



# Celbridge



## Core Strategy

Celbridge is designated as a Moderate Growth Town in the RPGs. The County Development Plan reinforces this designation in its settlement strategy. Moderate Growth Towns within the Dublin metropolitan area will continue to have a strong role as commuter locations. However the rate of growth must be related to the capacity of high quality public transport connections and the capacity of the social infrastructure to accommodate growth in population.

## Population

The population of Celbridge has risen steadily since the 1980s when the town started to develop as a commuter town of Dublin. The greatest increase in population took place between 1981 and 1986 when there was a 55% increase from 4,583 to 7,135 persons. Since then, the population has grown by circa 2,500 persons in each intercensal period. Residential development in the town has slowed since 2006 due to economic conditions. Notwithstanding this, the 2011 census recorded a population of 19,537, a 21% increase in the 2006 figure (17,262). It is envisaged that population will continue to grow in the town during the lifetime of the LAP.

## Vision for Celbridge

A LAP sets out a vision for the area it covers, specifies the type, amount and quality of development needed to achieve that vision, while seeking to protect and enhance the environment and amenities of the area. Through the public consultation process a vision can be formulated, which represents the overarching aim of the LAP and for Celbridge into the future.



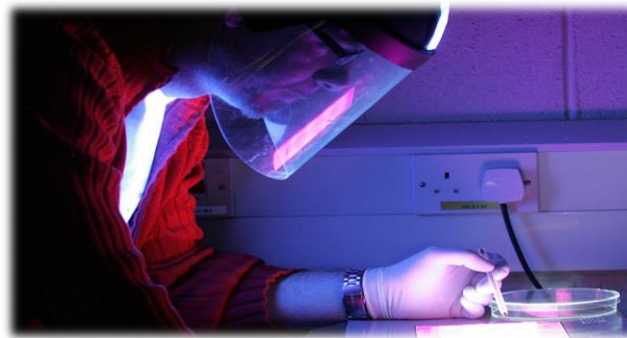
## The BIG Questions...

- What is your vision for Celbridge area during the period 2016-2022?
- What measures are needed to complement population growth in Celbridge?
- Is Celbridge taking full advantage of its tourism generating potential, particularly from a heritage perspective?
- How can Castletown House and Demense reinforce Celbridge Town and vice versa?



## Developing New Residential Communities

The County Development Plan seeks to secure the sustainable growth of Celbridge. In terms of residential development, this means facilitating the development of new sustainable residential neighbourhoods in a sequential manner, as outlined in the Department of the Environment's Guidelines for Planning Authorities entitled '*Sustainable Residential Development in Urban Areas*', and delivering a quality of life in terms of amenity, convenience and safety. It also means that new neighbourhoods should integrate into the established surroundings and promote social inclusion, while providing a good range of community and support services in appropriate, accessible locations.



## Retail and Town Centre Uses

The primary retail area in Celbridge is the Main Street. Outside of this, the major destinations are Supervalu, Tesco and Lidl developments, all on approach roads to the town centre. The development of any future retail and commercial services in the town and local neighbourhood centres needs to be carefully planned and managed in order to protect and enhance the town's unique character while promoting economic vitality and viability in that sector.

Whilst development in the town centre may pose challenges, it is important to explore all opportunities for the re-use and regeneration of land and buildings, under-utilised sites. The development and redevelopment of commercial and social activity which includes the conversion of upper floors and encouraging residential use in the Main Street are essential. Encouraging high quality design and facilitating an appropriate mix of uses also help to ensure that the town centre provides a suitable focus for creating sustainable communities.

## The BIG Questions.....

### Population

- Where should additional population growth be focused?
- How can new development maximise return from exchequer investment in transport infrastructure such as road and rail?
- Are the housing needs for all sectors of the community being addressed in Celbridge?
- What types of housing layout and design are appropriate for the town?

### Retail

- How can the retail experience in Celbridge be enhanced?
- Where should the expansion of retail and commercial development occur?
- How can the vitality and viability of the town centre be encouraged and how can footfall be increased?
- What is the best approach to encouraging the retention of existing uses, reducing vacancy rates and attracting new, diverse uses to the town centre?
- How can the town centre become more attractive for leisure, shopping and doing business?



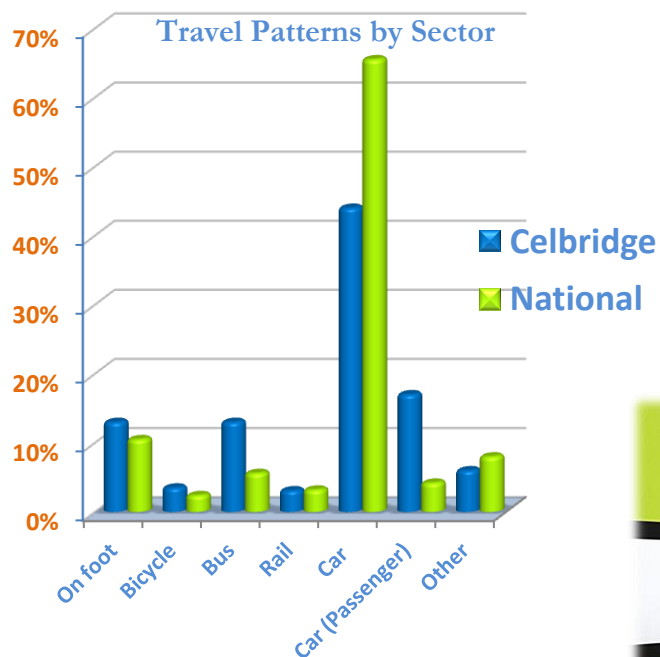
## Enterprise, Industry and Employment

Given the national economic decline experienced since 2008, it is imperative that Celbridge can support and enhance enterprise and industry for a growing population, so as to sustain existing employment and provide new employment, appropriate to its size, role and potential. Celbridge plays a supporting role to the primary growth towns of Maynooth and Leixlip, which are identified in the CDP as priority towns for local and regional development. The new LAP will however seek to encourage and sustain a diversity of local employment opportunities, identify potential for inward investment and enhance the tourism economy.

- Facilitating the provision of necessary infrastructure; and
- Maximising land use and transportation planning.

## Movement and Transport

The LAP will promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel. This includes ensuring that the design and layout of new developments provide permeability, linkages and connectivity to their surrounding areas, thereby minimising local trips by the private car. Importantly, it also means ensuring new development takes place in the right location in proximity to public transport routes and near local services. Walking and cycling are important parts of the transport system of many towns.



## The BIG Questions...

- What are the “key drivers”, “strengths” or “competitive advantages” of Celbridge which can be harnessed to increase employment growth?
- How can the Celbridge LAP support new business and employment?
- Are there existing brownfield sites which may be appropriately re-used as new employment areas?

The Council aims to facilitate economic development and employment generating opportunities throughout Celbridge by:

- Appropriate zoning of lands in a range of sizes and locations;

## The BIG Questions.....

- How can we develop successful streets that easily facilitate vehicles, cyclists, and pedestrians in our town?
- How can we make the town centre a safer place for pedestrians and cyclists?
- What transport objectives should be included in the new LAP and which objectives should take priority?
- What are the solutions to the traffic congestion problems in Celbridge at present?
- Where should an additional bridge crossing(s) for both pedestrian and vehicular traffic be located?
- How can the tourism potential of the Celbridge area be maximised and to increase its prominence as a place of interest?
- What role can Hazelhatch Rail station play in the development of Celbridge?
- How can Hazelhatch be maximised to reduce the high dependency on the private car as a mode of transport?





## Infrastructure

The sustainable growth of Celbridge is dependent on the satisfactory provision of service infrastructure, utilities, energy, and communication networks. These elements need planning in partnership with the relevant providers (e.g. Irish Water, Bord Gáis, telecommunications etc) so as to ensure that there is adequate availability to support future development, in a manner that is environmentally appropriate, cost effective, and efficient and protects public health.

### (i) Water and Wastewater

Celbridge is serviced by the existing Ballygoran Reservoir, with water being supplied from the Fingal County Council Treatment Plant in Leixlip.

Celbridge forms part of the Lower Liffey Valley Regional Sewerage Scheme, which also serves the towns of Leixlip, Maynooth, Kilcock and Straffan. The capacity of the Leixlip Waste Water Treatment Plant is finite and must be managed between all towns within the catchment area.



### (ii) Surface Water Drainage

LAP policies and objectives seek to ensure the satisfactory and sustainable disposal of surface water, facilitating the upgrade in infrastructure where necessary and promoting sustainable urban drainage systems (SuDs) such as permeable surfaces, retention ponds and rainwater harvesting. Certain areas in the town have flooded in recent years. The LAP will assess the flood risk potential of all lands within the Plan area.



### (iii) Waste Management

Best practice in terms of waste management recommends that as much waste as possible is dealt with through reduction, reuse and recycling. A sustainable waste management system is necessary to attract commercial and industrial development within the town.

### (v) Energy Infrastructure and Communications

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided by a number of different service providers. Local Area Plan policies and objectives seek to facilitate the continuous development of same at appropriate locations, subject to proper planning and sustainable development considerations.

## The BIG Questions.....

- What infrastructure / services need improvement and which should be prioritised?
- Are there areas in Celbridge which historically have been subject to flooding issues?
- How can the LAP promote waste reduction?
- How can the LAP facilitate the adequate provision of telecommunications infrastructure?
- What are the energy networks needs within the Plan area? Is broadband provision at present sufficient?



## Social, Community and Cultural Development

Social vitality is fundamental to the success of any town. Open space, amenities and community facilities play an important role in the development of healthy and sustainable communities, ensuring a good quality of life, social interaction and social inclusion. Community infrastructure includes social, cultural, educational, health, religious and recreational facilities.

An expanding population, such as that in Celbridge, generates increased demand for the provision of services, community facilities, school places and amenities. It is imperative that these essential facilities are provided in tandem with new development and as new communities emerge. The LAP can zone lands at appropriate locations to accommodate educational, community, leisure and recreational facilities along with providing the policies and objectives to support future quality developments of this kind.

### The BIG Questions.....

- How can the LAP assist in meeting community infrastructure needs?
- How can the LAP expand and utilise the resource of the River Liffey as an amenity?
- What additional community facilities should be planned for within the LAP area that are not already provided for in Celbridge?
- What are the additional educational needs for Celbridge for both primary and secondary schools?
- Where could new community facilities be located?
- How can Celbridge maximise the existing built heritage as an amenity for existing and future residents?

## Tourism and the Natural and Built Heritage

Celbridge, with the historic Castletown House, retains much of the character of an estate town. This, combined with Celbridge Abbey, Donaghcomper, Killadoon and St. Wolstan's, all show the rich history of the town and surrounding areas. These sites also offer huge potential in attracting visitors to the area.

In and around the town there are many features of architectural and archaeological interest with many of these protected under the National Monuments Legislation or as Protected Structures.

Natural heritage in Celbridge includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity and recreational activities of the town. The town also has a wealth of biodiversity – the River Liffey, streams, parks, open spaces, agricultural land and important natural habitats. Collectively these assets are known as Green Infrastructure (GI).

There are a number of designated sites which are safeguarded under European legislation. In formulating policies and objectives for the new LAP, Kildare County Council must consider the EU Habitats and Birds Directive as well as national legislation such as the European Communities (Natural Habitats) Regulations, 1997 (amendments 1998 and 2005).





The Rye water (2km north of Celbridge) is protected under national legislation by way of its designation as a Special Area of Conservation (SAC). The Royal Canal is also designated as a Proposed Natural Heritage Area (pNHA).

## The BIG Questions.....

- How can the rich architectural heritage of the area be enhanced?
- Are there structures which you consider should be added to the Record of Protected Structures?
- What are the elements of the built heritage that express the special character of the area?
- How can the LAP encourage the protection, maintenance and improvement of ecosystem functioning and ecological connectivity between designated sites and other areas of biodiversity value?
- How do we best manage the environmental resources available to deliver environmental, social and economic benefits to the local area?
- How can Green Infrastructure contribute to the quality of life in Celbridge?
- How can Celbridge maximise tourism potential given its proximity to Dublin?

## Urban Design

The quality of our built environment affects the quality of our lives. It is considered that good urban design is essential if Celbridge is to deliver attractive, high quality, sustainable places to live and work. The principles of good urban design and the future built form are fundamental elements to creating, maintaining and enhancing a sense of place, ensuring that towns such as Celbridge are attractive places to live, work and visit. The design, layout and appearance of the built environment can affect the quality of people's lives, as well as impacting on the image and economy of an area.

It is important to protect this distinct character and to enhance the quality of the built environment so as to enable people to continue living in attractive and safe surroundings, and to ensure a similar standard for future generations.

## The BIG Questions.....

- Is there a need for more public/civic space areas? If so where should these be located?
- What elements of Celbridge do you think create a sense of place? How can these be improved?
- What are considered key buildings/structures in Celbridge?
- What areas/sites in the town could specific design briefs be prepared for?
- How can the LAP promote an improvement in the quality of the built environment?

