under the EU Habitats Directives and are selected for the conservation of Annex 1 and Annex II species. There are no SACs or SPAs located within the plan area. The nearest SAC to Celbridge is the Rye Water Valley/Carton SAC (Site Code 002162) which lies 2km north of Celbridge. The River Liffey flows into Dublin Bay SAC and as such the potential for downstream effects from works or development needs to be considered.

Natural Heritage Areas (pNHAs) are sites of significance for wildlife habitats and are protected under the Wildlife Amendment Act, 2000. There are no pNHAs within the plan area. The Royal Canal (Site Code 002103) and the Grand Canal (Site Code 002104) are located north and south of the plan area respectively.

Policy NH1 Natural Heritage

It is the policy of the Council to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure development with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment.

Objectives

It is an objective of the Council:

NHO1.1: To ensure an Appropriate Assessment, in accordance with Article 6(3) and Article 6(4) of the Habitats Directive and with DEHLG guidance (2009), is carried out in respect of any plan or project not directly connected with or necessary to the management of a Natura 2000 site to determine the likelihood of the plan or project having a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and to ensure that projects which may give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites will not be permitted (either individually or in combination with other plans or projects) unless for reasons of overriding public interest.

NHO1.2: To identify, protect, conserve and enhance wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish and contribute to compliance with Article 10 of the Habitats Directive.

NHO1.3: To protect and conserve the integrity of soils that supports the rich biodiversity and ecological networks in Celbridge.

11. Green Infrastructure & Strategic Open Spaces

To protect and enhance green infrastructure assets and create an interconnected network of parks, open spaces, demesne lands and watercourses in Celbridge.

11.1 GREEN INFRASTRUCTURE

The environmental and heritage resources of Celbridge can be described as its Green Infrastructure. The Green Infrastructure network, is the network of natural and semi-natural areas that support the natural environment by providing habitats for wildlife, air and water filtration and surface water management, recreational and tourism opportunities and “greener” neighbourhoods. Green infrastructure networks include waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that surround and thread through our towns and cities.

Celbridge benefits from a significant level of green infrastructure. The River Liffey is part of the Regional Green Infrastructure Network and links a number of historic demesne landscapes in Celbridge to form a strong network within the town. It will be important to establish a coherent, integrated and evolving network that extends from the Liffey and the demesnes.

11.2 HABITAT MAPPING

Under Article 10 of the Habitats Directive planning and development policies must endeavour to conserve and manage sustainably corridors and stepping stone habitat features. In recognition of this the Kildare County Development Plan proposes actions to address biodiversity in County Kildare and to prepare a plan for its management at a local level. Kildare County Council commissioned habitat mapping for Celbridge to inform this LAP. This report identifies and maps the various habitats and green infrastructure areas in the town. These maps are a valuable tool in the future planning of the area and also provide information for the general public and community groups.

The following provides details of the key elements of habitats in Celbridge:

- **Buildings and gardens**

These habitats were the most abundant group of habitats in Celbridge (Figure 11.1), covering nearly half (48.36%) of the study area. This group includes the habitat types such as buildings and artificial surfaces (BL3), as well as lawns (GA2), flower beds (BC4), ornamental shrubs (WS3) and other habitat types present in private gardens.

- **Agricultural land**

These habitats, which includes improved agricultural grassland (GA1) and tillage was not as abundant in Celbridge as other areas of the County but still accounted for 24.49% of the study area. However, these habitats were restricted to marginal areas adjoining the north, south and south-east of the study area.

- **Amenity grassland**

This occupies 11.64% of the Celbridge study area (Figure 11.1) and does not include the lawns of private houses, but does include public grassy spaces within estates, playing pitches, and larger lawns in institutions such as Celbridge Abbey, St John of God's, and the various primary and secondary schools.

- **Other**

The remainder of the habitat groups each occupy less than 16% of the total study area. Woodland and scrub cover in Celbridge accounts for 9.55% of the study area. These are represented by the woodland habitats associated with Castletown Demesne, Killadoon Demesne, Donaghcumper House

and those woodland areas adjoining the River Liffey. Disturbed ground accounts for 1.94% of the study area and are typically identified in areas where discontinued construction has created patches of bare and recolonising soil. Rivers and watercourses form 1.43% of the study area and features such as the River Liffey and its tributaries represents some of the most notable ecological features associated with Celbridge. High quality semi-natural wetland habitats such as marsh (GM1) and fen (PF) were not recorded within the Celbridge study area, although the Kilwoghan wetlands are located in close proximity to the north-western boundary of the LAP boundary.

Habitat Group	Area (ha)	Percentage
Buildings & Gardens	371.95	48.36
Intensive Agriculture	188.38	24.49
Amenity Grassland	89.55	11.64
Woodland & Scrub	73.43	9.55
Disturbed Ground	14.95	1.94
Semi-natural Grassland	2.48	2.48
Rivers and watercourses	11.00	1.43
Wetlands, lakes and ponds	0.88	0.11
Total	796.20	100

Figure 11.1 Habitat composition of Celbridge

The dominant habitats within Celbridge are intensive agriculture and urban built land. For this reason, it is important to ensure that local biodiversity areas, which form an important part of the county's Green Infrastructure and support connectivity within the network are maintained, and given the opportunity to increase their distribution within the town. In addition, 'Stepping Stone' habitats including scattered trees and parkland as well as amenity areas within housing estates further enhance the connectivity of habitats, and in turn, promote biodiversity across Celbridge and County Kildare.

Policy GI 1 – Green Infrastructure

It is the policy of the Council to protect, enhance and further develop the Green Infrastructure network in Celbridge and to strengthen links to the wider regional network.

Objectives

It is the objective of the Council:

- GIO 1.1:** To reduce and avoid fragmentation or deterioration of the Green Infrastructure network and strengthen ecological links within Celbridge and to the wider regional network.
- GIO 1.2:** To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the town by increasing, where appropriate, tree canopy coverage using locally native species by incorporating them within design proposals and supporting their integration into the existing Green Infrastructure network.
- GIO 1.3:** To integrate Green Infrastructure as an essential component of all new developments and restrict development that would fragment or prejudice the Green Infrastructure network.
- GIO 1.4:** To ensure key hedgerows identified, and the linkages they provide to larger areas of Green Infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.
- GIO 1.5:** To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological protection needs of each site.

GIO 1.6: To maintain a biodiversity protection zone of not less than 15 metres from the top bank of the River Liffey and of not less than 10 metres from the top bank of smaller watercourses in Celbridge, with the full extent of the protection zone to be determined on a case by case basis by the planning authority, based on site specific characteristics and sensitivities. Strategic green routes and trails will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments.

GIO1.7: To promote best practice with respect to minimising the spread of, and eradicating, invasive species, in accordance with the provisions of Section 13.8.3 of the Draft Kildare County Development Plan 2017-2023.

GIO1.8: To carry out, as resources allow, Habitat and Green Infrastructure Mapping for the areas included in the extended Celbridge Local Area Plan area (i.e. Castletown, St. Wolstans and Donahcumper Demesnes).

Action:

All proposals for developments will be required to demonstrate that the existing Green Infrastructure Network is protected, in so far as practicable, and that the development contributes positively to the development and protection of the overall Green Infrastructure assets of Celbridge.

11.3 OPEN SPACES

While Celbridge has a significant amount of open space, it is not distributed evenly and access to some areas is limited. The parklands of Castletown, St. Wolstan's and Donaghcumper dominate the eastern edge of town, with little to the west. The areas of public open space within the various residential estates of the town largely are incidental areas with limited functionality. These spaces offer little in the way of support for recreation or biodiversity. Open space and parkland represents an important component of a sustainable town as they contribute to the amenity of the area, as well as providing for the health and well-being of residents and encouraging ecology. As Celbridge is a town with a particularly high population of families with children, open space is considered especially important, in relation to encouraging active lifestyles.

In addition to the demesnes, the River Liffey provides a significant opportunity for Strategic Open Space that can connect into a wider regional network and support opportunities for strategic walking and cycling routes, in addition to ecology and biodiversity linkages. However, the river, at present is almost inaccessible at most points in the town, with the exception of a few areas where access is possible, though limited due to overgrowth along the banks. The strategy document *Towards a Liffey Valley Park*, was published in 2006 and represented the first comprehensive strategy for the Liffey between Chapelizod in Dublin and Celbridge in Co. Kildare. The plan identifies considerable opportunities for recreation, tourism, economic development and habitat creation along the Liffey Valley whilst protecting the historic links to the town and its evolution. The vision for the future is to maintain, and enhance the unique river valley as a natural asset whilst meeting the development and open space needs of the catchment population therein. The strategy reinforces this vision and as such the strategy will guide the administration, management, allocation of resources and development control functions of the Office of Public Works and the four Local Authorities in whom the future of the Liffey Valley is entrusted. Whilst the overarching objective is to maintain the integrity of the Liffey Valley and to provide essential recreational space for the wider region, sensitively designed and appropriate development in certain areas provide an opportunity to develop / improve access to amenity areas.

Map 13.1 Land Use Zoning identifies strategic open spaces along the Liffey Valley Corridor that seek to improve access to the river as well as protecting the historic designed landscapes of the adjoining

demesnes. The Strategic Open Space zoning objective will ensure that these lands are protected to serve the future recreation needs of Celbridge and protect the amenity of the River Liffey.

Chapter 12 *Urban Design and Key Development Areas* and Chapter 13 *Implementation* provide further detail in relation to the integration of these areas into design concepts and land use proposals.

Policy OS1 - Open Spaces

It is the policy of the Council to provide for a hierarchy of high quality multi-functional public open spaces within Celbridge, and to preserve and protect such spaces through the appropriate zoning of lands.

Objectives

It is an objective of the Council:

OSO1.1: To support and facilitate the provision of open spaces with ecological and recreational corridors to aid the movement of biodiversity and people, subject to appropriate environmental assessment.

OSO1.2: To protect lands zoned Open Space and Amenity and Strategic Open Space on Map 13.1 for a variety of passive and active uses.

OSO1.3: To secure the delivery of a neighbourhood park in conjunction with development at KDA 4 Oldtown, including a multi-use games area.

OSO1.4: To provide a range of opportunities for active and passive recreation within public open spaces.

OSO1.5: To pursue the creation of a Liffey Valley Regional Park together with Dublin City Council, Fingal and South Dublin County Councils and the OPW.

OSO1.6: To maintain and protect, from inappropriate development, the greenbelt between Leixlip, Celbridge and Maynooth from inappropriate development.

12. URBAN DESIGN & KEY DEVELOPMENT AREAS

To ensure development proposals conform with best practice urban design principles on the basis that well planned and integrated development will enhance the town and its environs and improve the quality of life of its residents.

12.1 URBAN DESIGN

This LAP seeks to establish a framework for the future development of Celbridge. It is proposed to consolidate growth within Key Development Areas that provide for the expansion of the town centre and the development of new residential neighbourhoods.

The urban structure of a town is defined by a framework of routes and spaces that provide connections between various nodes such as the town centre, neighbourhoods, schools and parks. New development should be integrated into this framework whilst providing new districts that have their own unique character and a high quality environment. The established principles of good urban design should be applied to all new development in the LAP area and shall include those set out in the following policy documents and design manuals:

- Retail Planning Guidelines for Planning Authorities (2012)
- Retail Design Manual (2012)
- Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities(2009)
- Urban Design Manual; A Best Practice Guide (2009)
- Design Manual for Urban Roads and Streets (DMURS) (2013)

12.2 KEY DEVELOPMENT AREAS - DESIGN CONCEPTS

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

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

Each of the KDAs is identified in Map 12.1.

Design briefs have been prepared to guide development in KDA's 2, 3, 4, 5 and 6. These design briefs set out broad parameters for the future development of these areas. The briefs are based on an appraisal of each area in relation to its urban and landscape setting. While principal access points and connections, key building frontages and public spaces should generally be regarded as fixed requirements, a degree of flexibility can apply. For example, access points from the main road network and key connections within the KDA will be required but the actual position of each connection could be altered subject to appropriate traffic safety considerations. Key building frontages may be varied where it is demonstrated that there is a strong urban design rationale and that passive supervision of public spaces is not compromised.

The briefs will assist different parties involved in the planning process such as landowners, developers, design teams, residents and Kildare County Council in the preparation and assessment of detailed proposals.

12.2.1 KDA 1 – ST. RAPHAEL'S (OAKLEY PARK) MASTER PLAN

This KDA is identified for the purposes of Town Centre Extension. KDA 1 is approximately 10.3 hectares in area and is located to the south-west of the town centre. It comprises the historic walled demesne of Oakley Park, which is now owned by the Saint John of God Trust, and accommodates a range of educational, residential and respite services. This LAP supports the continued use of this site for community and educational purposes. The LAP also supports new retail, office, residential, community and amenity uses at this location, in conjunction with the consolidation of the community and educational uses on site. Development in KDA 1 shall be supported by a Masterplan. The Masterplan will be required to address the following:

- The safeguarding and preservation of the architectural and landscape character of the site and its environs. Sensitive landscape buffers should be maintained and reinforced where appropriate, around Oakley Park House and St. Mochua's Church (given the potential for archaeology in this area) and key views and prospects should be protected.
- The mix of uses to be accommodated within the site. In addition to the established community uses, a mix of uses to reflect the town centre designation (e.g. retail, office, residential and amenity uses), will be required in the longer-term.
- Opportunities for movement into and through the site. The principal vehicular access shall be via the existing tree lined approach off the Clane Road, with potential for new access points off Church Road/Tea Lane. Pedestrian and cycle links should provide for obvious desire lines from the surrounding area including enhanced connections to the town centre. Existing openings in the demesne wall should be utilised where possible with new openings being kept to a minimum with careful design consideration being given to all interventions.
- The provision of an urban park in the vicinity of Oakley Park House, to serve the wider town centre area.
- Phasing and implementation of new development in association with the consolidation of the established community and educational uses on site.

12.2.3 KDA 2 – 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 Extension 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.

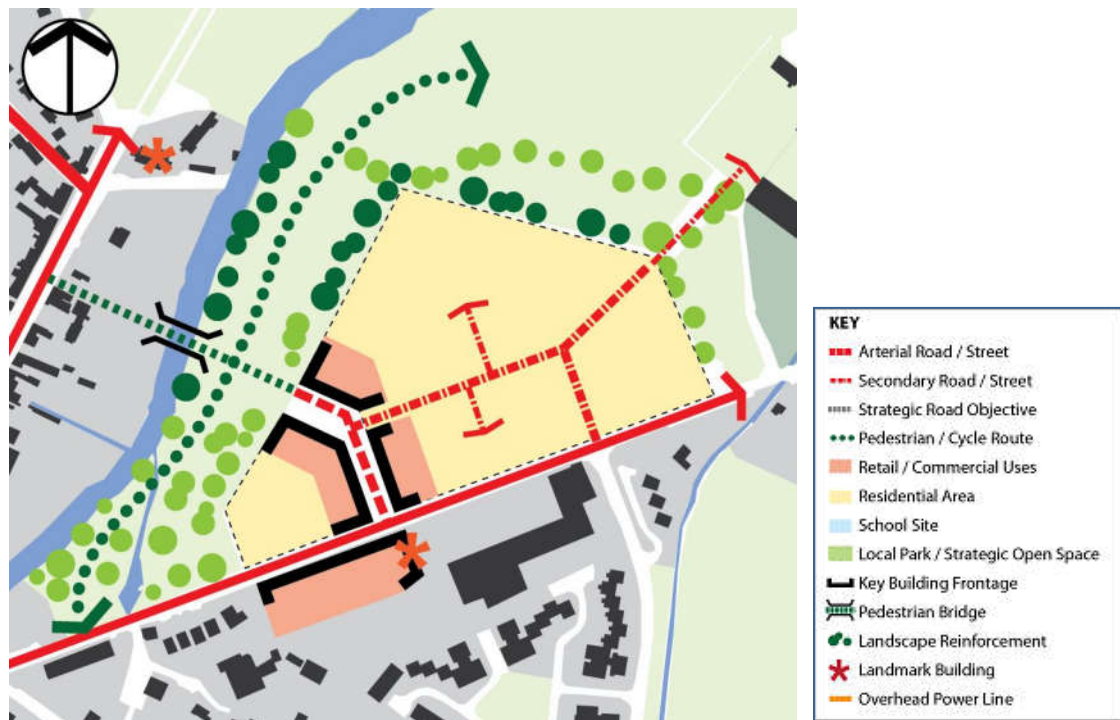


Figure 12.1 Design Concept for KDA 2 Donaghcumper

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 extension 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.

12.2.4 KDA 3 – BALLYOULSTER

The Ballyoulster KDA is located to the east of the town and is bound by the Dublin Road, Donaghcumper cemetery and the Ballyoulster Park housing estate to the north, the Willow housing estate and agricultural lands to the south, the Loughlinstown road to the east and the Shinkeen Road to the west. This KDA is approximately 40 hectares in area with a flat topography. The Shinkeen Stream flows through the lands towards the Donaghcumper demense and the River Liffey.



Figure 12.2 Design Concept for KDA 3 Ballyoulster

Vision

To provide for the development of a new residential neighbourhood, including primary and post primary schools and a local park that integrates with its surroundings whilst having its own unique character and a strong sense of place.

Connectivity/ Movement

Vehicular access to this KDA should be provided off the Dublin Road, Shinkeen Road and the Loughlinstown Road and should provide for continuous routes through the KDA that connect to surrounding areas. Provision should be made for a road connection from the Loughlinstown Road to the R405 / Hazelhatch Road, south of the Willows housing estate, in the longer term.

A permeable network of pedestrian and cycle friendly streets and spaces that incorporate existing site features such as the Shinkeen stream and existing mature trees will be required.

Built Form

The development of this KDA should reflect the established pattern of development in the area. Site layouts should seek to fully integrate the identified primary and post primary school sites. 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.

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 in order to provide for legibility and variety in the urban environment and to reinforce the proposed hierarchy of streets and spaces. This site will accommodate medium to low-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 Spaces

The Shinkeen stream should be incorporated into new developments as a landscape feature that includes a continuous pedestrian and cycle link along its bank. This green link should include natural landscaping that will enhance the ecological value of the stream.

New residential areas should be structured around a variety of open spaces that provide for both active and passive recreation. Landscape proposals should provide for the retention of existing mature trees and the planting of new trees along the Ballyoulster/Loughlinstown townland boundary.

12.2.5 KDA 4 – OLDTOWN

The Oldtown KDA is located to the west of the town and is bound by the R403 / Priory Square distributor road and the Oldtown Mill housing estate to the east, the Ballygoran Court housing estate to the north and agricultural lands to the south and west. The Oldtown Road traverses this KDA. This KDA is approximately 59.1 hectares in area and is currently in agricultural use. An overhead power line traverses the southern portion of the KDA.

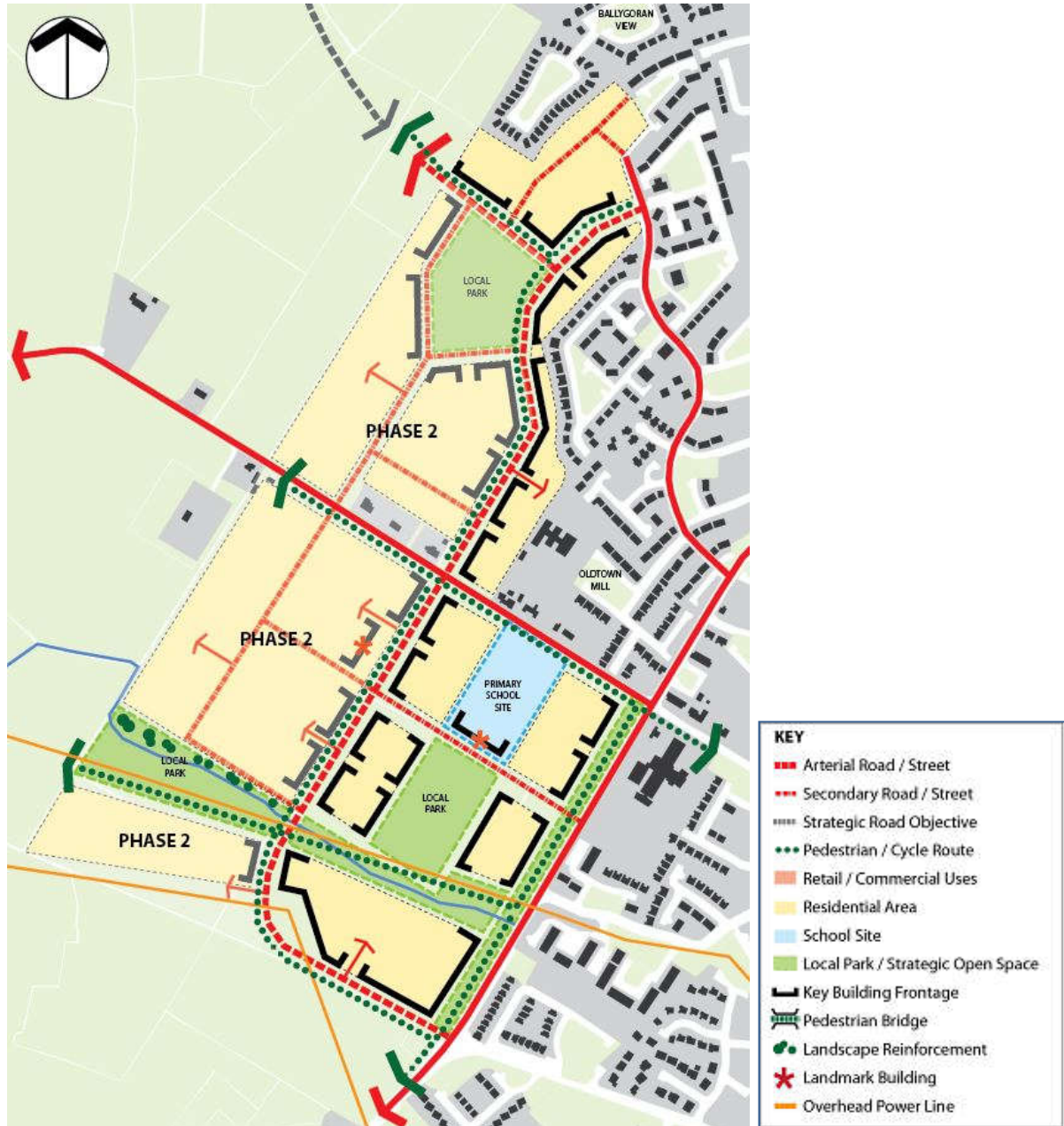


Figure 12.3 Design Concept for KDA 4 Oldtown

Vision

A new residential community, 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.

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 (min 500sqm – max 1000sqm retail/commercial) will be required along the proposed arterial street as part of the landmark block in 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 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.

A residential density of 30 units per hectare is considered appropriate at this location. However, where the quality of the design and layout is particularly high, a density of 35-40 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 hectares 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.

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.

12.2.6 KDA 5 – CRODAUN (MAYNOOTH ROAD GATEWAY)

The Crodaun KDA comprises approximately 21.9 hectares of land on the northern outskirts of the town on both the east and west side of the Maynooth Road. The M4 Business Park and the Salesian secondary school are located to the north of the KDA. The Castle Village and Crodaun Forest Park housing estates are located to the south of these lands.



Figure 12.4 Design Concept for KDA 5 Crodaun

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.

12.2.7 KDA 6 – 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 hectares in area and are currently in agricultural use. The lands are accessible from the Newtown / Ardclough Road. An overhead power line traverses the southern portion of the KDA.



Figure 12.5 Design Concept for KDA 6 Simmonstown

Vision

A residential area including a primary school that consolidates the southern environs of Celbridge and establishes an attractive edge to the town.

Connectivity/ Movement

Vehicular access to this KDA should comprise an arterial street that connects the Newtown / Ardclough Road to the R405 (Hazelhatch Road) via Callenders Mill. A second point of access of the Newtown / Ardclough Road is desirable. Provision should be made for a future connection to the lands to the south west of the KDA with a view to providing access onto the Newtown / Ardclough Road, south of Chelmsford Estate, in the longer term. New streets and spaces should provide for a cycle and pedestrian friendly environment with designated cycle routes along arterial streets. 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. Development proposals shall safeguard the remains of an existing ringfort 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 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 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 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 Gealtacht 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.

13. IMPLEMENTATION

To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

13.1 IMPLEMENTATION STRATEGY

This LAP sets out a clear vision for Celbridge into the future. This vision is in accordance with the role identified for Celbridge at a local, county and regional context and seeks to make Celbridge a more attractive place to live, work and visit. In order to achieve the stated vision it is important that the individual measures put forward in this plan are delivered.

13.2 DEVELOPMENT MANAGEMENT

This LAP outlines specific policies and objectives of the Council with regard to developing Celbridge. The overarching policies and objectives of the Kildare County Development Plan also apply, specifically the Development Management Standards set out in Chapter 17. Where conflict exists between the LAP and the CDP, the CDP will take precedence.

13.3 LAND USE ZONING OBJECTIVES

Map 13.1 shows the land use zoning objectives for Celbridge and should be read in conjunction with Table 13.2 Definition of Terms and Table 13.1 Land Use Zoning Matrix below.

Ref	Use	Land-Use Zoning Objectives
A	Town Centre	To protect, improve and provide for the future development of town centres.
B	Existing Residential / Infill	To protect and enhance the amenity of established residential communities and promote sustainable intensification.
C	New Residential	To provide for new residential development.
E	Community and Educational	To provide for education, recreation, community and health.
F	Open Space and Amenity	To protect and provide for open space, amenity and recreation.
F2	Strategic Open Space	To preserve, provide for and improve recreational amenity, open space and green infrastructure networks.
H	Light Industry and Warehousing	To provide for light industry, distribution and warehousing.
I	Agricultural	To retain and protect agricultural uses.
N	Neighbourhood Centre	To provide for new/existing neighbourhood centres and associated facilities.
R	Commercial and Tourism	To support established commercial uses and tourism / leisure related uses.
U	Utilities and Services	To provide for and improve public utilities.
G	Green Belt	To protect the character of each town through the identification of a greenbelt which shall remain free from development.

Table 13.1: Land Use Zoning Objectives

Permitted in Principle (Y)	Land uses designated under each zoning objectives as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan.
Open for Consideration (O)	Land uses shown as 'Open for Consideration' are uses that are not considered acceptable in principle in all parts of the relevant use zone. However, such uses may be acceptable in circumstances where the Council is satisfied that the proposed used would not conflict with the general objectives for the zone and the permitted or existing uses as well as being in the interests of the proper planning and sustainable development of the area.
Not Permitted (N)	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix will not be permitted.
Other Uses	Proposed land uses not listed in the matrix will be considered on the merits of the individual planning application, with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objectives for the area.
Non-conforming uses	Existing established uses that are inconsistent with the primary zoning objective where legally established by continuous use for the same purpose prior to 1 st October 1964 or by planning permission, will not be subject to legal proceedings under the Act in respect of their continued use. Where extensions or improvements of premises accommodating these uses are proposed each shall be considered on its merits in accordance with the proper planning and sustainable development of the area.
Transitional Areas	While the zoning objectives indicate the different uses permitted in each zone it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land use zones. In these areas it is necessary to avoid developments that would be detrimental to amenity. In zones abutting residential areas, particular attention will be paid to the uses, scales, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties. Development abutting amenity and open space will generally facilitate the passive supervision of that space by fronting onto it where possible.

Table 13.2: Zoning Matrix – Definition of Terms

13.4 LAND USE ZONING MATRIX

The Zoning Matrix illustrates a range of land uses together with an indication of their broad acceptability in each of the land use zones.

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 ¹⁰	N	N	N	Y	N	O ¹¹	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 ¹²	O	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
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	N	N	N
Offices	Y	O ¹³	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/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

Table 13.3 Land Use Zoning Matrix

¹⁰ Ancillary to health / community use to meet special accommodation needs

¹¹ In accordance with the Rural Housing Policy set out in the County Development Plan save structures addressed under BHO2.2

¹² 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

¹³ Proposals of this nature shall be restricted to circa 100sqm

It is an objective of the Council to carry out its development management function in accordance with the matrix for each zone. Where the above matrix indicates that a proposal would be ‘permitted in principle’, it should not be taken to imply that a planning application would be successful on that basis alone. The matrix relates to land use only. Other factors including density, building height, design standards, traffic generation, environmental factors, impact on surrounding amenities, etc., are also relevant in establishing whether or not a development proposal would be acceptable. Uses other than the primary uses for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective.

13.5 PHASING

Design proposals in the Key Development Areas will be subject to a schedule of phasing. The purpose of the phasing is to ensure that infrastructure, facilities and amenities are provided together with new residential development.

The proposed phasing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on the provision of a pre-determined level of completed infrastructure, facilities and amenities to serve each phase. To provide flexibility, the proposed phasing schedule is sequential (linked to housing output) rather than time specific.

The key infrastructure to be phased in conjunction with housing input in Celbridge is roads infrastructure, water infrastructure, open space, recreational facilities and childcare provision. The phasing below is designed to ensure the delivery of priority infrastructure within each KDA in tandem with development.

13.5.1 Key Development Areas (KDAs)

Each Key Development Area (KDA) is split into phases of development. While consent for the development in its entirety or for a subsequent phase of development may be granted prior to the completion of a previous phase, the previous phase must be completed in its entirety (including all predetermined infrastructure, facilities and amenities) prior to the commencement of development in a subsequent phase of development. A statement of compliance with the phasing requirements of the LAP shall be required with planning applications for new housing development in the Key Development Areas and compliance will be governed by condition of planning consent. Deviations from the phasing condition may be considered in exceptional circumstances where a case is made to the Planning Authority and any such deviations shall be subject to the prior written agreement of the Planning Authority. Infrastructure required to service future phases of development may be delivered upfront, prior to the completion of the earlier phases of development.

KDA 1 – St Raphael’s Oakley Park Masterplan Area

Development in KDA 1 St. Raphael’s/Oakley Park to be subject to a Masterplan. The requirement to prepare a Masterplan will not preclude consideration of applications that relate to the established community and educational use of the site.

KDA 2 – 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	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 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 the north of the KDA along the River Liffey including pedestrian and cycle routes, landscaping and tree planting.	To be completed prior to the occupation of any development within KDA 2.

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 pedestrian and cycle bridge crossing of the River Liffey in KDA 2.	To be completed prior to the commencement of development of dwelling units 350 + in KDA 3.
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 KDA3. Pro-rata provision for remainder to be completed prior to the completion of development in KDA3.
Open Space (Amenity and Recreation)	Local Park to include play areas, footpaths, green links and landscaping.	To be completed prior to the commencement of development of dwelling units 350 + in KDA 3.

KDA 4 - Oldtown		
Type of Infrastructure	Description	Phasing
Western Link Road (Objective MTO3.9)	Strategic link road from R403 (Clane Road) to junction of R405 (Maynooth Road) and R449 (Leixlip Road).	To be completed prior to the commencement of development on Phase 2 lands of KDA 4(circa unit 451+).
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 KDA4. Pro-rata provision for remainder to be completed prior to the completion of development in KDA4.
Open Space (Amenity and Recreation)	Public Park including playing pitches, play areas, footpaths and landscaping.	To be completed prior to the commencement of dwelling no. 151 in KDA 4.

KDA 5 – 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 KDA5. Pro-rata provision for remainder to be completed

		prior to the completion of development in KDA5.
Public Open Space	Public park on lands zoned open space to the east of the R405 (Maynooth Road) to include playing pitches, play areas, footpaths and landscaping.	To be completed prior to the completion of development to the east of the R405 (Maynooth Road).

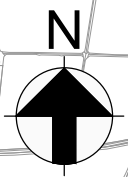
KDA 6 - Simmonstown		
Type of Infrastructure	Description	Phasing
River Liffey Vehicular Bridge and link road.	New vehicular bridge over the River Liffey and link road from the bridge to Simmonstown.	To be completed prior to the commencement of development.
Childcare	Pro-rata childcare provision at a 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 KDA6. Pro-rata provision for remainder to be completed prior to the completion of development in KDA6.
Open Space (Amenity and Recreation)	Local Park including play areas, footpaths and landscaping.	To be completed prior to the commencement of dwelling no. 151 in KDA 6.

Note:

1. All planning applications for development within KDA's shall be accompanied by a detailed Traffic Impact Assessment. Identified pinch points in the network with limited capacity include the existing road bridge over the River Liffey and the junctions on the R405 (Maynooth Road) at Tesco and Aldi. While the Council will seek to maximise the capacity of the existing network in the short to medium term through active traffic management, new river crossings (pedestrian/cycle and vehicular) and a western link road to the north of Celbridge, will be required to accommodate growth in the longer term.









2. A minimum of 1 no. childcare facility shall be provided in KDA's 3, 4 and 6. The Planning Authority will consider proposals for on-site or off-site childcare provision to satisfy the requirement for pro-rata childcare provision in other KDA's and to meet additional requirements in KDA's 3, 4 and 6. In the event that off-site provision is proposed the applicant will be required to outline details of the off-site provision to the satisfaction of the Planning Authority and to demonstrate to the satisfaction of the Planning Authority that adequate provision will be made to cater for the proposed development.

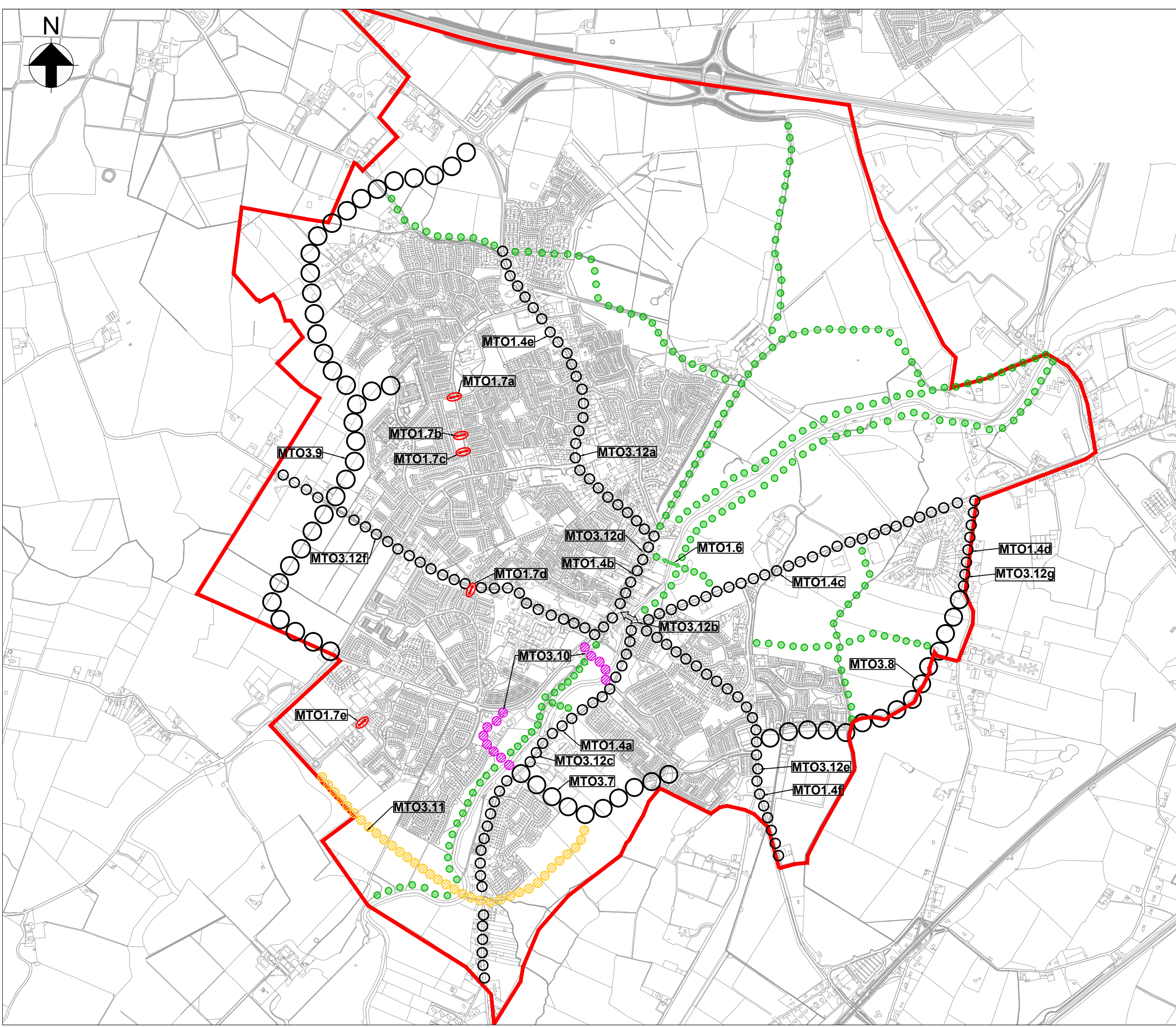
MAPS



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Planning Department
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 Devoy Park, Naas,
 Co Kildare.

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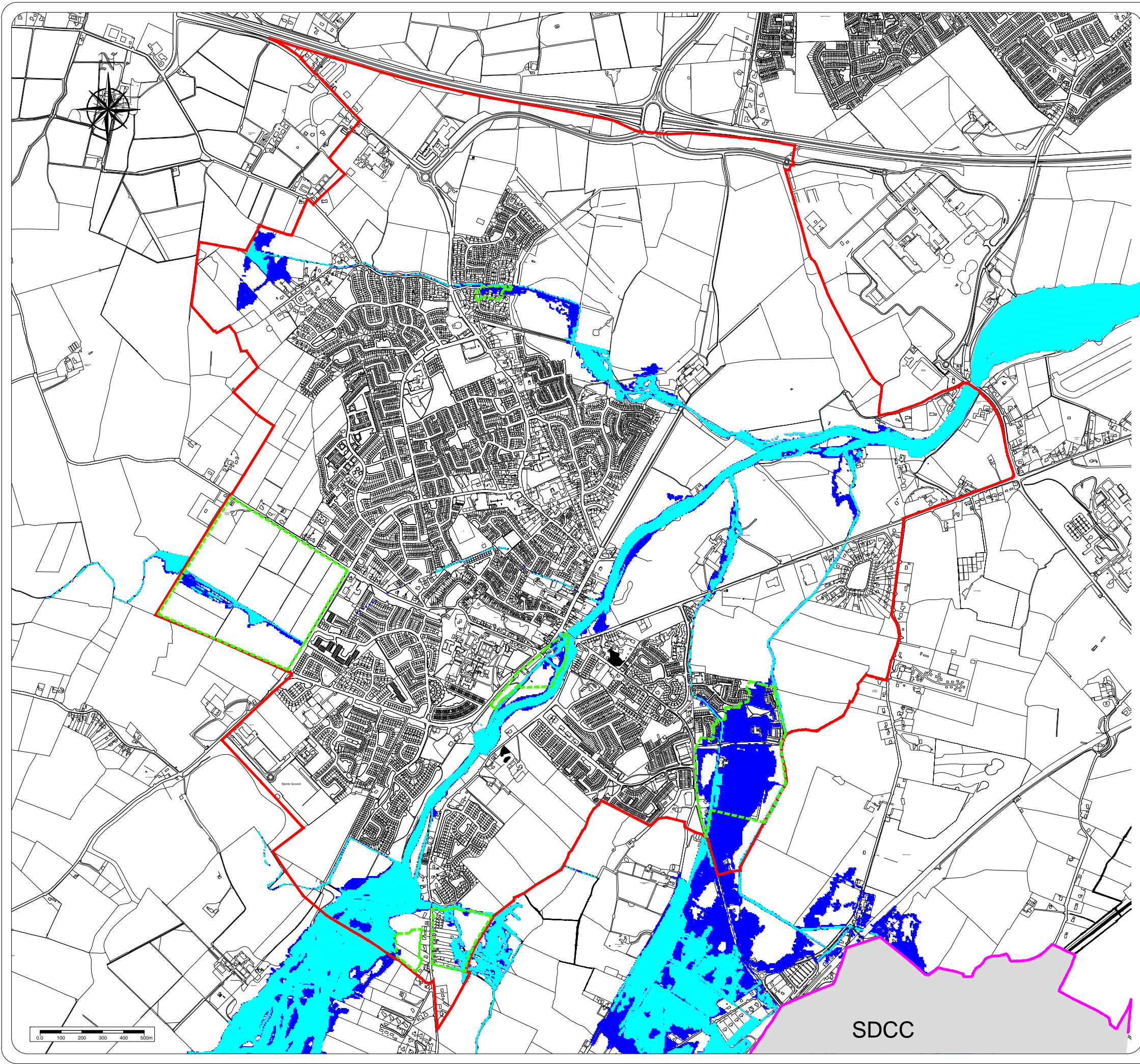
- Legend:**
-  Proposed Pedestrian Bridge (Indicative Location)
 -  Local Pedestrian Permeability Improvement
 -  Existing Bridge Improvements
 -  New Pedestrian / Cycle Objective
 -  New Roads Objective
 -  Road and Footpath Improvements Objective
 -  River Crossing Corridor subject to environmental assessment
 -  Transport Corridor to be Safeguarded



Transport and Movement Map

Scale: N.T.S.	Map Ref.: 8.1
Date: November 2016	
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




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Legend :

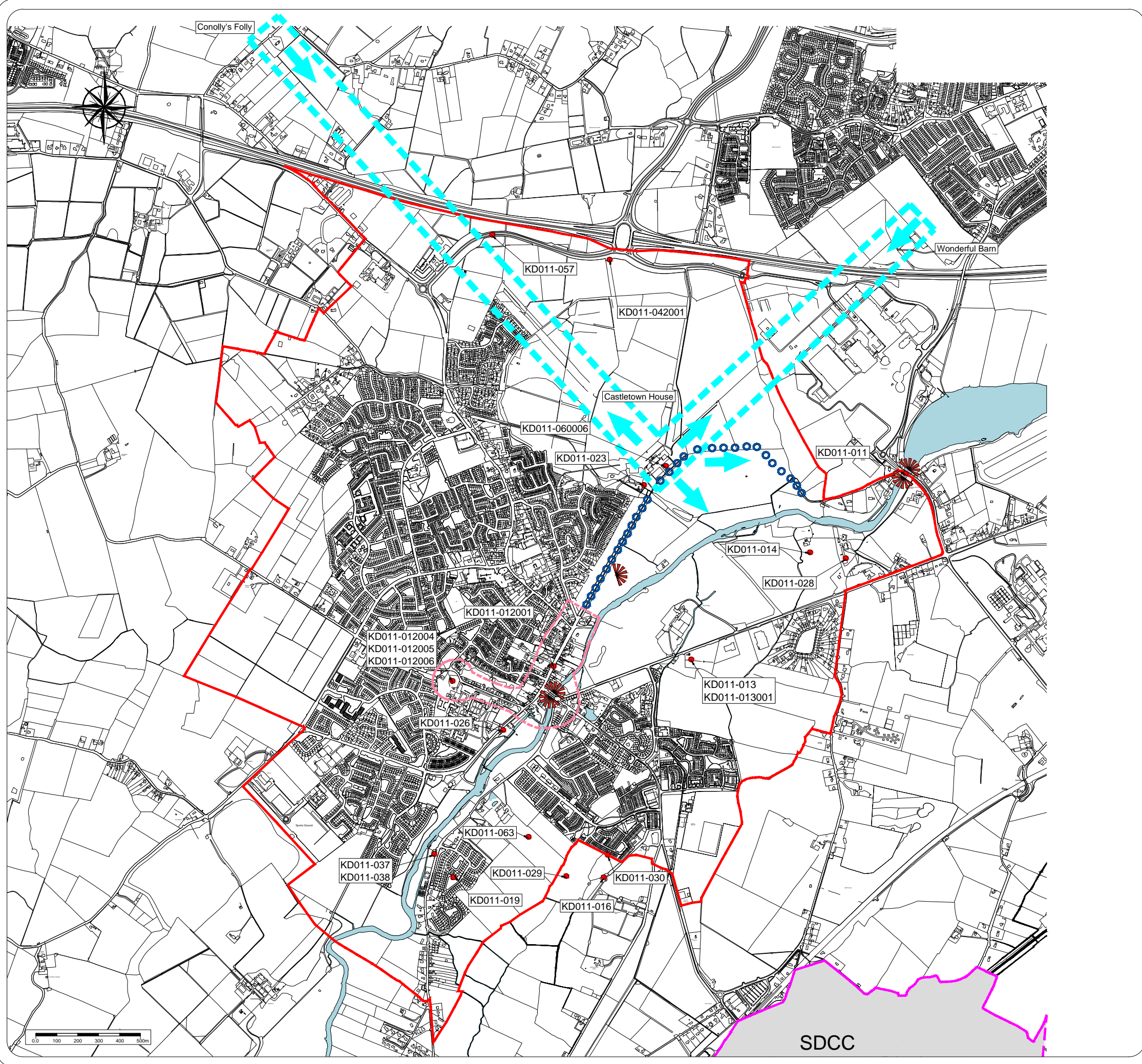
-  Local Area Plan Boundary
-  Kildare County Boundary
-  Rivers, Canal & Lakes
-  Flood Zone A- 100 year Flood Event
-  Flood Zone B- 1000 year Flood Event
-  Development proposals for lands outlined thus are to be the subject of site-specific Flood Risk Assessment appropriate to the type and scale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

Strategic Flood Risk Assessment Map

Scale : N.T.S	Map Ref : 9.1		
Date: December 2016	Drawing No: 200/16/865		
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	<table border="1"> <tr> <td>Drawn by: NH</td> <td>Checked by: BR</td> </tr> </table>	Drawn by: NH	Checked by: BR
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






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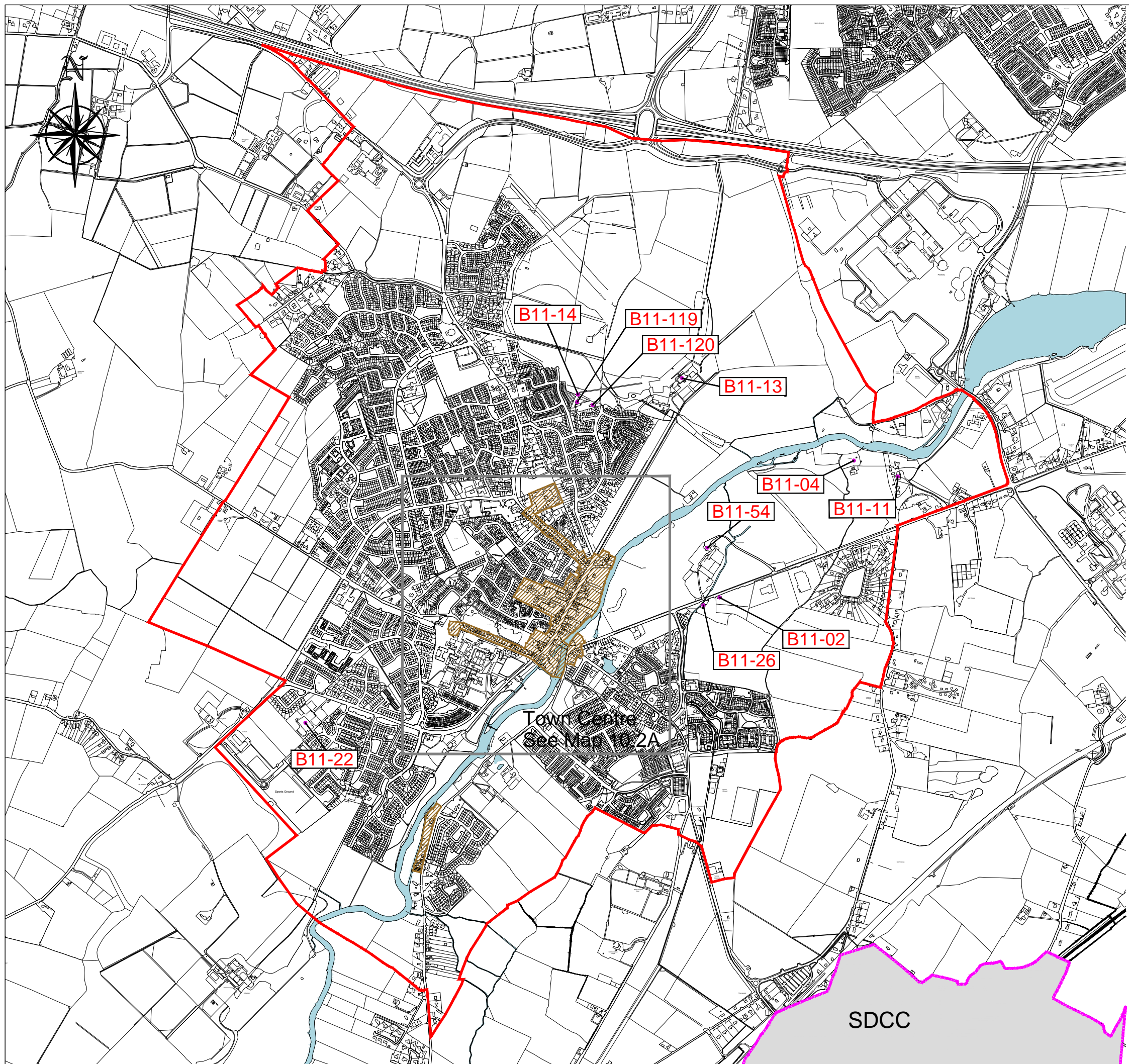
Legend :

-  Local Area Plan Boundary
-  Kildare County Boundary
-  Zone of Archaeological Potential
-  Rivers, Canal & Lakes
-  Record of Monuments and Places (RMP)
-  Scenic Route
-  Views to be Preserved
-  Views to be Preserved

Natural & Archaeological Heritage Map





Scale : N.T.S	Map Ref : 10.1		
Date: December 2016	Drawing No: 200/16/864		
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 with the written statement



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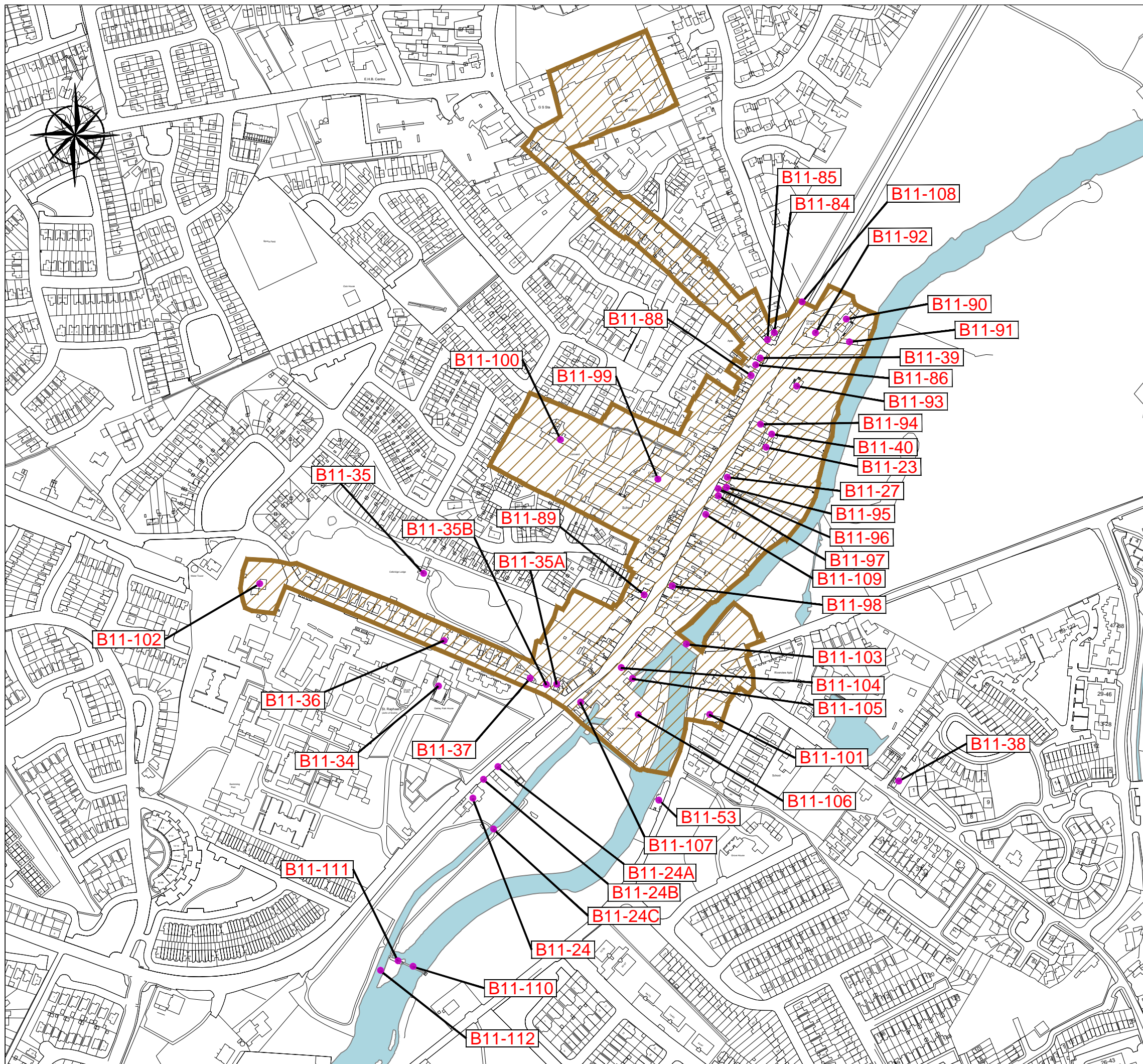
Legend :

-  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: December 2016	Drawing No: 200/16/859
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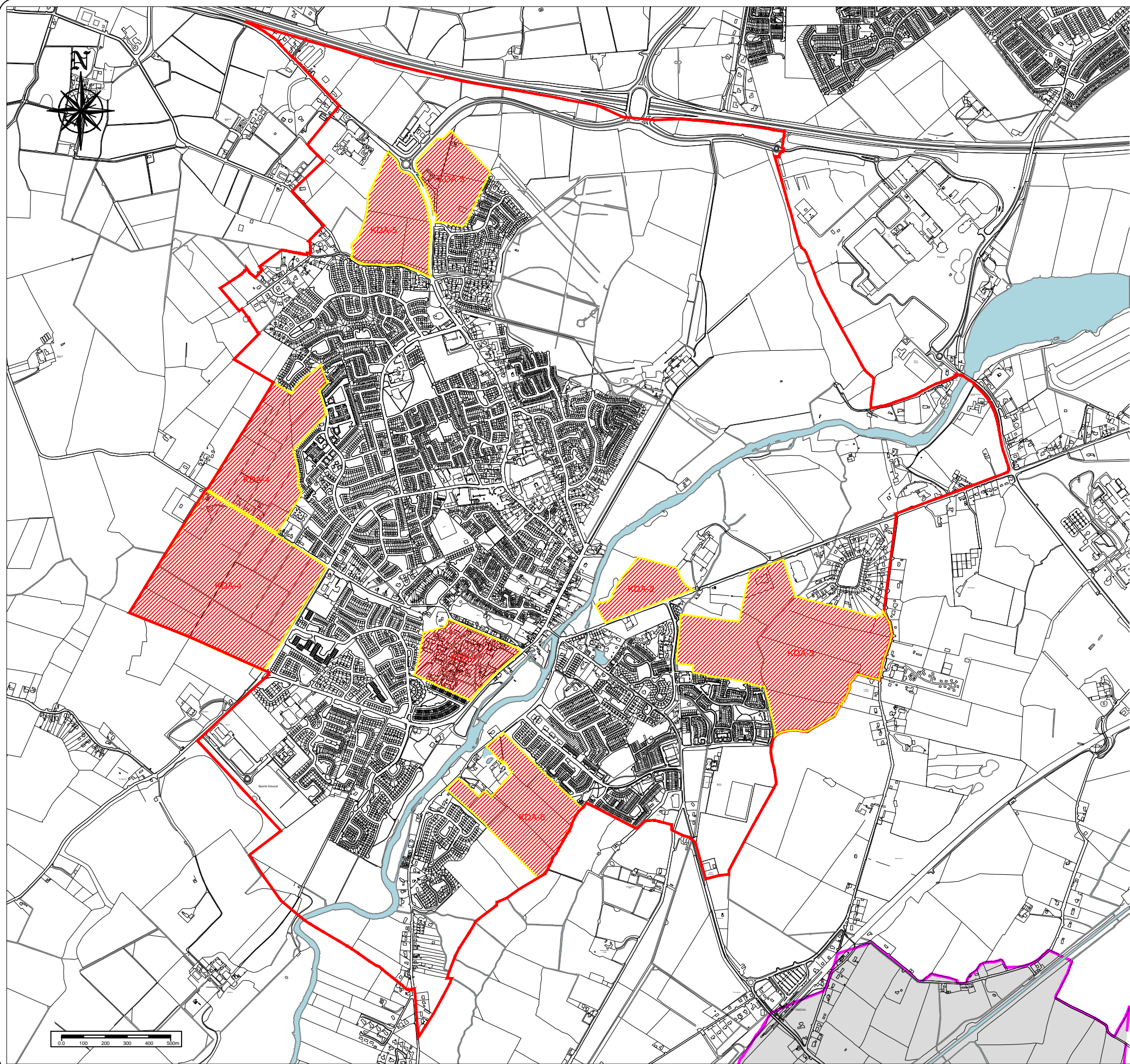
Legend :

- 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: December 2016	Drawing No: 200/16/860
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 Planning, *Community and Culture*
 Department

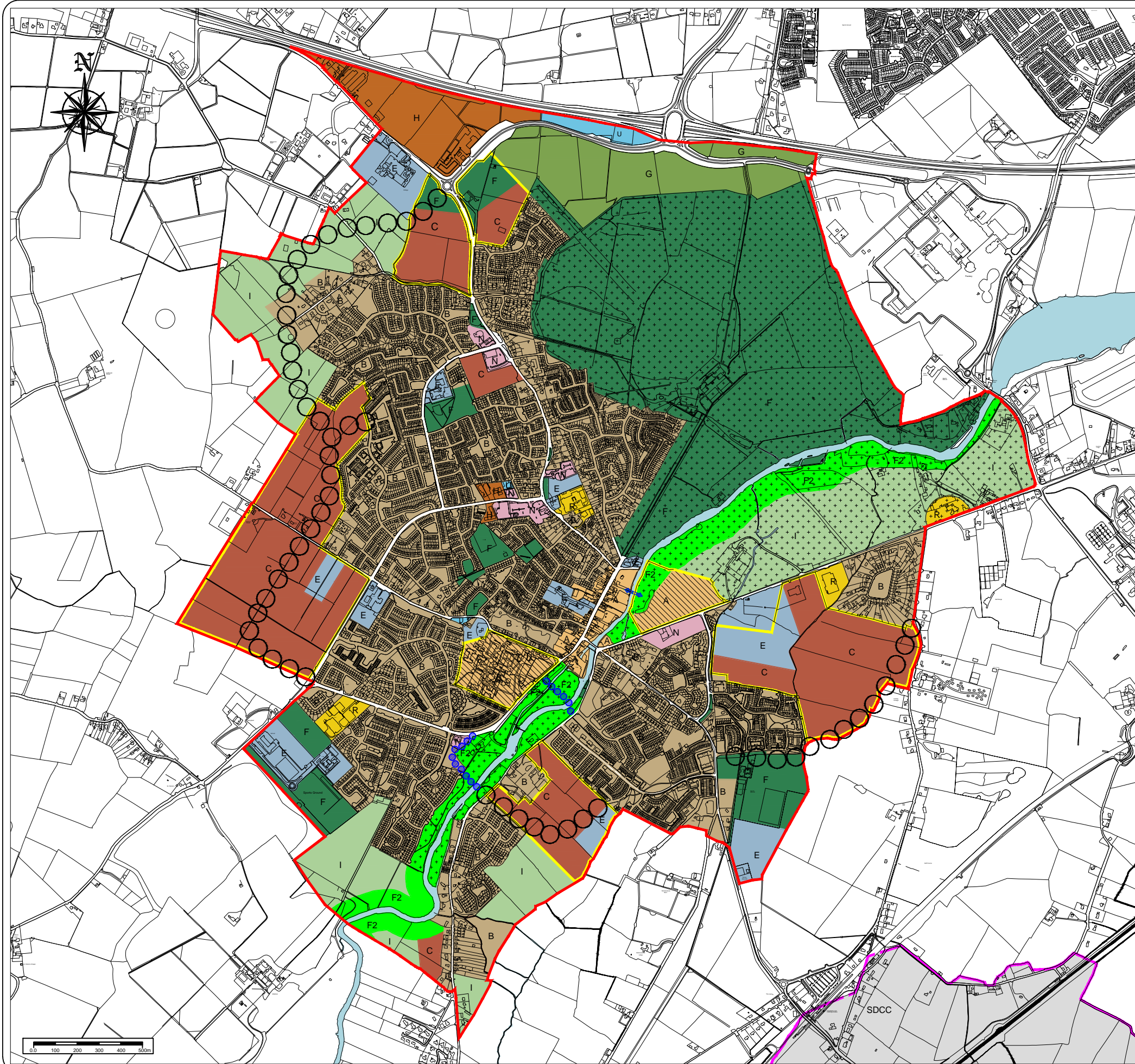
Proposed Draft
 Celbridge Local Area Plan 2017-2023

- Legend :
- Development Boundary
 - Kildare County Boundary
 - Key Development Areas KD 1 - 6

Key Development Areas

Scale : N.T.S	Map Ref : 12.1
Date: November 2016 (Revision 24-11-2016)	Drawing No: 200/16/863
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**Draft Celbridge
 Local Area Plan 2017-2023**

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 (1 - 6)
- 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: December 2016 <small>(Revision 09-12-2016)</small>	Drawing No: 200/16/857
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APPENDIX 1

Proposed Architectural Conservation Areas and Historic Landscape Areas – Character Appraisal

Architectural Conservation Areas - Character Areas

Historic Town Centre

- **Main Street**

The Main Street of Celbridge underwent significant change in the eighteenth century when William Conolly acquired the Dongan estate. In an effort to improve the character of the town, Connolly granted new leases on lands in Celbridge on the condition that *'substantial stone houses with gable ends and two chimneys be built'*.

A number of fine houses were built in the area of Castletown Gate. Of note is the manner in which houses on the south side of the street, and Kildrought House in particular, respond to their setting on the banks of the River Liffey. These buildings were designed to address both the Main Street and their formal gardens which slope down to the River Liffey. Their contribution to the landscape setting of the River Liffey is as important as their relationship with the main street. The former Town Hall, the Round House and Jassamine House contribute to the eighteenth century character of the north end of the Main Street whilst Christ Church reinforces its identity as the less commercial end of the street. Development is more densely concentrated on both sides of the street between St. Patrick's Church and Celbridge Mill. This end of the town historically comprised more commercial uses than the north end of the street and is more typical of nineteenth century Irish streetscapes.

- **Celbridge Mill and surrounds**

The Celbridge Mill, the adjoining road bridge and the buildings concentrated at the junction of the Dublin Road, Newtown Road and Primrose Hill define a gateway to the town centre focussed on the crossing of the River Liffey. The siting of the mill buildings on the River Liffey are of particular note, terminating views from the Dublin Road and signalling the entry point to the town centre.

- **English Row**

English Row, which is an extension of the Main Street, originally provided accommodation for the mill workers that arrived from Yorkshire in the early nineteenth century. These buildings have since been adapted to retail and commercial uses and now contribute to the commercial function of the town centre.

- **Tea Lane and Big Lane**

Tea Lane or Church Lane is of both archaeological and architectural interest. In early medieval times, this section of the road would have linked St. Mochua's monastic site to the ford crossing the River Liffey and St. Mochua's well. Like English Row, the north side of Tea Lane once comprised a terrace of houses built to accommodate the Celbridge Mill workers. The majority of these houses were cleared in the twentieth century to make way for local authority cottages. The character of Tea Lane is now defined by the following buildings and features:

- Tea Lane graveyard and St. Mochua's Church
- Demesne wall of Oakley Park
- Entrance gate and gate lodge associated with 'The Lodge' house
- Surviving nineteenth and twentieth century cottages and their front gardens
- Mature trees along the southern boundary of Oakley Park and the northern boundary of The Lodge.

- **Big Lane**

Big Lane comprises the section of the Maynooth Road that extends from Elm Park to the Celbridge workhouse. It has a character similar to Tea Lane that is defined by nine pairs of early twentieth century local authority cottages on its southern boundary and the set back and landscaped areas to the front of buildings along its northern boundary.

Temple Mills

This character area comprises the surviving buildings and features associated with Temple Mills, Temple Mills House and the terraced cottages at Temple Place. The weir, mill race and sluice also add to the industrial heritage of the River Liffey. Collectively, these buildings and features define a complex that is of social, technical and architectural value.

Historic Landscape Areas - Character Areas

Castletown House, St. Wolstans and Donaghcumper

In 2006, the first phase of a Historic Landscape Study of Castletown was undertaken by Dr. Finola O' Kane Crimmins and Dr. John Olley on behalf of Kildare County Council. This study identified the direct and indirect influence of the Conollys on the landscapes surrounding their demesne and the parklands of St. Wolstans and Donaghcumper in particular.

The siting of Castletown House was undoubtedly influenced by its elevated location overlooking the River Liffey and the panoramic views of the surrounding countryside including the Wicklow Mountains. Under the supervision of Katherine Conolly, the lands surrounding the house were landscaped in the Baroque style popular at the time. The designed landscape included extensive woodlands to the north of the house, open parkland to the south and east of the house and a number of formal and informal approaches from the Dublin Road, the Main Street of Celbridge, Leixlip (via Easton) and the Maynooth Road. Functional areas such as the kitchen gardens and enclosed fields were located to the west of the house and screened from view.

Visual connections between Castletown House and the wider landscape were established by developing vistas terminated by buildings and monuments. These vistas included views along defined axis between Castletown House and Conolly's Obelisk to the north-west and the Wonderful Barn to the north-east. The Collegiate College on the Clane Road, the construction of which was patronised by the Conollys, is located on a third undefined axis to the south west of the house. William Conolly also encouraged the redevelopment of Celbridge's Main Street which was laid out as an extension of the formal avenue that leads to the house from the south west. A view towards the house from the Dublin Road was established, as defined by the tree line that separates the Donaghcumper and St. Wolstan's demesnes.

When Lady Louisa Conolly took her place in Castletown in 1759, she focussed her attention on the parkland to the south of the house. A Gothic walk was developed along the banks of the River Liffey which was landscaped in the natural style that had become fashionable. Buildings and structures such as the gate lodge, a temple, a bath house, an ice house and a number of bridges were incorporated to add visual interest. Streams were manipulated and rapids created in the River Liffey to enhance the picturesque quality and atmosphere of the walk.

This style of landscaping was also applied to the parklands at St. Wolstans and Donaghcumper on the opposite side of the Liffey. Paths were laid on circuitous routes that incorporated tree lines, woodlands, streams and existing and new structures such as the ruins of St. Wolstan's Abbey and the walled gardens. As such, the success of the Gothic walk on the Castletown Estate relies heavily on the parklands and associated river walks on the adjoining demesnes of St. Wolstan's and Donaghcumper.

Oakley Park and Celbridge Abbey

These substantial houses and their associated pleasure grounds are clustered at the southern end of the town. Collectively, they form a character area defined by landmark buildings, heavily planted landscapes and the River Liffey. Their demesne walls, tree lines and tree groups are attractive features on the approaches to the town.

The grounds of Celbridge Abbey, which are located on both banks of the River Liffey, are of particular value given their historical associations as well as their contribution to the landscape setting of the river and the adjoining approach roads. The paths and associated foot bridges over the mill race and the River Liffey provide for attractive views up and down the river.