



**APPROPRIATE ASSESSMENT
SCREENING REPORT
DRAFT LEIXLIP LOCAL AREA PLAN 2017-2023
PROPOSED MATERIAL ALTERATIONS**

KILDARE COUNTY COUNCIL

Project Reference:		160133			
Rev.	Status	Author	Reviewed By	Approved By	Issue Date
D01	Final	CK	PS	PS	14.08.2017

CONTENTS

1	INTRODUCTION	3
1.1	Appropriate Assessment Screening Report: Purpose and Process	3
2	IDENTIFICATION OF EUROPEAN SITES, GENERIC THREATS AND PRESSURES	3
2.1	European Sites.....	4
2.2	Threats and Pressures.....	10
3	OVER-ARCHING POLICIES & OBJECTIVES CONTAINED WITHIN THE KILDARE COUNTY DEVELOPMENT PLAN (2017-2023)	12
4	CONCLUSION OF THE SCREENING PROCESS	14
	References	15
	APPENDIX A: PROPOSED MATERIAL ALTERATIONS TO THE DRAFT LEIXLIP LOCAL AREA PLAN 2017-2023	17

1 INTRODUCTION

1.1 Appropriate Assessment Screening Report: Purpose and Process

Kildare County Council is preparing material alterations to the Draft Leixlip Local Area Plan 2017-2023 (hereafter referred to as the “LAP”). This Plan, through a series of objectives and policies, will set out the vision and direction for the future development of the Leixlip and Collinstown area up to 2023.

In summary, the proposed material alterations comprise the addition of objectives and policies, as well as the alteration of existing objectives and policies, minor land-use zoning alterations and updates to population figures as taken from recently published Census 2016 results. The 38 proposed material alterations are included in Appendix A.

Proposed land use plans and proposed variations or alterations thereof must undergo a formal “test” or “screening” to ascertain whether they are likely to result in any significant adverse effects on specific sites designated for their nature conservation importance. These sites are those designated under the European Commission’s Natura 2000 network of sites (hereafter “European sites”¹). These sites are designated for certain habitats and species that are deemed to be of international importance. The Irish Government and local planning authorities have a legal obligation to protect these sites.

The EC Habitats and Birds Directives are the framework for the designation of these sites. The EC Habitats Directive requires the “screening” of plans and projects under Article 6(3). If the screening process results in a judgement that likely significant effects may occur or cannot be ruled out, then a more detailed ‘appropriate assessment’ (AA) is required.

Scott Cawley Ltd. was appointed by Kildare County Council to analyse the proposed material alterations to the Draft Leixlip LAP and prepare an AA Screening Report to inform the Council’s own AA Screening.

2 IDENTIFICATION OF EUROPEAN SITES, GENERIC THREATS AND PRESSURES

As part of the analysis of the material alterations, all European sites (SACs and SPAs) within the zone of influence of the Draft LAP boundary were identified. Similarly, all Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) within the zone of influence of the Draft LAP were identified. NHAs, pNHAs and other designated sites such as Nature Reserves, Wildfowl Sanctuaries and Ramsar sites do not form part of the European site network, however they often provide an important supporting role to the network, particularly when it comes to fauna species which often do not obey site boundaries. A list of

¹ Natura 2000 sites are defined under the Habitats Directive (Article 3) as a European ecological network of special areas of conservation composed of sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II. The aim of the network is to aid the long-term survival of Europe’s most valuable and threatened species and habitats. In Ireland these sites are designed as *European sites* - defined under the Planning Acts and/or Birds and Habitats Regulations as (a) a candidate site of Community importance, (b) a site of Community importance, (c) a candidate special area of conservation, (d) a special area of conservation, (e) a candidate special protection area, or (f) a special protection area. They are commonly referred to in Ireland as candidate Special Areas of Conservation (cSACs) and Special Protection Areas (SPAs).

all European sites, NHAs and pNHAs located within the LAP boundary and environs can be found in Section 2.1.

Threats and pressures to the integrity of the European sites and hence the sensitivities of the Qualifying Interests (QI) and Special Conservation Interests (SCI) of the European sites within the zone of influence of the Draft LAP have been identified. Threats and pressures for QIs were extracted from the Status of EU Protected Habitats and Species in Ireland, Volume 2 & 3 (NPWS, 2013a & 2013b). Information on the parameters contributing to achieving and/or maintaining favourable conservation condition were largely compiled from a range Site Specific Conservation Objectives (SSCOs) downloaded from the NPWS website, but is also based on professional judgement. Generic threats and pressures to key environmental and ecological conditions required for QIs/SCIs can be found in Section 2.1 also.

2.1 European Sites

The analyses identified a single SAC - **Rye Water Valley/Carton SAC** - that will fall within the zone of influence of the LAP.

No SPAs were identified as being located within the zone of influence of the LAP. Again, SPAs that lie downstream of the LAP boundary could be vulnerable to potential impacts through alterations to their underlying conditions which currently make them favourable sites for protected bird species (e.g. through water pollution etc.)

Figure 1. (overleaf) shows all European sites within 15km and beyond of the LAP boundary. As stated, one SAC was identified as being within the zone of influence of the LAP. Information regarding this European site is outlined in Table 2.1.1 below.

Table 2.1.1. European Sites within the LAP Boundary and Zone of Influence

European Sites within the LAP Boundary and Zone of Influence			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas
Sites within Draft LAP Boundary			
001398	Rye Water Valley/Carton SAC		N/A

The Qualifying Interests of the Rye Water Valley/Carton SAC are presented in Table 2.1.2 below.

Table 2.1.2 Qualifying Interests of European sites within the LAP Boundary

Qualifying Interests of European sites within the LAP Boundary	
Site Name:	Rye Water Valley/Carton SAC
Site Code:	001398
Qualifying Interests:	<p>Annex I Habitats: Petrifying springs with tufa formation (<i>Cratoneurion</i>) [7220]</p> <p>Annex II Species: Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1014] Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) [1016]</p>
Source: (NPWS, 2015) <i>Generic Conservation Objectives for Rye Water Valley/Carton SAC [001398] (13/02/2015)</i>	

5 SACs and 3 SPAs were “scoped out” entirely after analysis against impact categories identified. These European sites are displayed in Table 2.1.3 below.

Table 2.1.3 “Scoped out” European Sites

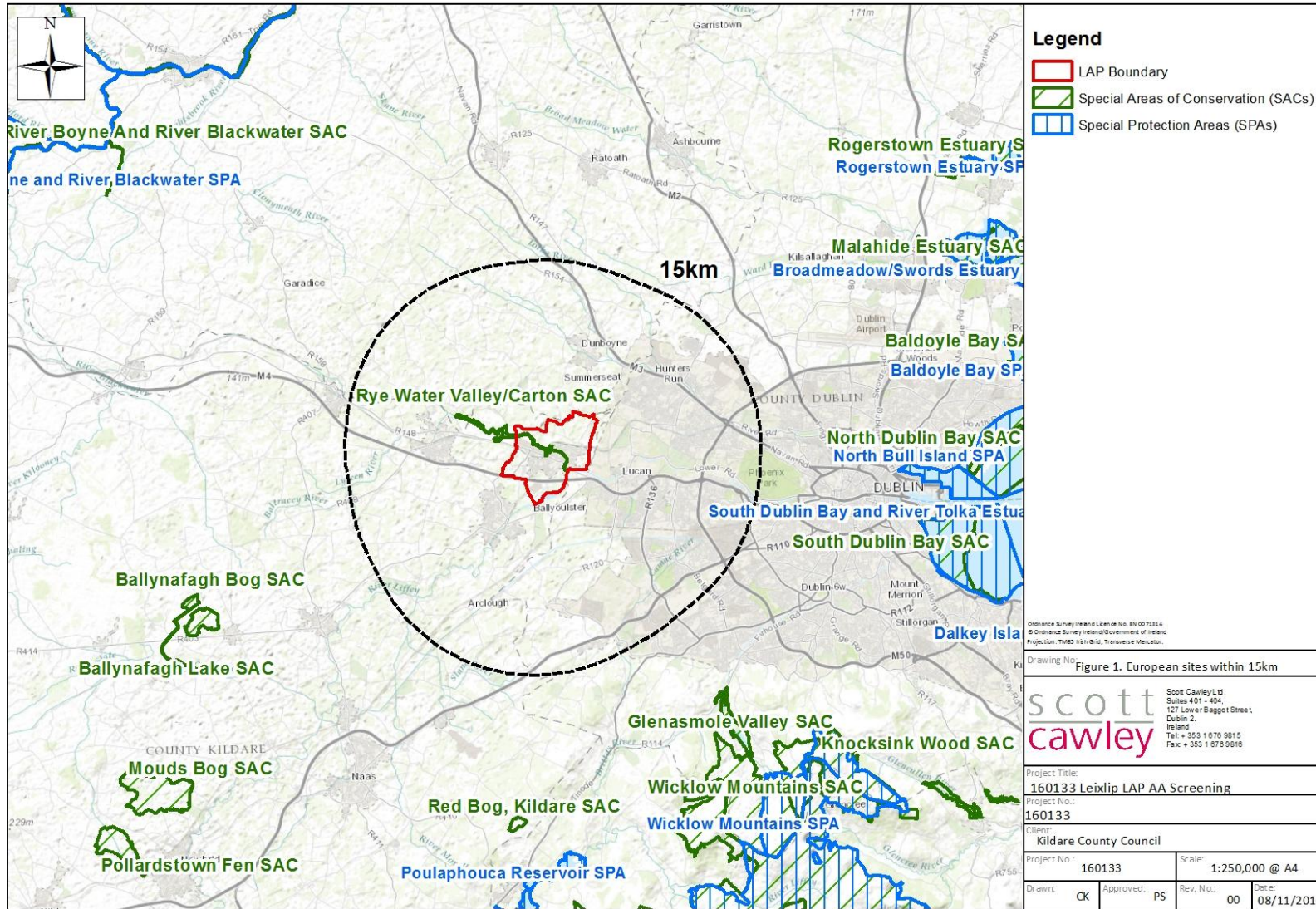
Site	Special Areas of Conservation	Site	Special Protection Areas
------	-------------------------------	------	--------------------------

Code		Code	
	Ballynafagh Bog SAC		River Boyne and River Blackwater SPA
	Ballynafagh Lake SAC		Poulaphouca Reservoir SPA
	Mouds Bog SAC		Wicklow Mountains SPA
	Pollardstown Fen SAC		
	River Boyne and River Blackwater SAC		

These European sites were regarded to not have any source-pathway-receptor relationships with the plan area and therefore any likelihood of significant impacts either in isolation or combination with elements of the proposed material alterations or other plans and projects, could be ruled out.

A watching brief will be maintained during the remainder of the AA process and if necessary, these European sites may be scoped “back in” to subsequent AA screening stages.

Figure 1. European Sites within 15km of the LAP boundary.



Sites of national importance were also considered throughout this scoping exercise. 3 pNHA sites are located within the LAP boundary. These sites are presented in Table 2.1.4 below.

Table 2.1.4 Natural Heritage Areas and proposed Natural Heritage Areas within the Draft LAP

Natural Heritage Areas and proposed Natural Heritage Areas within a 15km buffer of the LAP Boundary	
Site Code	proposed Natural Heritage Areas (pNHAs)
Sites within LAP Boundary	
001398	Rye Water Valley/Carton
002103	Royal Canal
000128	Liffey Valley
Site Code	proposed Natural Heritage Areas (pNHAs)
Sites outside of LAP boundary	
	None

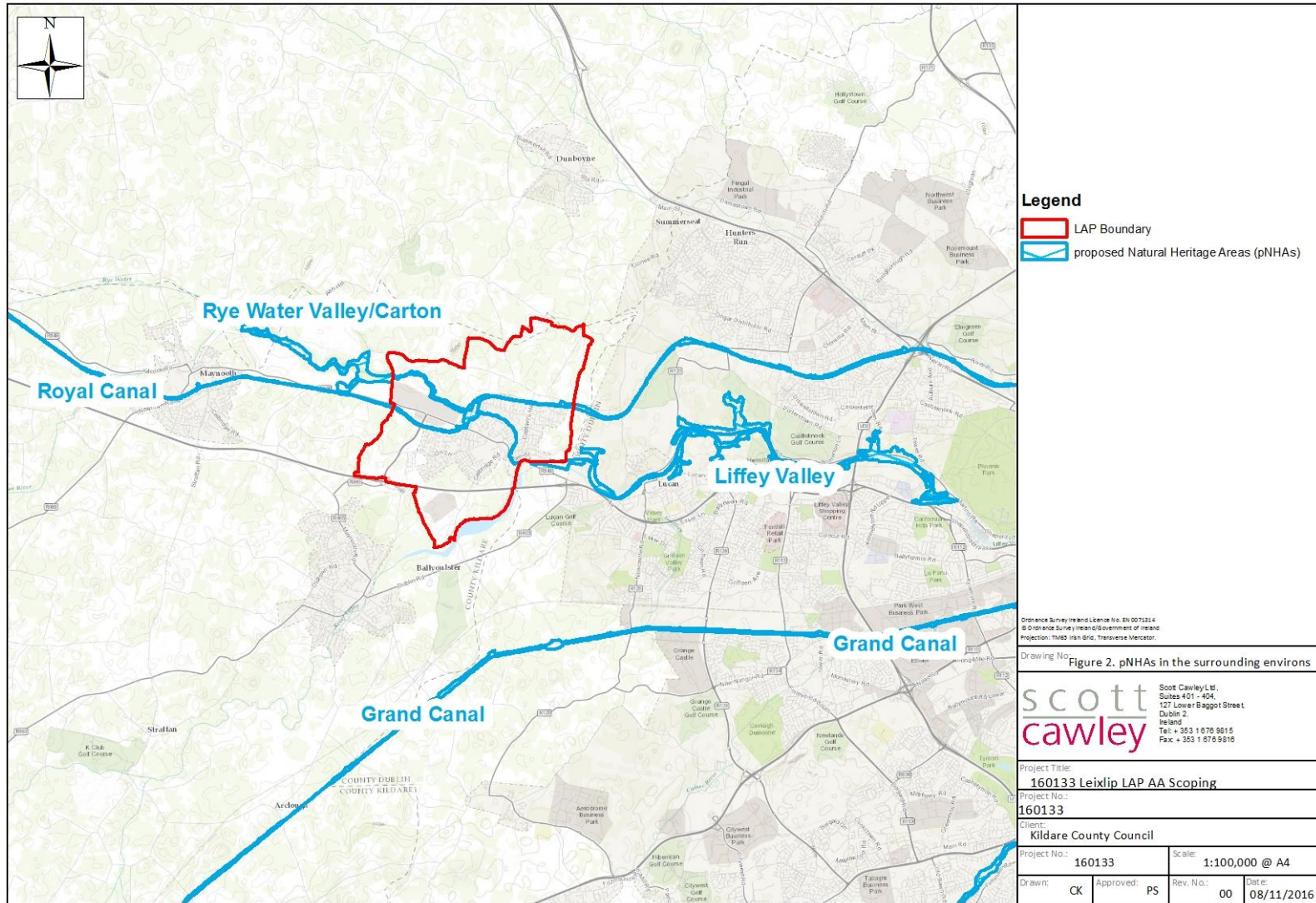
The ecological interest of these national sites are outlined in Table 2.1.5 below while a map of these sites is presented in Figure 2 (overleaf).

Table 2.1.5 Ecological Interests of National sites within the LAP Boundary

Ecological Interests of National sites within the LAP Boundary	
Site Name:	Rye Water Valley/Carton SAC
Site Code:	001398
Ecological Interest:	<ul style="list-style-type: none"> ▪ Petrifying springs with tufa formation (Cratoneurion) [7220], and Annex I habitat is found at Louisa Bridge. ▪ The Annex II species Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1014] and Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) [1016] occur in the marshy habitats near Louisa Bridge. ▪ A number of protected faunal species occur here: White Clawed Crayfish (<i>Austropotamobius pallipes</i>), an Annex II species, has been found near Leixlip; Kingfisher (<i>Alcedo atthis</i>) an Annex I species protected under the Birds Directive and Salmon (<i>Salmo salar</i>) and Trout are also known to spawn here. ▪ The rare and legally protected Hairy St. John's wort (<i>Hypericum hirsutum</i>) (Flora Protection Order 1987) is known to occur here. ▪ Green Figwort (<i>Scrophularia umbrosa</i>), listed in the Red Data Book also occurs here.
Source: (NPWS, 2009) <i>Site Synopsis for the Rye Water Valley/Carton SAC [002103] (11/10/2013)</i>	
Site Name:	Royal Canal
Site Code:	002103
Ecological Interest:	<ul style="list-style-type: none"> ▪ The ecological value of the canal lies more in the diversity of species its supports along its linear habitats than in the presence of rare species. ▪ The rare and legally protected Opposite-leaved Pondweed (<i>Groenlandia densa</i>) (Flora (Protection) Order 2015) is present between Locks 4 and 5. <i>Tolypella introcata</i> (a stonewort listed in the Red data Book as being vulnerable) is also found here, the only site in Ireland where it is now found. ▪ Otter (<i>Lutra lutra</i>), an Annex II species, is known to frequent the canal. ▪ The canal provides a refuge for species threatened by modern farming methods in the surrounding agricultural land.

Source: (NPWS, 2009) <i>Site Synopsis for The Royal Canal pNHA [002103] (09/12/2009)</i>	
Site Name:	Liffey Valley
Site Code:	000128
Ecological Interest:	<ul style="list-style-type: none"> ▪ The site is important because of the diversity of the habitats within the site, ranging from aquatic to terrestrial. ▪ The threatened Green Figwort (<i>Scrophularia umbrosa</i>), a species listed in the Irish Red Data Book has been identified here. ▪ The rare and legally protected Hairy St. John's wort (<i>Hypericum hirsutum</i>) (Flora (Protection) Order 2015) has been recorded from the woodlands in this site. ▪ The threatened Yellow Archangel (<i>Lamiastrum galeobdolon</i>), listed in the Irish Red Data Book, is also recorded from these woodlands. ▪ The river is a Salmon river. Salmon (<i>Salmo salar</i>) is a species protected under Anne II and IV of the Habitats Directive (1992).
Source: (NPWS, 2009) <i>Site Synopsis for Liffey Valley pNHA [000128] (05/11/2009)</i>	

Figure 2. Proposed Natural Heritage Areas (pNHAs) within the LAP Boundary and surrounding environs.



2.2 Threats and Pressures

The threats to, and pressures on, the integrity of European sites, as obtained from relevant published NPWS materials are displayed below. Threats and pressure relating specifically to the European site located within the LAP boundary, namely the Rye Water Valley/Carton SAC, are presented below (Table 2.2.1) followed by generic threats and pressures specific to its Qualifying Interests. Those in bold would be regarded to be potential consequences of implementing a land-use plan.

Table 2.2.1 Threats and Pressures

Threats and Pressures	
Site Specific Threats/Pressures:	
Site Name:	Rye Water Valley/Carton SAC
Site Code:	001398
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Grazing ▪ Fertilisation ▪ Continuous Urbanisation ▪ Modifying structures of inland watercourses ▪ Dispersed habitation ▪ Sylviculture and forestry ▪ Roads and Motorways ▪ Removal of hedges and copses or scrub
Source: (NPWS, undated) NATURA 2000- Standard Data Form for the Rye Water Valley/Carton SAC [002103]	
Habitat Specific Threats/Pressures:	
Habitat Name:	Petrifying Springs with tufa formation (<i>Cratoneurion</i>)* [7220]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Landfill, land reclamation and drying out, general ▪ Abandonment of pastoral systems, lack of grazing ▪ Diffuse pollution to surface waters due to agricultural and forestry activities ▪ Trampling, overuse ▪ Roads and Motorways ▪ Intensive grazing ▪ Water abstractions from groundwater ▪ Surface water abstractions for agriculture ▪ Collapse of terrain, landslide ▪ Intensive management of public parks/ cleaning of beached ▪ Missing or wrongly directed conservation measures ▪ Continuous urbanisation ▪ Outdoor sports and leisure activities ▪ Artificial planting on open ground (non-native trees) ▪ Speleology ▪ Invasive non-native species ▪ Disposal of household/ recreational facility waste ▪ Other sport/leisure complexes ▪ Groundwater pollution by leakages from waste disposal sites
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Habitat Assessments; Volume 2</i>	
Species Specific Threats/Pressures:	
Species Name:	Narrow-mouthed Whorl Snail (<i>Vertigo angustior</i>) [1014]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Intensive Grazing ▪ Abandonment of pastoral systems, lack of grazing ▪ Camping and caravans ▪ Modification of hydrographic functioning, general

	<ul style="list-style-type: none"> ▪ Paths, tracks, cycling tracks ▪ Car parks and parking areas ▪ Stock feeding ▪ Intensive sheep grazing
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Species Assessments; Volume 3</i>	
Species Specific Threats/Pressures:	
Species Name:	Desmoulin's Whorl Snail (<i>Vertigo moulinsiana</i>) [1016]
Threats/Pressures:	<ul style="list-style-type: none"> ▪ Abandonment of pastoral systems, lack of grazing ▪ Reclamation of land from sea, estuary or marsh ▪ Species composition change (succession) ▪ Infilling of ditches, dykes, ponds, polls, marshes or pits ▪ Dredging/ removal of limnic sediments ▪ Management of aquatic and bank vegetation for drainage purposes ▪ Landfill, land reclamation and drying out, general
Source: (NPWS, 2013) <i>The Status of EU Protected Habitats and Species in Ireland: Species Assessments; Volume 3</i>	

Following on from the identification of the main threats and pressures to the integrity of the European Sites within the zone of influence, these threats and pressures were grouped into impact types. Impact types were determined by the nature of activities (relevant to the proposed material alterations) which could potentially result in such impacts occurring, e.g. agricultural and rural activities may lead to overgrazing. A summary of the main pressures and threats with regard to impact types is presented in Table 2.2.2 below.

Table 2.2.2 Summary of Pressures and Threats on QIs/SCIs in the zone of influence of the LAP

Summary of Pressures and Threats on QIs/SCIs in the zone of influence of the LAP	
Agricultural and Rural activities	
<ul style="list-style-type: none"> • Fertilisation; • Grazing, (lack of/undergrazing /overgrazing); • Abandonment of pastoral systems; • Sylviculture and forestry • Diffuse pollution to surface waters due to agricultural and forestry activities • Surface water abstractions for agriculture 	<ul style="list-style-type: none"> • Removal of vegetation (hedges/copses/scrub); • Stock Feeding; • Infilling of ditches, dykes, ponds, pools, marshes or pits • Intensive sheep grazing
Economic and Infrastructure Development, Communications and Energy Network Development	
<ul style="list-style-type: none"> • Water abstraction from groundwater; • Roads, motorways; • Groundwater pollution by leakages from waste disposal sites • Shipping lanes • Reclamation of land from sea, estuary or marsh • Dredging/ removal of limnic sediments • Management of aquatic and bank vegetation for drainage purposes 	<ul style="list-style-type: none"> • Landfill, land reclamation and drying out; • Disposal of household/ recreational facility waste • Continuous Urbanisation • Modifying structures of inland watercourses • Dispersed habitation
Tourism, Recreation and Leisure	
<ul style="list-style-type: none"> • Trampling/overuse; • Other sport/leisure complexes • Camping and caravans • Speleology • Paths, tracks, cycling tracks 	<ul style="list-style-type: none"> • Intensive management of public parks/ cleaning of beaches • Artificial planting on open ground (non-native trees)

<ul style="list-style-type: none"> • Car parks and parking areas • Outdoor sports and leisure activities; • 	
Other	
<ul style="list-style-type: none"> • Collapse of terrain/landslide; • Modification of hydrographic functioning • Species composition change (succession) • Invasive non-native species 	<ul style="list-style-type: none"> • Missing or wrongly directed conservation measures • Speleology

3 OVER-ARCHING POLICIES & OBJECTIVES CONTAINED WITHIN THE DRAFT KILDARE COUNTY DEVELOPMENT PLAN (2017-2023)

The following “protective” policies and objectives were extracted from the Kildare County Development Plan (2017-2023). They are regarded as the strategic policies and objectives for the County and will be implemented in the Leixlip Local Area Plan. In this way measures in the County Development Plan which set out to protect ecological networks and resources will, through the planning hierarchy including the Draft LAP, help to prevent any adverse effects on European sites (and their supporting networks) which may arise as a result of implementing the proposed material alterations to the Draft LAP.

Chapter 7: Infrastructure

WS13: *To have regard to the requirements of the Habitats Directive, in all proposed projects or plans.*

Chapter 8: Energy & Communications

TN 12: *To ensure that proposals for development which would be likely to have a significant effect on nature conservation-sites and /or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected except where there are imperative reasons of overriding public interest (IROPI).*

Chapter 10: Rural Development

EI 5: *To ensure that development for aggregate extraction, processing and associated concrete production does not significantly impact the following:*

- *Special Areas of Conservation (SACs).*
- *Special Protection Areas (SPAs).*
- *Natural Heritage Areas (NHAs).*
- *Other areas of importance for the conservation of flora and fauna.*
- *Areas of significant archaeological potential.*
- *The vicinity of a recorded monument*
- *Sensitive landscape areas as identified at Chapter 14 of the Development Plan.*
- *Scenic views and prospects.*
- *Protected Structures.*
- *Established rights of way and walking routes*

EI 7: *To require submission of an Appropriate Assessment under Article 6 of the Habitats Directive where any quarry / sand and gravel extraction is likely to have an impact on a Natura 2000 site.*

EI 8: *To require relevant planning applications to be accompanied by an Environmental Impact Statement. An Ecological Impact Assessment (EclA) may also be required for sub-threshold development to evaluate the existence of any protected species/habitats on site.*

Chapter 13: Natural Heritage and Green Infrastructure

NH 4: *To support the conservation and enhancement of Natura 2000 Sites including any additional sites that may be proposed for designation during the period of this Plan and to protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site.*

NH 5: *To prevent development that would adversely affect the integrity of any Natura 2000 site located within and immediately adjacent to the County and promote favourable conservation status of habitats and protected species including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive.*

NH 6: *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.*

NH 8: *To ensure that any proposal for development within or adjacent to a Natural Heritage Area (NHA), Ramsar Sites and Nature Reserves is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the site particularly plant and animal species listed under the Wildlife Acts and the Habitats and Birds Directive including their habitats.*

NH 11: *To ensure that development does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 the Habitats Directive 1992 and the Flora Protection Order species.*

NH 12: *To ensure that, where evidence of species that are protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 exist, appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment. In the event of a proposed development impacting on a site known to be a breeding or resting site of species listed in the Habitats Regulations a derogation licence, issued by DAHG may be required.*

4 SUMMARY OF ANALYSES OF MATERIAL ALTERATIONS

The analyses of the material alterations in terms of the likelihood of significant effects on European Sites is set out in Appendix A. The issues raised by the alterations included:

- Removal of one Key Development Area (KDA2) and supporting text
- Changes in land zoning;
- Additional objectives and policies relating to culture and tourism, shopfronts, transport, road safety, green infrastructure;
- Minor wording amendments in some objectives and policies to be more protective in nature; and
- Additional detail in some objectives, policies and key development areas.

When analysed in terms of their implications for giving rise to likely significant effects it was determined that there were no impact pathways or cause effect linkages arising from the proposed alterations. Where wider (not related to European sites) environmental impacts may result during implementation, protective policies in the Draft LAP and in the Kildare CDP will ensure that the environment of Leixlip and its surrounding area are protected (see Section 3 above).

5 CONCLUSION OF THE SCREENING PROCESS

Following an examination, analysis and evaluation of the relevant information, including in particular, the nature of the proposed material alterations and their potential relationship with European sites, as well as considering other plans and projects, and applying the precautionary principle, it is the professional opinion of the authors of this report that it is not possible to rule out likely significant effects on all European sites. This judgement has been reached for the reasons outlined below.

The AA screening process has identified that 1 European site lies within the potential zone of influence of the proposed material alterations; Rye Water Valley/ Carton SAC.

However, European Sites are not deemed to be at risk of likely significant effects from the proposed material alterations. The proposed material alterations consist primarily of alterations to existing objectives and policies as well as the addition of new objectives and policies. These alterations and additions are not seen to have potential for adverse impacts on European sites. The proposed material alterations are benign in nature. Whilst some changes to zoning are also proposed, these are very minor changes for the most part and are not deemed to have potential for significant adverse impact on the Rye River Valley/ Carton SAC.

For this reason, it is the professional opinion of the authors of this report that the proposed material alterations to the Draft Leixlip Local Area Plan 2017-2023 do not require a full “Stage 2” Appropriate Assessment.

References

- Colhoun K. & Cummins S. (2013)** *Birds of Conservation Concern in Ireland 2014–2019*. BirdWatch Ireland.
- Council of the European Communities (1992)** *Council Directive of 21 May 1992 on The Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC)*. O. J. L 206/35, 22 July 1992.
- DoEHLG (2010)** *Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities* (Department of Environment, Heritage and Local Government, Rev Feb 2010).
- DoAHG (2011)**. *Actions for Biodiversity, National Biodiversity Plan*.
- Eastern River Basin District (2009)** *Eastern River Basin District Management Plan 2009-2015*.
- European Commission (2000)** *Communication from the Commission on the precautionary principle*
- European Commission (2001)** *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites: Methodological Guidance on the Provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC* (European Commission Environment Directorate-General,);
- European Commission (2000)** *Managing Natura 2000 sites: The Provisions of Article 6 of the Habitat's Directive 92/43/EEC* (EC Environment Directorate-General, 2000); hereinafter referred to as "MN2000"
- European Commission (EC) (2007)** *Guidance Document on Article 6(4) of the 'Habitats Directive' 92/43/EEC. Clarification of the Concepts of Alternative Solutions, Imperative Reasons of Overriding Public Interest, Compensatory Measures, Overall Coherence*. Opinion of the European Commission.
- European Parliament and European Council (2009)** *Directive 2009/147/EC of 30th November 2009 on the Conservation of Wild Birds (2009/147/EC)*. O.J. L20/7, 26th January 2010.
- Environmental Protection Agency (2011)** EPA ENVision Service (internet-based environmental information portal). Available online at: <http://gis.epa.ie/Envision>
- Geological Survey of Ireland (2011)** *GSI Datasets Public Viewer*. Available online at <http://www.gsi.ie>
- Institute of Ecology and Environmental Management (2006)** *Guidelines for Ecological Impact Assessment*. Institute of Ecology and Environmental Management
- Kildare County Council (2017)**. *Draft Kildare County Development Plan 2017-2023. Volume 1*.
- NPWS (2010)** Circular NPW 1/10 & PSSP 2/10 *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities*. (Department of Environment, Heritage and Local Government, March 2010).
- NPWS (2013a)** *The Status of EU Protected Habitats and Species in Ireland*. Habitats Assessments Volume 2, Version 1.1. Unpublished Report, National Parks & Wildlife Services. Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.
- NPWS (2013b)** *The Status of EU Protected Habitats and Species in Ireland*. Species Assessments Volume 3, Version 1.0. Unpublished Report, National Parks & Wildlife Services. Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.

NPWS (2015) *The Status and trends of Ireland's bird species (2008-2012)*. Available at <http://www.npws.ie/status-and-trends-ireland%E2%80%99s-bird-species-%E2%80%93-article-12-reporting>

National Roads Authority (2009) *Guidelines for Assessment of Ecological Impacts of National Road Schemes*. Available online at <http://www.nra.ie/environment/>

National Roads Authority (2005-2009) *Environmental Construction Guidelines Series*. Available online at <http://www.nra.ie/environment/>

South Eastern River Basin District (2009) *South Eastern River Basin District Management Plan 2009-2015*.

APPENDIX A: PROPOSED MATERIAL ALTERATIONS TO THE DRAFT LEIXLIP LOCAL AREA PLAN 2017-2023

Proposed Material Alteration Number	Chap.	Objective/ Policy	Proposed Material Alteration	Likely Significant effect on European sites?																																				
No. 1	4		<p>Delete Key Development Area 2 Celbridge Road (East).</p> <p><u>Consequential alterations arising (A-F):</u></p> <p><u>Amend Section 4.2 and Table 4.1:</u></p> <p>The Leixlip LAP identifies approximately 50 39 hectares of undeveloped residentially zoned land located adjacent to established residential areas (refer to Section 7 and Section 12 for information on Key Development Areas (KDAs)). The housing capacity of these lands and infill sites within the built-up area is estimated to be 4,500 1170 (approx.) residential units based on a density of 30 units per hectare. Over the lifetime of this plan priority for residential development should be given to the development of these lands to consolidate the built-up area of the town. Refer to Table 4-1.</p> <p>Table 4-1 Residential Unit Assessment</p> <table border="1"> <thead> <tr> <th>Location of Development</th> <th>Quantum of Undeveloped Land (hectares)</th> <th>Estimated Residential Capacity (approx. no. of Units)</th> <th>Density Range** (units per hectare)</th> </tr> </thead> <tbody> <tr> <td>Infill</td> <td>2.3</td> <td>60 - 80</td> <td>30-35</td> </tr> <tr> <td>KDA* 1</td> <td>15.0</td> <td>450 - 525</td> <td>30-35</td> </tr> <tr> <td>KDA 2</td> <td>12.0</td> <td>360 - 420</td> <td>30-35</td> </tr> <tr> <td>KDA 3</td> <td>12.0</td> <td>360 - 420</td> <td>30-35</td> </tr> <tr> <td>KDA 4</td> <td>10.0</td> <td>300 - 350</td> <td>30-35</td> </tr> <tr> <td>Sub Total</td> <td>51.3 39.3</td> <td>1530-1800 1170 - 1380</td> <td>30-35</td> </tr> <tr> <td>Masterplan Lands at Confey</td> <td>86</td> <td>1500**</td> <td>35</td> </tr> <tr> <td>TOTAL</td> <td>137.3 125.3</td> <td>3300 2880</td> <td>30-35</td> </tr> </tbody> </table>	Location of Development	Quantum of Undeveloped Land (hectares)	Estimated Residential Capacity (approx. no. of Units)	Density Range** (units per hectare)	Infill	2.3	60 - 80	30-35	KDA* 1	15.0	450 - 525	30-35	KDA 2	12.0	360 - 420	30-35	KDA 3	12.0	360 - 420	30-35	KDA 4	10.0	300 - 350	30-35	Sub Total	51.3 39.3	1530-1800 1170 - 1380	30-35	Masterplan Lands at Confey	86	1500**	35	TOTAL	137.3 125.3	3300 2880	30-35	No. The alteration involves a change in proposed zoning resulting in an overall reduction of lands zoned for residential development within the Plan area. There is no potential for significant effects on European sites as a result of implementing this alteration.
Location of Development	Quantum of Undeveloped Land (hectares)	Estimated Residential Capacity (approx. no. of Units)	Density Range** (units per hectare)																																					
Infill	2.3	60 - 80	30-35																																					
KDA* 1	15.0	450 - 525	30-35																																					
KDA 2	12.0	360 - 420	30-35																																					
KDA 3	12.0	360 - 420	30-35																																					
KDA 4	10.0	300 - 350	30-35																																					
Sub Total	51.3 39.3	1530-1800 1170 - 1380	30-35																																					
Masterplan Lands at Confey	86	1500**	35																																					
TOTAL	137.3 125.3	3300 2880	30-35																																					

* **Key Development Area**

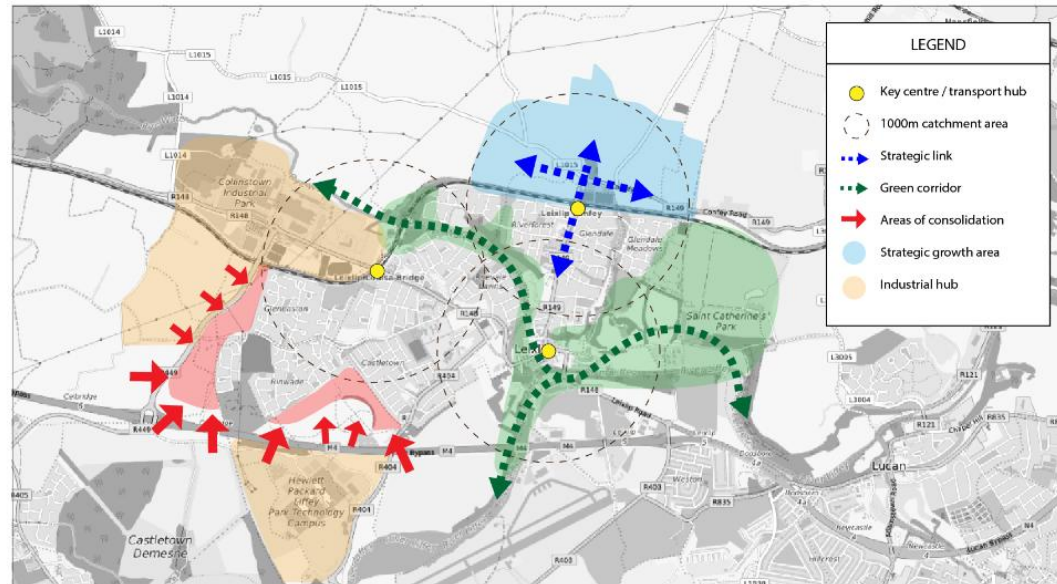
** Figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of site characteristics and local sensitivities.

Replace reference to '4 Key Development Areas' with '3 Key Development Areas' throughout the Draft Plan (in Section 4.5, Section 7.3 and Section 12.1) and re-number KDAs for Easton and Leixlip Gate throughout the document as:

KDA 2 Easton

KDA 3 Leixlip Gate

Amend Figure 4.1 Core Strategy Concept Map



Delete Section 12.2.2 (Key Development Area 2: Celbridge Road (East))

~~Key Development Area 2: Celbridge Road (East)~~

~~New Residential, Open Space & Amenity~~

~~This development area is located to the south of Leixlip Town, north of the M4 motorway and is part of Leixlip Castle demesne. The lands are bound by Leixlip Park and Wogan's Field to the north and by the rear of properties fronting onto Pound Street to the east. This Key Development Area is physically and visually separated from Leixlip Castle by a woodland belt. KDA 2 is approximately 12.8 ha.~~



Figure 0-1 KDA 2: Celbridge Road (East) Lands

Vision

To consolidate the urban area of Leixlip through new residential development delivering connectivity to the town centre.

Connectivity/ Movement

Vehicular access to the development area will be via an improved access point on the Celbridge Road. Achieve pedestrian and cyclist permeability throughout the development area with the potential for linkages to Pound Street to be investigated (level differences are problematic). Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets (DMURS).

Built Form

Create a legible development with a sense of place which understands the cultural heritage of the surrounding area. Have regard to residential amenity of existing dwellings at the perimeter, Buildings 2 – 3 storey height with transition in scale from existing residential development.

This site will accommodate medium to low density residential development in the order of 20 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, subject to also minimising impact on Leixlip Castle.

The boundary wall of Leixlip Castle should be retained and incorporated into future development proposals. Sections of the wall may need to be removed to facilitate vehicular and pedestrian access including along Celbridge Road and should be designed to minimise impact.

Landscape and Spaces


Building layouts will have regard to the protection of key views within the site and appropriate landscaping should minimise the visual impact of any new residential development. Retain natural heritage and green infrastructure features through incorporation into areas of open space and boundaries of residential development.

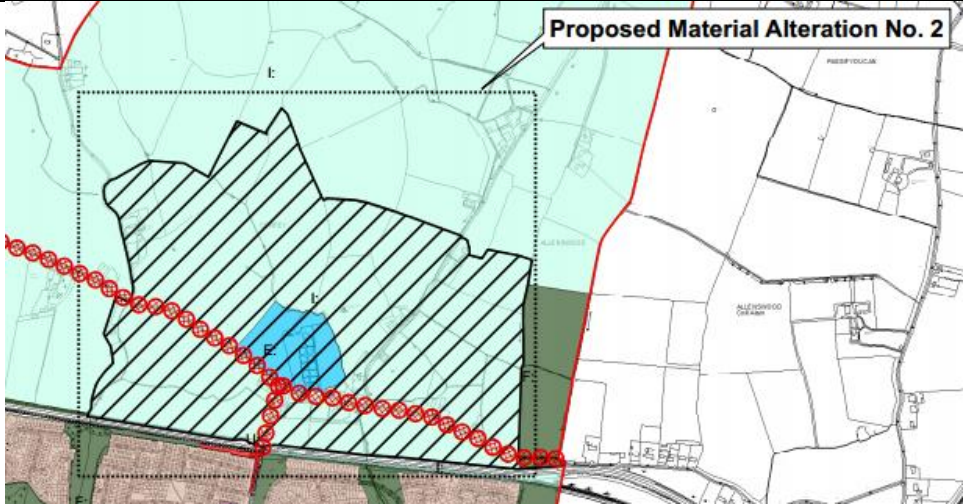
Amend Section 13.2.1: Delete reference to KDA2

Key Development Area 2: Celbridge Road (west)		
Type of Infrastructure	Description	Phasing
Road Upgrade	Complete vehicular junction at Celbridge Road.	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 KDA2. Pro-rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA2.

Amend Zoning Map:

Remove the 'C: New Residential' zoning at KDA 2 (12 ha approx.) and replace with 'I: Agriculture' zoning.

			 <p>Proposed Material Alteration No. 1</p> <p>Amend Proposed Material Alteration No. 33 (Amendment to Section 12.1.1 KDA1 The Wonderful Barn):</p> <p>Delete sentence under 'Connectivity/Movement' that refers to KDA2.</p> <p>Connectivity/ Movement</p> <p>Access to the development area will be via an improved access point on the Celbridge Road which will also provide vehicular, cycle and pedestrian access / links to The Wonderful Barn. Achieve pedestrian and cyclist permeability throughout. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets (DMURS). <i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 2.</i></p>	
No. 2	4	CSO1.3	<p>Confey: Amend Zoning Map and Objective CSO1.3.</p> <ul style="list-style-type: none"> Amend Zoning Map as follows: <p>Remove the 'C: New Residential' zoning at Confey (86 ha approx.) and replace with 'I: Agriculture' zoning with a hatched overlay indicating that the area, including the 'E Community and Education' area, will be subject to a Masterplan as per Objective CSO1.3 of the Draft LAP.</p>	<p>No. There is no potential for significant effects on European sites as a result of implementing this alteration. The alteration involves a change in proposed zoning resulting in an overall reduction of lands zoned for residential development within the Plan area. No significant effects on European sites are predicted.</p>

			 <p>Proposed Material Alteration No. 2</p> <ul style="list-style-type: none"> Amend Objective CSO1.3 as follows: <p><i>“To promote and support the development of a new residential and community district at Confey, Leixlip, in tandem with the delivery of high capacity public transport and necessary physical, social and economic infrastructure. A masterplan shall be prepared for Confey and integrated into the Leixlip Local Area Plan by way of Statutory Amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended). The amended Local Area Plan will include zoning objectives for the area arising from the masterplan. No development shall Only developments appropriate to Agricultural zoned lands will be permitted in the masterplan area until such time as the masterplan is integrated into the plan.”</i></p> 	
No. 3	5		<p>Include new objective:</p> <p><i>UCRO1.5: To seek recognition for Leixlip Town as a Heritage Town and promote it as such with regard to tourism, cultural recreation and living.</i></p>	<p>No. This alteration relates to marketing the town as a Heritage Town. There is no potential for significant effects as a result of implementing this alteration.</p>
No.4	5	UCRO3.6	<p>To facilitate the extension, where appropriate, of the riverside walk along the northern bank of the River Liffey from Arthur Guinness Park <i>William Roantree Park</i> to Liffey Bridge. Reference to William Roantree Park will be amended in UCR03.8, Section 5.7.2 and Section 5.3.</p>	<p>No. This alteration simply refers to a change in the name of the park area along the northern bank of the Liffey. There is no potential for significant effects as a result of implementing this alteration.</p>

No.5	5	UCR 3	To improve paving, planting, lighting and street furniture in the town centre area <i>and to investigate the feasibility of carrying out such works in Ralph's Square.</i>	No. This alteration merely adds a proposal to investigate feasibility of street improvements in a specific location. There is no potential for significant effects as a result of implementing this alteration.
No.6	5		<p>Include new Policy UCR4.1: <i>It is the policy of the Council to encourage owners of premises on Main Street when renewing their shopfronts to use the Irish language.</i></p> <p>Amend Action</p> <ul style="list-style-type: none"> To continue the Kildare County Council Shop Front / Town Centre Improvement Grant Scheme, this <i>to include Grant Scheme for shop front accessibility</i>, and assist, where appropriate, with the implementation of the grant scheme. <i>To encourage the use of the Irish Language when shopfronts are being renewed.</i> 	No. This alteration deals with the aesthetic look of shop fronts on the Main Street and encouraging a certain approach to be taken. There is no potential for significant effects as a result of implementing this alteration.
No.7	6		<p>Amend Section 6.2.1 'Supporting Existing Business':</p> <p>Leixlip is home to two of the largest employers in the county, Intel and Hewlett Packard. These multinational industries have long established relationships with Leixlip and have made significant investments in the development of their respective campuses at Collinstown and Barnhall. Collectively these two sites account for approximately 152 ha of industrial and warehouse zoned land in Leixlip.</p> <p>Both companies engage in continuous estate management including reconfiguration and repurposing of existing buildings on site, upgrading of site infrastructure and new build if/as required. This LAP supports the on-going operations of these significant industries and also supports further appropriate levels of <i>development and reconfiguration expansion</i> at the Intel and Hewlett Packard business campuses. <i>The Council will work with local and national agencies to seek to ensure the HP campus remains an integral employment hub for Leixlip.</i> All proposals will be required to take full account of the sensitivities of the receiving environment including European designated sites' conservation objectives and Intel's designation as a Seveso site.</p>	No. This alteration outlines the Councils approach to maintaining an integral employment hub for Leixlip at the HP campus. There is no potential for significant effects as a result of implementing this alteration.
No.8	6	EDTO3.1	To identify opportunities to improve the tourist product in Leixlip, <i>including an information/tourist office</i> , and to co-operate with the appropriate statutory agencies, private tourism sector and community groups.	No. This alteration deals with improving the availability of tourism information. There is no potential for significant effects as a result of implementing this alteration.
No.9	6	EDTO3.9	To promote The Wonderful Barn as an integrated tourism and amenity destination with complementary commercial uses (see Section 9 also) <i>to be informed by a detailed conservation and management plan.</i>	No. This alteration if protective in nature and outlines the necessity for a

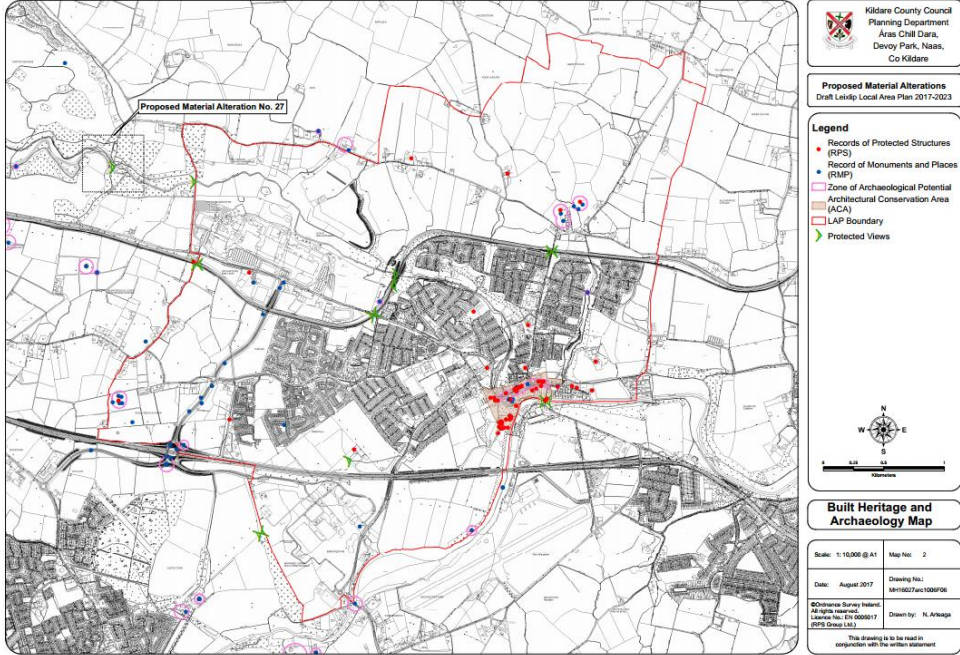
				conservation management plan to be included in any proposals for developing the Wonderful Barn area. There is no potential for significant effects as a result of implementing this alteration.																																									
No. 10	7	Amend Section 7.1.1 'Demographic Profile' and Table 7.2 'Age Profile of Leixlip': <p><i>The Census in 2011 recorded a population of 15,452 persons for Leixlip. Preliminary results for the 2016 Census (as issued in July 2016) recorded a population increase of 5.6% in the county as a whole, and a decrease in the Leixlip Electoral Division of -3%.</i></p> <p><i>In 2011 the age profile of the population in Leixlip was relatively young with 66.5% of the population being under 44, which is consistent with the national figure for the same age bracket. However, the age profile is older when compared to other towns in the GDA. In the last inter-census period there was also a significant increase in the proportion of population over 65 (refer to Table 7.1.)</i></p> <p><i>The Census in 2016 recorded a population of 15,576 for the Leixlip Electoral Division², which represents a 0.3% decrease in population from 2011 for the same geographic area.</i></p> <p><i>In 2016 the age profile of the population of Leixlip was typical of the national average. While approximately 63% of the population is under 44, the age profile is older when compared to other towns in the GDA. In the last intercensal period there was also a significant increase in the proportion of population over 65, rising from 7.7% to 12%.</i></p> <p>Table 7.2 Age Profile of Leixlip 2006-2011 2011-2016</p> <table border="1"> <thead> <tr> <th>Age Bracket</th> <th>2011 Population</th> <th>% of Total Population 2011</th> <th>National % 2011</th> <th>2016</th> <th>% of Total Population 2016</th> <th>National % 2016</th> </tr> </thead> <tbody> <tr> <td>0-14</td> <td>3228 3363</td> <td>21.5%</td> <td>21%</td> <td>3250</td> <td>21%</td> <td>21.1%</td> </tr> <tr> <td>15-24</td> <td>2131 2148</td> <td>14%</td> <td>12%</td> <td>1865</td> <td>12%</td> <td>12.1%</td> </tr> <tr> <td>25-44</td> <td>4783 4834</td> <td>31%</td> <td>32%</td> <td>4709</td> <td>30%</td> <td>29.5%</td> </tr> <tr> <td>45-64</td> <td>4018 4062</td> <td>26%</td> <td>23%</td> <td>3832</td> <td>25%</td> <td>24%</td> </tr> <tr> <td>65+</td> <td>1192 1190</td> <td>7.5%</td> <td>12%</td> <td>1920</td> <td>12%</td> <td>13.3%</td> </tr> </tbody> </table>	Age Bracket	2011 Population	% of Total Population 2011	National % 2011	2016	% of Total Population 2016	National % 2016	0-14	3228 3363	21.5%	21%	3250	21%	21.1%	15-24	2131 2148	14%	12%	1865	12%	12.1%	25-44	4783 4834	31%	32%	4709	30%	29.5%	45-64	4018 4062	26%	23%	3832	25%	24%	65+	1192 1190	7.5%	12%	1920	12%	13.3%	No. This alteration merely updates the population figures for Leixlip with more up to date information from Census 2016. There is no potential for significant effects as a result of implementing this alteration.
Age Bracket	2011 Population	% of Total Population 2011	National % 2011	2016	% of Total Population 2016	National % 2016																																							
0-14	3228 3363	21.5%	21%	3250	21%	21.1%																																							
15-24	2131 2148	14%	12%	1865	12%	12.1%																																							
25-44	4783 4834	31%	32%	4709	30%	29.5%																																							
45-64	4018 4062	26%	23%	3832	25%	24%																																							
65+	1192 1190	7.5%	12%	1920	12%	13.3%																																							

² The Leixlip ED comprises a geographical area that is larger than the LAP boundary. The ED figure is used for population purposes as the ED boundary remained unchanged between the Censuses of 2011 and 2016 thus providing an accurate comparison, whereas due to the alterations to the 'legal town' boundary the figures for the two years are not comparable.

			Total	15,452-15,597	100%	100%	15,576	100%	100%	
No. 11	7	HCO2.2	Amend objective HCO2.2: To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the needs of the population of Leixlip, <i>including housing designed for older people.</i>							No. This alteration merely adds wording to include the specific requirement to provide housing for older people in the Key Development Areas. There is no potential for significant effects as a result of implementing this alteration.
No. 12	7	HCO3.4	Amend Objective HCO3.4: To support and facilitate the provision of children’s play facilities in Leixlip, including <i>inclusive</i> playgrounds and a skatepark. <i>A feasibility study regarding the location of play facilities for all ages will be carried out.</i>							No. This alteration is protective in nature outlining the need to carry out a feasibility study for any proposals for play areas. There is no potential for significant effects as a result of implementing this alteration.
No. 13	7		Amend Section 7.7: 7.7 Other Community, Sports, <i>Cultural</i> and Recreation Facilities Policy HC4: It is the policy of the Council to facilitate and support a broad range of community, <i>cultural</i> and recreational facilities to serve the needs of the residents of the LAP area. <i>HCO4.3: To support and promote the development of cultural, arts and performance spaces in Leixlip.</i>							No. This alteration includes a new objective to promote cultural activities in Leixlip. There is no potential for significant effects as a result of implementing this alteration.
No. 14	7		Include a new statement under Section 7.7 ‘Other Community, Sports, <i>Cultural</i> and Recreation Facilities’: <i>It is considered that the priority site for a public swimming pool in Leixlip should be at the Leixlip Amenities Centre on the Maynooth Road.</i>							No. this alteration merely includes a specific geographic location which should be regarded as a priority site for a new public swimming pool. Any significant effects in European sites will be examined at the project level. There is no potential for significant effects as a result of implementing this alteration.
No. 15	8	MT1	Amend Policy MT1:							No. There is no potential for

			It is the policy of the Council to promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to the town centre, local schools, recreational facilities, shops, public transport services and other amenities, subject to local public consultation. This includes providing improved connectivity across the River Rye, Royal Canal and railway line, and enhanced links with Maynooth and Celbridge. <i>Permeability projects through existing housing estates shall be subject to local public consultation.</i>	significant effects as a result of implementing this alteration.
No. 16	8	MTO1.1	Amend objective MTO1.1: To ensure all footpaths in the town provide adequate access for the disabled and mobility impaired <i>persons with a disability or who have impaired mobility.</i>	No. This alteration is merely a change in wording. There is no potential for significant effects as a result of implementing this alteration.
No. 17	8		Include a new Action under MT1: <i>To identify and provide suitable sites for bicycle racks.</i>	No. This alteration adds a new action to this section. There is no potential for significant effects as a result of implementing this alteration.
No. 18	8		Insert new objective MT02.5: <i>To engage with the NTA, Dublin Bus, Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Leixlip including the provision of a bus link between Leixlip and Celbridge and park and ride facilities.</i>	No. This alteration is investigative in nature. Any significant effects in European sites will be examined at the project level. There is no potential for significant effects as a result of implementing this alteration.
No. 19	8		Insert new objective MTO2.6: <i>To liaise with Irish Rail regarding a new railway station at Collinstown.</i>	No. This alteration is investigative in nature. Any significant effects in European sites will be examined at the project level. There is no potential for significant effects as a result of implementing this alteration.
No. 20	8		Include a new objective under MT3 Roads: <i>To investigate the feasibility of a new link road from the Celbridge Road (R404) to the south of the M4 connecting to the M4 Leixlip/Celbridge Interchange in consultation with TII, NTA and other stakeholders. A feasibility study shall be subject to a Traffic Impact Assessment.</i>	No. This alteration is investigative in nature. Any significant effects in European sites will be examined at the project level. There is no potential for significant effects

				as a result of implementing this alteration.
No. 21	8		<p>Insert new objective under MT3 Roads:</p> <p><i>To implement the agreed recommendations of the Green Lane-Easton Road Safety Assessment (January 2017) during the lifetime of the plan.</i></p>	No. This alteration deals with road safety. There is no potential for significant effects as a result of implementing this alteration.
No. 22	8	MTO3.2	<p>Amend objective MTO3.2:</p> <p>To support the implementation of the following road improvement schemes, subject to the availability of funding and environmental and conservation requirements:</p> <ul style="list-style-type: none"> (i) The realignment of the R148 (Maynooth Road) at Collinstown in line with the approved Part 8. (ii) The replacement/upgrading of Cope Bridge. (iii) The improvement of the junction of Main Street and Mill Lane. (iv) <i>To consider in the design for the realignment of the R148 at Collinstown provision for the future replacement / upgrade of the canal bridge and a railway bridge to provide additional access to development lands.</i> 	No. This alteration is investigative in nature. Any significant effects in European sites will be examined at the project level. There is no potential for significant effects as a result of implementing this alteration.
No. 23	8	MTO3.10	<p>Amend objective MTO3.10:</p> <p>To ensure that all significant development proposals for KDAs and Masterplan areas are subject to Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA 2014 <i>to assess the individual and cumulative impact of the planned development in the area on the strategic road network.</i> The requirement for TIA <i>for developments outside of the KDAs and Masterplan area</i> will be determined on a case by case basis.</p>	No. This alteration is protective in nature. There is no potential for significant effects as a result of implementing this alteration.
No. 24	8		<p>Amend Section 8.4 as follows:</p> <p>Currently, there is a terraced public car park behind Darkie Moore's public house on Pound Street.</p>	No. This alteration merely involves a deletion of text. There is no potential for significant effects as a result of implementing this alteration.
No. 25	10	BHO1.7	<p>Amend objective BHO1.7:</p> <p><i>To complete a Conservation Study for The Wonderful Barn and the whole of its environs to inform any following feasibility studies and public consultation for appropriate use and</i> to support the implementation of the conservation plan for the restoration and management of The Wonderful Barn and associated lands in association with key stakeholders.</p>	No. This alteration is protective in nature. There is no potential for significant effects as a result of implementing this alteration.
No. 26	10	BHO1.8	<p>Amend objective BHO1.8:</p> <p>To promote The Wonderful Barn as an integrated tourism attraction including the restoration of the main features of the complex and its historical landscape:</p> <ul style="list-style-type: none"> (i) The re-arrangement of the existing access way; 	No. This alteration is protective in nature. There is no potential for significant effects as a result of implementing this alteration.

			<ul style="list-style-type: none"> (ii) The integration of car parking facilities; (iii) The immediate consolidation and eventual restoration of the historic buildings; (iv) The reinstatement of the walled garden and rear courtyard; (v) The insertion of complementary commercial uses to ensure a sustainable future for the project. <i>The feasibility of a Discovery Park including play facilities and a picnic area will be investigated.</i> 	
No. 27	10		<p>Amend Map 2 'Built Heritage and Archaeology Map' by including the following View from the County Development Plan 2017-2023:</p> <p>View of Rye Water from Black Bridge at Blakestown (Ref RW1 in CDP)</p>  <p>Kildare County Council Planning Department Area: Chill Dara, Devoy Park, Naas, Co Kildare</p> <p>Proposed Material Alterations Draft Leixlip Local Area Plan 2017-2023</p> <p>Legend</p> <ul style="list-style-type: none"> • Records of Protected Structures (RPS) • Record of Monuments and Places (RMP) • Zone of Archaeological Potential • Architectural Conservation Area (ACA) • LAP Boundary • Protected Views <p>Built Heritage and Archaeology Map</p> <p>Scale: 1:10,000 @ A1 Map No: 2</p> <p>Date: August 2017 Drawing No: 16/1602/2/001/006</p> <p>© Ordnance Survey Ireland All rights reserved License No. 01 000017 RPS © David L. S.</p> <p>This drawing is to be read in conjunction with the written statement</p>	No. There is no potential for significant effects as a result of implementing this alteration.
No. 28	11		Amend Figure 11.3 'Open Space in Leixlip' to include lands zoned Open Space located east of Confey Masterplan area north of the canal/railway line to reflect Zoning Map.	No. There is no potential for significant effects as a result of implementing this alteration.

No. 29	11	G101.1	<p>Amend objective G101.1:</p> <p>To <i>protect and</i> integrate <i>existing and new</i> Green Infrastructure as an essential component of new developments and restrict development that would fragment the Green Infrastructure Network.</p>	No. This alteration is protective in nature. There is no potential for significant effects as a result of implementing this alteration.
No. 30	11	G101.7	<p>Amend objective G101.7:</p> <p>To seek to preserve, protect and enhance trees (including woodlands) of special amenity, nature conservation or landscape value <i>including at the following locations:</i></p> <ul style="list-style-type: none"> <i>St Catherine's Park</i> <i>The Black Avenue</i> <i>Leixlip Castle Demesne</i> <i>Newtown House, Captain's Hill</i> <i>In grounds of Leixlip House, adjoining public open space at Rye River Estate</i> <i>Both sides of the aqueduct embankment</i> 	No. This alteration is protective in nature. There is no potential for significant effects as a result of implementing this alteration

			<p><i>Sileachain Valley, between fire station and Glendale Meadows</i></p> <p><i>East side of laneway to Leixlip Gate</i></p> <p><i>Marshfield House, Mill Lane</i></p> <p><i>Open space adjacent to Rye water at Rye River Estate</i></p> <p><i>Along north bank of Canal, Collinstown</i></p> <p><i>Between River Forest and Ryevale Lawns</i></p> <p><i>Trees along Main Street</i></p> <p><i>Ryevale House and adjoining public open space at Ryevale Lawns.</i></p>	
No. 31	11		<p>Insert new objectives under Green Infrastructure as follows:</p> <p><i>(A) To seek to protect, preserve and develop St. Catherine's Park as a public amenity.</i></p> <p><i>(B) To protect the amenity of St. Catherine's Park. No road proposal shall be considered by this Council through the park within this Council's ownership or jurisdiction.</i></p>	No. This alteration is protective in nature. There is no potential for significant effects as a result of implementing this alteration
No. 32	11		<p>Insert new objective under Green Infrastructure as follows:</p> <p><i>To examine the feasibility of extending St. Catherine's Park on lands between Sileachán Valley, existing housing estates and Black Avenue and to liaise with the OPW and/or other relevant state agencies in this regard.</i></p>	No. This alteration is investigative in nature. Any significant effects in European sites will be examined at the project level. There is no potential for significant effects as a result of implementing this alteration
No. 33	12		<p>Amend Section 12.1.1 KDA1 The Wonderful Barn:</p> <p>Vision</p> <p>The extension of the urban area of Leixlip through new residential development and open space and amenity, with a high quality permeable urban form, which provides links to and protects the cultural heritage of The Wonderful Barn.</p> <p>Connectivity/ Movement</p> <p>Access to the development area will be via an improved access point on the Celbridge Road which will also provide vehicular, cycle and pedestrian access / links to The Wonderful Barn. Achieve pedestrian and cyclist permeability throughout. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets (DMURS).</p> <p><i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 2.</i></p> <p>Built Form</p> <p>Create a legible development with a sense of place which understands the cultural heritage of the surrounding area and has regard to the residential amenity of the existing dwellings to the north, west and east of the development area.</p>	No. There is no potential for significant effects as a result of implementing this alteration.

			<p>Provide for buildings of 2 storey in height (limited to an overall height of approximately 8m) 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 and it is determined that it would not impact unduly on the setting of The Wonderful Barn, a maximum density of 35 units per hectare may be achievable. <i>Apartments and flat roof houses would not be appropriate in this area.</i> Respect a zone of protection around The Wonderful Barn. Public open space should reflect existing spaces in adjoining developments, enhancing the visual amenity, with the possibility of merging in the future.</p> <p>Landscape and Spaces</p> <p>Building layouts will have regard to the protection of key views within the site and appropriate landscaping should minimise the visual impact of any new residential development. <i>Provide for minimum 15% quality open space within the residential lands.</i> Retain natural heritage and <i>existing</i> green infrastructure features through incorporation into areas of open space and boundaries of residential development.</p>		
No. 34	12		<p>Amend Section 12.1.3 KDA3 Easton (off Green Lane):</p> <p style="text-align: center;">Vision</p> <p>The extension of the urban area of Leixlip through new residential development and open space and amenity, with a high quality permeable urban form and creating a built edge to the R449.</p> <p style="text-align: center;">Connectivity/ Movement</p> <p>Access to the site will be via an improved access point on Green Lane. Achieve vehicular, pedestrian and cyclist permeability throughout the development area and pedestrian and cyclist access to the R449 to the west. <i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 4.</i></p> <p style="text-align: center;">Built Form</p> <p>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. Layout to have regard to the overhead transmission cables traversing the area and the clearance distances recommended by the ESB (ref. Section 17.11.2 of the Kildare County Development Plan 2017 – 2023). Have regard to residential amenity of existing dwellings to the east- buildings to be 2 storeys in height along this perimeter. High quality development form at the roundabout junction of the R449 and Green Lane should announce the town. Buildings 3- 4 storeys may be provided at the roundabout junction of the R449 and Green Lane along the perimeter with R449. Provide passive surveillance of roads and open spaces. Buildings shall maintain an appropriate set back from the roundabout at the R449 and Green Lane.</p> <p style="text-align: center;">Landscape and Spaces</p>		No. There is no potential for significant effects as a result of implementing this alteration.

			<p><i>Provide for minimum 15% quality open space within the residential lands.</i> Retain natural heritage and <i>existing</i> green infrastructure features through incorporation into <i>areas of open space and</i> boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs Strategy.</p>	
No. 35	12		<p>Amend Section 12.1.4 KDA4 Leixlip Gate (Kilmacredock):</p> <p style="text-align: center;">Vision</p> <p>The consolidation of the urban area of Leixlip through new residential development and open space and amenity, with a high quality permeable urban form and creating a built up edge along the R449.</p> <p style="text-align: center;">Connectivity/ Movement</p> <p>Access to the site will be via Leixlip Gate and onto Green Lane. Achieve vehicular, pedestrian and cyclist permeability throughout the development area and pedestrian/cyclists access to the R449 to the west. <i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 3.</i></p> <p style="text-align: center;">Built Form</p> <p>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. Layout to have regard to the residential amenity of existing dwellings, buildings to be 2 storeys in height along perimeter with existing dwellings. High quality development form along the R449 should announce the town and buildings 3-4 storeys may be provided at the roundabout junction of the R449 and Green Lane. Provide passive surveillance of roads and open spaces. The entrance gate is a Protected Structure (Ref. B11-59) and leads to a tree lined avenue, formerly part of Castletown Demesne. Proposals should seek to minimise impact on the Protected Structure and avenue. Buildings shall maintain an appropriate set back from the roundabout at the R449 and Green Lane.</p> <p style="text-align: center;">Landscape and Spaces</p> <p><i>Provide for minimum 15% quality open space within the residential lands.</i> Retain natural heritage and <i>existing</i> green infrastructure features through incorporation into <i>areas of open space and</i> boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs Strategy. Use landscaping to create buffer from R449 and M4.</p>	No. There is no potential for significant effects as a result of implementing this alteration.
No. 36	12		<p>Amend Section 12.2.1 Collinstown by including an additional bullet point:</p> <p>The masterplan will be required to promote a high environmental quality enterprise/employment zone at this strategic location in the context of North Kildare. The area should be designed and landscaped with the image of a modern and contemporary 'business park' and should address (<i>inter alia</i>) the following:</p> <ul style="list-style-type: none"> <i>The requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).</i> 	No. There is no potential for significant effects as a result of implementing this alteration.
No. 37	12		Amend Section 12.2.2 Confehy:	No. There is no potential for

			<p>This is a green field area to the north of Leixlip with little or no existing development. In order to achieve the vision of a new residential and community district for the area in a coherent and planned manner the timely delivery of critical supporting infrastructure is required. Accordingly, the approach will be to front-load critical infrastructure in the early stages of the development. The masterplan will therefore be required to:</p> <ul style="list-style-type: none"> • Set out a detailed transportation and infrastructure strategy for the development <i>of the area</i> as a whole. This strategy will be informed by a detailed traffic assessment to ascertain the extent of development that could be supported by particular upgrading works to the transportation network and will take account of the proposal to electrify the rail line <i>and car parking provision for Confey Train Station</i>. • Include phasing proposals and an implementation strategy for the overall co-ordination of the development of the lands to be informed by the roads and infrastructure strategy. • Have regard to Sustainable Residential Development in Urban Areas (2009), its companion Urban Design Manual and the Design Manual for Urban Roads and Streets (2013). • Include an appropriate level of community infrastructure to support development including a site for a primary school, <i>a post primary school</i> and community centre. • Include an appropriate level of public open space to support development including a public park of district scale. <p>A site specific Flood Risk Assessment will also be required for the masterplan area to inform the overall design approach. <i>Public consultation with the community, stakeholders and statutory authorities will be carried out as part of the Statutory Amendment process for the Confey Masterplan.</i></p>	<p>significant effects as a result of implementing this alteration.</p>																						
No. 38	13		<p>Amend Table 13-3 Land Use Zoning Matrix:</p> <table border="1" data-bbox="595 823 1588 1066"> <thead> <tr> <th data-bbox="595 823 728 1031">Land Use</th> <th data-bbox="728 823 797 1031">A – Town Centre</th> <th data-bbox="797 823 896 1031">B - Existing Residential & Infill</th> <th data-bbox="896 823 983 1031">C – New Residential</th> <th data-bbox="983 823 1059 1031">E – Community & Educational</th> <th data-bbox="1059 823 1135 1031">F – Open Space & Amenity</th> <th data-bbox="1135 823 1211 1031">W Neighbourhood Centre</th> <th data-bbox="1211 823 1299 1031">H - Industrial &W/housing</th> <th data-bbox="1299 823 1397 1031">I - Agriculture</th> <th data-bbox="1397 823 1496 1031">Q – Business & Technology</th> <th data-bbox="1496 823 1588 1031">U -Public Utilities</th> </tr> </thead> <tbody> <tr> <td data-bbox="595 1031 728 1066">Offices</td> <td data-bbox="728 1031 797 1066">Y</td> <td data-bbox="797 1031 896 1066">O3</td> <td data-bbox="896 1031 983 1066">O</td> <td data-bbox="983 1031 1059 1066">O</td> <td data-bbox="1059 1031 1135 1066">N</td> <td data-bbox="1135 1031 1211 1066">O</td> <td data-bbox="1211 1031 1299 1066">FY</td> <td data-bbox="1299 1031 1397 1066">N</td> <td data-bbox="1397 1031 1496 1066">O</td> <td data-bbox="1496 1031 1588 1066">N</td> </tr> </tbody> </table>	Land Use	A – Town Centre	B - Existing Residential & Infill	C – New Residential	E – Community & Educational	F – Open Space & Amenity	W Neighbourhood Centre	H - Industrial &W/housing	I - Agriculture	Q – Business & Technology	U -Public Utilities	Offices	Y	O3	O	O	N	O	FY	N	O	N	<p>No. There is no potential for significant effects as a result of implementing this alteration.</p>
Land Use	A – Town Centre	B - Existing Residential & Infill	C – New Residential	E – Community & Educational	F – Open Space & Amenity	W Neighbourhood Centre	H - Industrial &W/housing	I - Agriculture	Q – Business & Technology	U -Public Utilities																
Offices	Y	O3	O	O	N	O	FY	N	O	N																

³ Proposals of this nature shall be restricted to circa 100sqm.