

# Leixlip

Draft Local Area Plan 2017-2023

Dréachtphean Ceantair Áitiúil Léim an Bhradáin



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## **1 INTRODUCTION**

The Leixlip Local Area Plan 2017 - 2023 has been prepared in accordance with the requirements and provisions of the *Planning and Development Act 2000*, as amended (the 'Act'). It sets out an overall strategy for the proper planning and sustainable development of Leixlip in the context of the *Kildare County Development Plan 2017 – 2023* and the *Regional Planning Guidelines for the Greater Dublin Area 2010–2022*. It is also informed by Ministerial Guidelines issued pursuant to Section 28 of the Act together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

### **1.1 COMPOSITION OF THE PLAN**

This Plan comprises a written statement with accompanying maps. The written statement shall take precedence over the map should any discrepancy arise between them. In the full interpretation of all objectives for Leixlip, 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. It should be noted that the general development management standards applicable to the plan area are included in the County Development Plan; while policies and objectives that are specific to Leixlip are included in the LAP.

### **1.2 LOCAL AREA PLAN AND PROCESS**

Sections 18-20 of the Act provide that a LAP may be prepared in respect of any area which a Planning Authority considers suitable, in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large-scale development within the lifetime of the Plan.

A local area plan shall be made in respect of an area which –

- (i) 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,
- (ii) has a population in excess of 5,000, and
- (iii) is situated within the functional area of a planning authority which is a county council.

The 2011 census indicated that Leixlip had a total population of 15,452 persons. A LAP is therefore required for Leixlip.

### **1.3 STRATEGIC ENVIRONMENTAL ASSESSMENT**

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. It informs the plan making process of the likely environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making. SEA is mandatory for plans for areas with a population of 10,000 or more; therefore SEA is required for the Leixlip LAP.

The findings of the SEA are set out in the Environmental Report, which, while constituting part of the Plan documentation, is presented as a separate document. The Environmental Report provides a clear understanding of the likely environmental consequences of decisions regarding the location of development in the Plan area. The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the Environmental Report into the Plan.

## **1.4 APPROPRIATE ASSESSMENT**

The requirements for Appropriate Assessment (AA) of plans or projects, including masterplans, is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ('Habitats Directive'). In any case where, following screening for AA, it is found that any plan or project is likely to have a significant impact on areas designated as Natura 2000 sites, a full Appropriate Assessment must be carried out.

The Leixlip LAP was screened for AA during its preparation at draft stage. This screening found that likely significant effects of the LAP on the integrity of the Rye Water Valley / Carton Special Area of Conservation, (Site Code 002162) could not be ruled out, and therefore full Appropriate Assessment would be required. The mitigation measures identified in the Stage 2 Appropriate Assessment (i.e. Natura Impact Statement) have been incorporated into the current Draft Plan.

## **1.5 RELATIONSHIP WITH OTHER PLANS & GUIDELINES**

The Plan has been prepared having regard to National, Regional and local policy documents, in addition to Guidelines issued under Section 28 of the Planning and Development Acts 2000 (as amended), including the following;

- *National Spatial Strategy 2002-2020 (NSS)*
- *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 the Homelessness (2016)*
- *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 – Ireland’s 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 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)*<sup>1</sup>
- *Water Supply project Eastern & Midlands Region*
- *Kildare County Development Plan 2017-2023*
- *Kildare Local Economic & Community Plan (LECP) 2016-2021*
- *Local Area Plans; Guidelines for Planning Authorities (2013)*
- *Manual for Local Area Plans (2013)*
- *National Heritage Plan*
- *County Heritage Plan 2005 – 2009*
- *The County Biodiversity Plan 2009 – 2014*
- *Liffey Valley Strategy (2006)*
- *The Wonderful Barn Feasibility Study*
- *Wonderful Barn Historic Landscape Report 2011*
- *Conservation Management Plan for the Leixlip Spa (2009)*
- *Kildare Open Space Strategy (2011)*
- *Leixlip Survey and Green Infrastructure Mapping (2015)*
- *Framework and Principles for the Protection of the Archaeological Heritage (1999)*
- *Designed Landscape of Castletown, Celbridge and Adjacent Demesnes' (2006).*
- *Architectural Heritage Protection – Guidelines for Planning Authorities (2011)*
- *Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).*
- *Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012).*

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

## 2 LEIXLIP IN CONTEXT

### 2.1 HISTORICAL DEVELOPMENT

Leixlip was established near the confluence of the Rivers Liffey and Rye by the Vikings in the 9<sup>th</sup> century. Both rivers have played a significant role in the development of Leixlip and were key influencers in the location of early industry and employment at this location in the form of mills producing paper, flour, printing and timber.



There is a single crossing of the River Liffey to the east of the town at Leixlip Bridge, while the Rye Bridge crosses the River Rye at the western end of Main Street. Leixlip Town Centre is focused along Main Street which extends in a linear manner between these two bridges running parallel to the River Liffey to the south. Much of the town centre dates back to the mid-eighteenth century and retains its original character.

Until the 1960's Leixlip could still be described as a rural town on the border with County Dublin. A Hydroelectric Power Station was built by the ESB in the mid-1940s. In the 1970's, and 1980's there was rapid expansion in Leixlip with the construction of new residential estates for local workers and commuters.

In the late 1980's close links and easy access to Dublin were contributing factors in attracting multinational companies to Leixlip and in creating the existing industrial and employment zones to the west and south of the town. In 1989, Intel constructed its largest manufacturing plant outside of the United States in Collinstown. Since then Intel has invested approximately \$12.5 billion in the Leixlip site and employs more than 4,500<sup>2</sup> people at this location. In 1995 Hewlett Packard (HP) set up an inkjet printer component assembly plant to the south of Leixlip. It has invested in a number of extensions and the site is now a base for research and development, customer software support, marketing, and sales and services. HP currently employs approximately 4,000<sup>3</sup> workers at its Irish plants including Leixlip, Co Kildare, where the majority are based.

In recent years new residential areas have been developed to the west of the town off Green Lane. Retail, commercial and recreational units have also been developed along the Maynooth Road as the town expands to the west towards Collinstown.

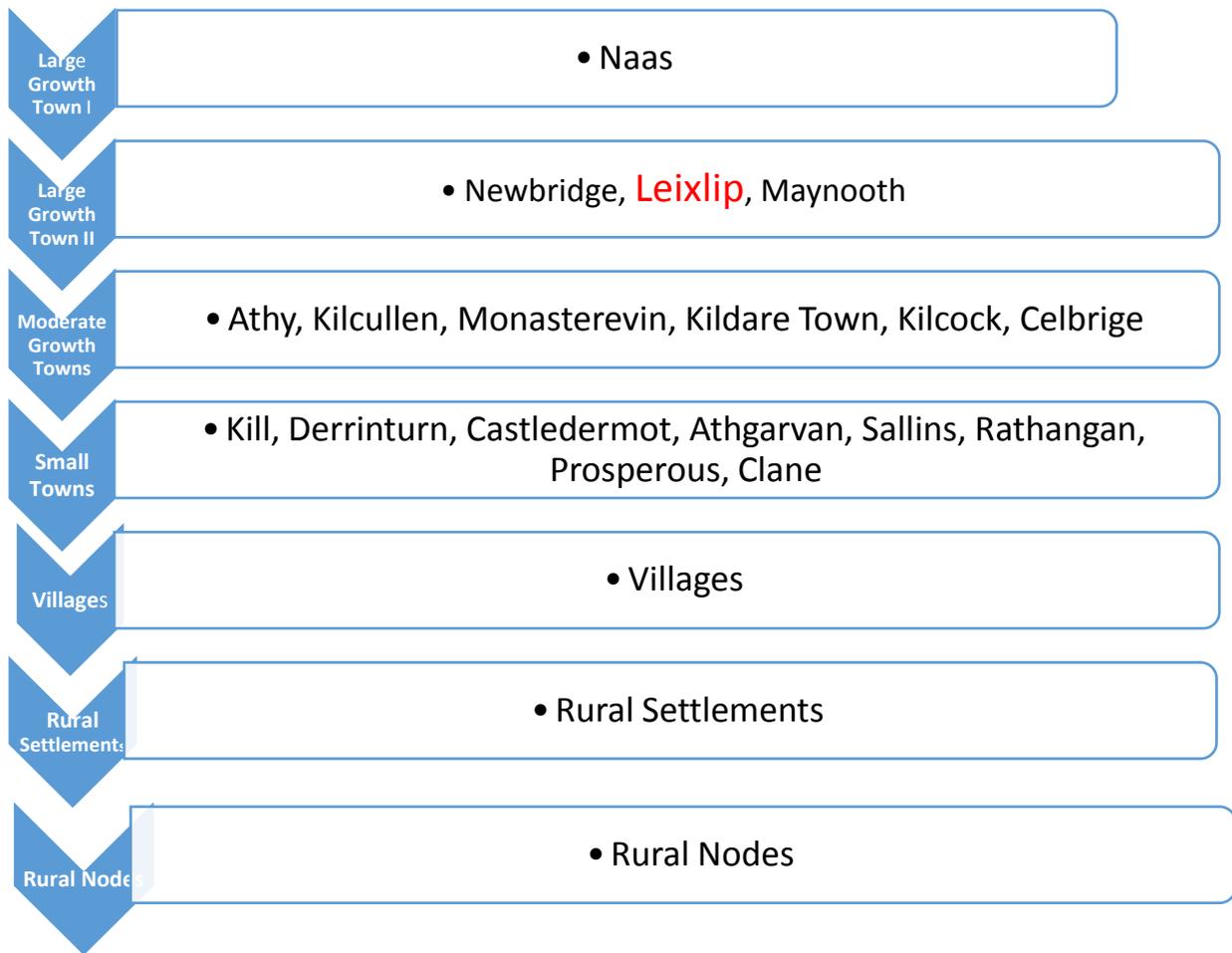
The physical constraints of the M4 motorway to the south, the railway and Royal Canal to the north and west and St. Catherine's Park to the east have constrained further development in Leixlip.

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<sup>2</sup> Inside Intel - [www.intel.ie/content/www/ie/en/company-overview/intel-leixlip.html](http://www.intel.ie/content/www/ie/en/company-overview/intel-leixlip.html)

<sup>3</sup> Source Irish Times [www.top1000.ie](http://www.top1000.ie) – prior to announcement of February 2017.





**Figure 2-2 Position of Leixlip in the Kildare Settlement Hierarchy**

## 3 VISION FOR LEIXLIP

### 3.1 STRATEGIC VISION

This Local Area Plan (LAP) is underpinned by a strategic vision which is intended to guide the future growth of Leixlip in a sustainable manner, in a way that reflects the existing character and amenities of the area, the surrounding landscape, heritage and environment and improves the quality of life for the existing and future community.

The strategic vision is based on the role of Leixlip as defined in the settlement strategy of the Kildare County Development Plan and the aspirations of the people and stakeholders in Leixlip. The vision statement reads as follows:

*“To fulfil its role as a Large Growth Town II by providing for sustainable growth in a coherent spatial manner; protecting and maximising opportunities presented by the unique natural and built environment of the town; and delivering an exemplar quality of life for its residents.”*

### 3.2 DELIVERING THE STRATEGIC VISION

This Local Area Plan and overall vision for Leixlip is underpinned by a number of interlinked strategic aims:

- To accommodate 10.2% of Kildare’s allocated housing growth in Leixlip over the period 2017-2023 in accordance with the County Development Plan Core Strategy.
- To protect the quality, ambience and vitality of the traditional heart of Leixlip Town Centre so that it offers a pleasant and attractive environment for shopping, business, tourism, recreation and living and to support the enhancement and expansion of established neighbourhood centres.
- To promote, support, and enable sustainable economic development and employment generation in the town consistent with its role as a Primary Economic Growth Town whilst optimising on its strategic location in the Greater Dublin Area.
- To deliver new residential development within Leixlip to support existing community infrastructure, recreation and amenity facilities and provide new facilities in tandem with opportunities for significant new housing.
- To promote and facilitate a sustainable transport system for Leixlip that prioritises walking, cycling and public transport and provides an appropriate level of road infrastructure, road capacity and traffic management to support the future development of the town.
- To phase significant future growth in line with the capacity and delivery of supporting physical infrastructure.
- To protect, enhance, create and connect natural heritage, including areas of international biodiversity importance, high quality amenity areas and other green spaces throughout Leixlip for both biodiversity and recreational use.

- To protect, conserve and manage the unique built heritage of the town and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.
- To ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.
- 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 plan.

## 4 CORE STRATEGY

***To accommodate 10.2% of Kildare’s allocated housing growth in Leixlip over the period 2017-2023 in accordance with the County Development Plan Core Strategy.***

### 4.1 FUNCTION, POPULATION AND SCALE OF LEIXLIP

The Core Strategy of the *Kildare County Development Plan 2017-2023* (‘CDP’) is set out in Chapters 2 Core Strategy and Chapter 3 Settlement Strategy.

Leixlip is identified as a Large Growth Town II, within the meaning of both the Regional Planning Guidelines (RPGs) and the County Settlement Hierarchy. The role of a Large Growth Town II is to act as important self-sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity while capitalising on international connectivity and high quality connections to Dublin City Centre.

The Core Strategy of the CDP allocates 10.2% of Kildare’s housing growth to Leixlip over the period 2017-2023 to reflect its RPGs designation. The total housing allocation for Kildare over the period 2017 – 2023 is 32,497 no. units. Table 3.3 of the CDP identifies a dwelling target 3,315 no. units for Leixlip to the year 2023.

The Core Strategy population forecast for Leixlip is 19,794 persons by 2023. This is based on a dwelling forecast and RPG assumptions in relation to the housing vacancy and household occupancy over the period 2016-2022<sup>4</sup>. The actual level of population growth over the plan period will be influenced by a range of factors, including the number of new homes constructed, housing vacancy and occupancy rates and natural increase. Census 2016 preliminary results for Kildare<sup>5</sup> indicate that the CDP forecast is conservative. Census 2016 vacancy and occupancy rates for Kildare, if applied, suggest a potential population of up to 23,000 persons (approx.).

### 4.2 RESIDENTIAL AND NON RESIDENTIAL CAPACITY

The Leixlip LAP identifies approximately 50 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 1,500 (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**.

To provide an adequate supply of housing over the Plan period additional new housing land needs to come forward for development during the lifetime of the Plan. Confey is an expansive, flat, rural landscape located to the north of Leixlip. This area is strategically located c. 1km to the north of Leixlip town centre and adjacent to Confey Rail Station. Approximately 86 hectares of land has been identified at Confey with the potential to accommodate a new residential district. It is envisaged that new dwellings on these lands will be delivered in accordance with a masterplan that sets out a detailed framework for a phased programme of development that will include the timely provision

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<sup>4</sup> Household vacancy rate of 6.5 percent and household occupancy of 2.4.

<sup>5</sup> Household vacancy rate of 6.3 percent and household occupancy of 2.75.

of the necessary physical, social and economic infrastructure. A summary of residential capacity is set out in Table 4.1 below.

**Table 4-1 Residential Unit Assessment**

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
<b>KDA* 1</b>	15.0	450 - 525	30-35
<b>KDA 2</b>	12.0	360 - 420	30-35
<b>KDA 3</b>	12.0	360 - 420	30-35
<b>KDA 4</b>	10.0	300 - 350	30-35
<b>Sub Total</b>	<b>51.3</b>	<b>1530 – 1800</b>	<b>30 -35</b>
<b>Masterplan Lands at Confey</b>	86	1500**	35
<b>TOTAL</b>	<b>137.3</b>	<b>3300</b>	<b>30-35</b>

\* 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.

To ensure consistency with the Regional Retail Hierarchy, Leixlip (including Collinstown) remains designated as a Level 2 Major Town Centre / Metropolitan Area Major Town in this LAP. The regional retail hierarchy is to be reviewed, and should this designation change, the LAP will be reviewed. The policies and objectives of this LAP seek to strengthen the established retail function of Leixlip through a combination of redevelopment of appropriate infill and opportunity sites in the town centre, expansion opportunities at neighbourhood centres and in conjunction with the development of future residential districts.

This LAP supports significant business and technology development in Leixlip to drive regional growth consistent with its designation as a Primary Economic Growth Town and part of the North Kildare Economic Growth Cluster. The LAP promotes land at Collinstown as a strategic location for future Business and Technology uses to be developed subject to a masterplan.

### 4.3 INFRASTRUCTURE

The development proposals of this LAP are dependent on the completion of key infrastructure. The upgrade of the wastewater network is a critical determinant for significant new development in Leixlip. An upgraded transport network is required to support development and in particular the new residential and community district at Confey. A transportation and infrastructure strategy will be required to support the phased development of this area (Section 12.2.2 refers).

### 4.4 ENVIRONMENT AND HERITAGE PROTECTION

The environmental sensitivities of the county identified in the Strategic Environmental Assessment (SEA) process for the *Kildare County Development Plan 2017 – 2023* have informed the Core Strategy and the role it identifies for Leixlip. The LAP responds to environmental factors including

wastewater infrastructure constraints, areas at risk of flooding etc. It also acknowledges the importance of built and natural heritage as an environmental and economic (including tourism) resource and includes significant objectives for its conservation and enhancement.

## 4.5 FUTURE DEVELOPMENT PRIORITIES

The LAP has been prepared in the context of a longer term vision for Leixlip. The LAP identifies 4 no. Key Development Areas to accommodate growth during the early Plan period. Area specific design guidance for each of the Key Development Areas is set out in **Section 7 and Section 12** and phasing requirements are set out in **Section 13**. Consolidation and infill development will also be promoted on appropriately zoned land within the plan area, in accordance with the policies and objectives of the Plan. The LAP identifies the land at Confey to accommodate longer term growth during the later years of the Plan period and in subsequent LAP periods. These lands are to be developed in accordance with a masterplan and the timely delivery of the necessary physical, social and community infrastructure.

### Policy CS1 – Core Strategy

*CS1 It is the policy of the Council to support the sustainable long-term growth of Leixlip in accordance with the Core Strategy of the Kildare County Development Plan 2017 – 2023.*

#### Objectives

It shall be the objective of the Plan:

- CSO1.1** To support and facilitate sustainable intensification and consolidation in the town centre and in established residential areas.
- CSO1.2** To focus new residential development into the Key Development Areas (KDAs) in tandem with community and social infrastructure.
- CSO1.3** 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). No development shall be permitted in the masterplan area until such time as the masterplan is integrated into the plan.
- CSO1.4** To promote and support the development of an enterprise and employment campus at Collinstown, Leixlip. Development shall be plan led and subject to a masterplan prepared by, or on behalf of, Kildare County Council, and should reflect the strategic location of this site in the north Kildare Economic Growth Cluster and in the GDA.
- CSO1.5** To support and facilitate development on zoned land based on the policies and objectives of the *Kildare Development Plan 2017 – 2023* and the Leixlip Local Area Plan 2017 -2023.

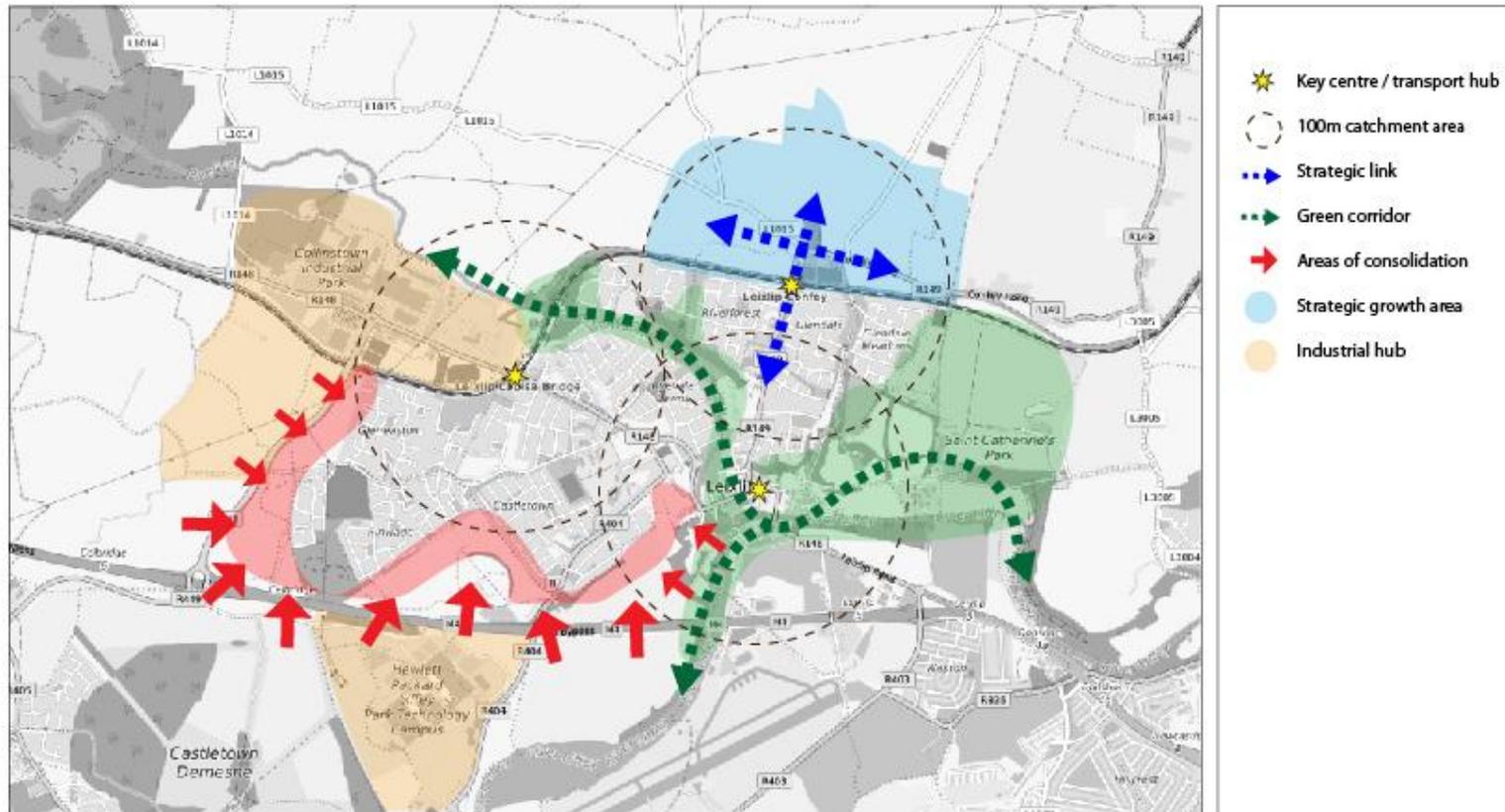


Figure 4-1 Core Strategy Concept Map

## 5 URBAN CENTRE & RETAILING

*To protect the quality, ambience and vitality of the traditional heart of Leixlip Town Centre so that it offers a pleasant and attractive environment for shopping, business, tourism, recreation and living and to support the enhancement and expansion of established neighbourhood centres.*

### 5.1 TOWN CENTRE

Main Street is Leixlip's primary retail area. It offers a range of convenience stores, comparison stores, pharmacies, restaurants, a hotel and public houses which create an ambience that attracts both locals and visitors. A number of residential properties are also located in the town centre which helps promote an appropriate mix of day and night time uses.

A number of shop units are currently vacant reflecting the prevailing economic climate. Insufficient parking and congestion are also issues that deter the town centre maximising its potential.

In order to reinforce the town centre as a viable and vibrant retail centre, the Main Street should be retained as the centre of commercial activity in Leixlip that delivers a range of services and functions. The core area should consist of a mix of commercial units, coffee shops, restaurants, retail services, offices and residential uses. An attractive urban environment is also critical to attract new business.

This LAP will continue to promote the enhancement and consolidation of the traditional heart of Leixlip Town Centre, including the creation of a pedestrian link between Captain's Hill and Mill Lane that may provide an opportunity for additional commercial, leisure, entertainment, civic, community and cultural uses within the town.

#### Policy UCR1 - Town Centre

*UCR1 To protect the quality, visual character, cultural heritage, ambience and vitality of the traditional heart of Leixlip Town Centre so that it meets the retailing and service needs of the area, in addition to offering a pleasant and attractive environment for shopping, business, tourism, recreation and living.*

#### Objectives

It shall be an objective of the Council:

- UCRO1.1** To promote the town centre as a priority location for commercial, civic, social and cultural development and to promote new development that consolidates the existing urban core.
- UCRO1.2** To improve the quality, ambience, vitality and vibrancy of the town centre, including:
- (i) To promote an appropriate mix of day and night time uses.
  - (ii) To seek to facilitate development that will act as a dynamic centre to attract and retain business in the town centre.
- UCRO1.3** To encourage and facilitate the full use of buildings and sites and in particular the use of upper floors and back lands, with due cognisance to quality of urban design, integration and linkage, including:

- (i) To provide a new pedestrian link between Captain's Hill and Mill Lane.
- (ii) To consider appropriate development along the escarpment between Riverdale and the new pedestrian link.

**UCRO1.4** To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to pedestrians and cyclists.

**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.

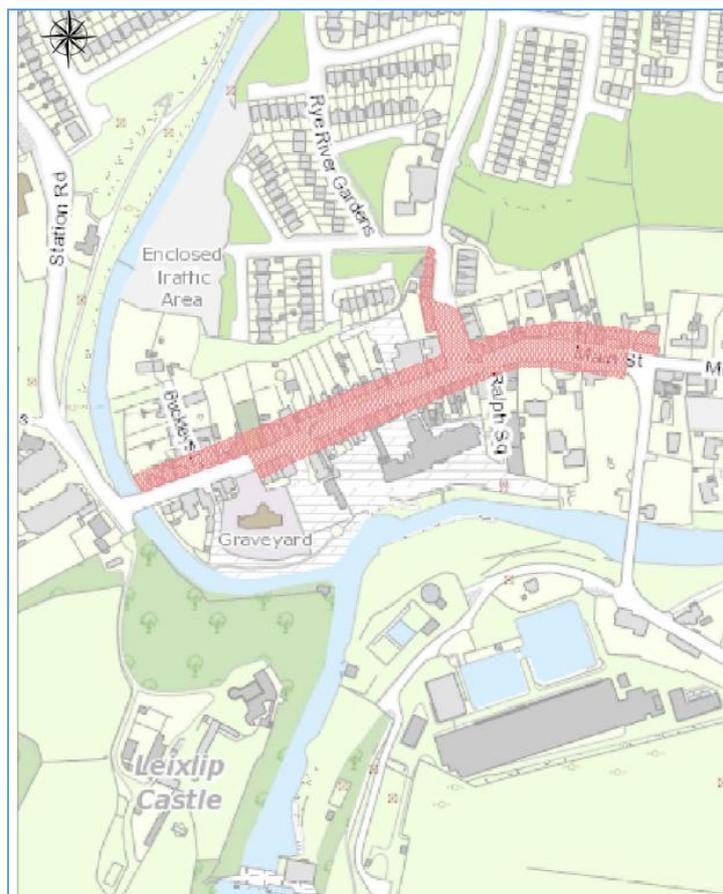
## 5.2 RETAILING

The retail planning policy context for the LAP is informed by retail guidance documents at the national and regional levels. These include *Guidelines for Planning Authorities: Retail Planning (2012)* and the *Retail Strategy for the Greater Dublin Area, 2008-2016 (2008)*. The retail hierarchy is required to accord with the settlement hierarchy identified for Kildare in the *Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs)*.

The Retail Strategy for the GDA came into effect in 2008 and provides projected floor space requirements for convenience and comparison retailing in Kildare up to 2016. It also defines the retail hierarchy within the County, with centres identified at each level in the hierarchy and recommendations made on the appropriate type and scale of retail provision at these various locations. Leixlip (including Collinstown) is designated a Level 2 Metropolitan Area Major Town Centre. The designation and objective was founded on a need for a Level 2 Metropolitan Area Major Town Centre to serve North East Kildare. It is noted in the Retail Strategy that Leixlip and the Collinstown area will gradually develop along a 20 year time period reaching its level 2 status. No development has occurred to date at Collinstown.

To ensure consistency with the Regional Retail Hierarchy, the designation of Leixlip (including Collinstown) as a Level 2 Major Town Centre / Metropolitan Area Major Town is maintained in this LAP. However, the regional retail hierarchy is to be reviewed, and should this designation change, the LAP will be amended, where appropriate.

The Core Retail Area as defined by the *Kildare County Development Plan 2017-2023* is focused along Main Street, in a linear pattern (see **Figure 5-1**). Additional retail in the town is focused on the established local centres at Confey and Louisa Bridge.



**Figure 5-1 Leixlip Core Retail Area**

(Source: Kildare County Development Plan 2017 – 2023)

The breakdown of the net retail floorspace for Leixlip is set out in **Table 5.1**.

**Table 5-1 Net Retail Floorspace Trading in 2016 (sq m)**

Convenience	Comparison	Retail Warehousing	Total	Ranking
3,453	1,913	400	5,766	8

(Source: Kildare County Development Plan 2017 – 2023)

While the town centre has limited potential for significant additional retail provision, opportunities (of an appropriate scale) may arise through site assembly and redevelopment.

The LAP anticipates that new retail provision in Leixlip will be achieved through a combination of redevelopment of appropriate infill and opportunity sites in the town centre, expansion opportunities at neighbourhood centres and in conjunction with the development of new residential districts. The latter will be provided in tandem with new housing at a scale appropriate to meeting the regular convenience and lower order comparison shopping needs of new communities and in accordance with the Phasing set out in **Section 13**.

## **Policy UCR2 - Retailing**

*UCR2 It is the policy of the Council to support the retail function of Leixlip through a combination of redevelopment of appropriate infill and opportunity sites in the town centre, expansion opportunities at neighbourhood centres and in conjunction with the development of new residential districts.*

### **Objectives**

It shall be an objective of the Council:

- UCRO2.1** To ensure the type, quantum and location of future retail floorspace provision in Leixlip is consistent with the requirements and recommendations of the County Development Plan, relevant regional policy frameworks and national planning guidelines.
- UCRO2.2** To support and facilitate the development of retail, retail services and niche retailing in the town centre area, including new/infill development and redevelopment of an appropriate scale.
- UCRO2.3** To support and facilitate appropriate levels of expansion to the established retail centres at Confey and Louisa Bridges.
- UCRO2.4** To support the development of new local retail facilities in conjunction with the development of new residential districts and in accordance with a masterplan to be prepared by, or on behalf of Kildare County Council.
- UCRO2.5** To protect the primacy of the town centre as the core retail area in Leixlip, through the application of a sequential approach to retail development, in accordance with the Retail Planning Guidelines for Planning Authorities, DECLG (2012).
- UCRO2.6** To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other Town Centre uses, with due cognisance of the character, heritage and design requirements for the Architectural Conservation Area (ACA).
- UCRO2.7** To support the development of retail-led tourism associated with the natural and built heritage assets of Leixlip.

## **5.3 TOWN CENTRE PUBLIC REALM**

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. They are also important to provide space for people to move, rest and interact. Good access to town centres and good pedestrian permeability is a key component in sustaining the economic and social viability of Town Centre areas. Linkages between uses (such as retail, recreation, community, parking) and heritage features, also increases footfall and the value of each by creating a 'package' of attractions and services, at a series of connected points.

Leixlip Town Centre retains much of its Georgian character and includes a range of shops and services which create an ambience that attracts both locals and visitors. This built heritage has the potential to attract visitors to the area; however, traffic volumes on Main Street and a cluttered public realm works against a coherent local identity.

The best public spaces have nodes of activity. The LAP includes a proposal to better engage the town centre with the River Liffey by developing a central hub/node at Arthur Guinness Square and incorporating the sculpture space on Main Street. By promoting a multi-use environment for Arthur Guinness Square it can offer a zone for pop-up venues and gatherings whilst still operating as a car-park.

Linkages between the River Liffey and Main Street could be greatly improved. This particular setting brings a high scenic quality, made particularly attractive by the confluence of the Liffey and the Rye and the Leixlip Boat House which is a focal point. The LAP includes a proposal to extend the riverside walk along the northern bank of the River Liffey from Arthur Guinness Park to the Liffey Bridge.

A series of incremental measures to improve access, pedestrian and cyclist priority, shopfront design and signage and the public realm generally will also yield significant improvements overtime and create a more coherent sense of place.

### **Policy UCR3 – Public Realm**

*UCR3 It is the policy of the Council to actively encourage, support and facilitate environmental and public realm improvements in Leixlip to address environmental quality, urban design, safety, identity and traffic impact.*

#### **Objectives**

It shall be an objective of the Council:

- UCRO3.1** To ensure that all new development in the town centre contributes positively to and enhances the streetscape and public realm in Leixlip.
- UCRO3.2** To actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the public realm in Leixlip.
- UCRO3.3** To rationalise the excessive use of line-marking and signage on Main Street.
- UCRO3.4** To investigate the potential for widening paving along suitable portions of Main Street to incorporate designated parking, set down areas and potential for new tree planting.
- UCRO3.5** To develop a central hub/node at Arthur Guinness Square and strengthen the connection between Main Street and River Liffey.
- UCRO3.6** To facilitate the extension, where appropriate, of the riverside walk along the northern bank of the River Liffey from Arthur Guinness Park to Liffey Bridge.

<p><b>UCRO3.7</b> To promote a multi-use and versatile environment for Arthur Guinness Square.</p> <p><b>UCRO3.8</b> To encourage incidental play at suitable locations along the river walkway; opportunities may be possible within the riverside woodland adjacent Rye River Mall and at the riverside amenity Arthur Guinness Park.</p> <p><b>UCRO3.9</b> To investigate options to connect the Rye River Walkway to Main Street, including the possibility of re-opening closed archways off Main Street.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"><li>• To prepare an Urban Design and Public Realm Study for Leixlip Town Centre, to include development of a consistent palette of hard landscape materials and street furniture in the form of a set of design guidelines for the town centre; which are both sympathetic to architectural heritage and offer visual appeal.</li><li>• To improve paving, planting, lighting and street furniture in the town centre area.</li></ul>
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## 5.4 SHOP FRONTS & ADVERTISING

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 be encouraged to improve the visual appearance of existing shop fronts and signage also.

<p><b>Policy UCR4 - Shopfronts</b></p> <p><i>UCR4 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.</i></p> <p><b>Objectives:</b></p> <p>It shall be an objective of the Council:</p> <p><b>UCRO4.1</b> 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).</p> <p><b>UCRO4.2</b> 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).</p> <p><b>Actions</b></p> <ul style="list-style-type: none"><li>• To continue the Kildare County Council Shop Front / Town Centre Improvement Grant Scheme and assist, where appropriate, with the implementation of the grant scheme.</li><li>• The Council will use, where appropriate, enforcement powers prescribed under the Planning and Development Act 2000 (as amended) to address unauthorised signage in Leixlip.</li></ul>
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## 5.5 DERELICT SITES AND VACANT SITES

Derelict and vacant sites can have a visual, economic, social, environmental and commercial 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 that are suitable for housing but are not coming forward and to apply a levy in respect of such sites. . The sustainable development of vacant sites in Kildare will be promoted through the targeted application of the Urban Regeneration and Housing Act 2015 (Vacant Site Levy) in towns that are the subject of a statutory Local Area Plan.

### **Policy UCR5 – Derelict Sites and Vacant Sites**

*UCR5 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 Leixlip.*

#### **Objectives:**

It shall be an objective of the Council

**UCRO5.1** 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 Leixlip.

**UCRO5.2** To promote the sustainable development of vacant residential and regeneration sites in Leixlip through the application of the Urban Regeneration and Housing Act 2015, Vacant Site Levy, on lands zoned ‘A’ Town Centre, ‘B’ Existing Residential and ‘C’ New Residential.

## 5.6 UNDESIRABLE USES

Uses such as take-aways, turf accountants and off-licences, while having a role to play in meeting the needs of residents and visitors to the town alike, often have negative impacts on public realm and residential amenity, through noise, litter, traffic and anti-social behaviour. An excess of such lower grade uses can also erode and undermine the retail function of town centres. The Council will have regard to the need to protect the retailing function of the town centre, its amenities and its character, in the assessment of all planning applications for such uses.

**Policy UCR6 – Undesirable Uses**

*UCR6 It is the policy of the Council to manage the provision of undesirable uses such as fast food outlets, take-aways, turf accountants, amusement arcades and off-licenses, in the interest of protecting the retail function, residential amenity and public realm of Leixlip Town Centre.*

**Objectives:**

It shall be an objective of the Council

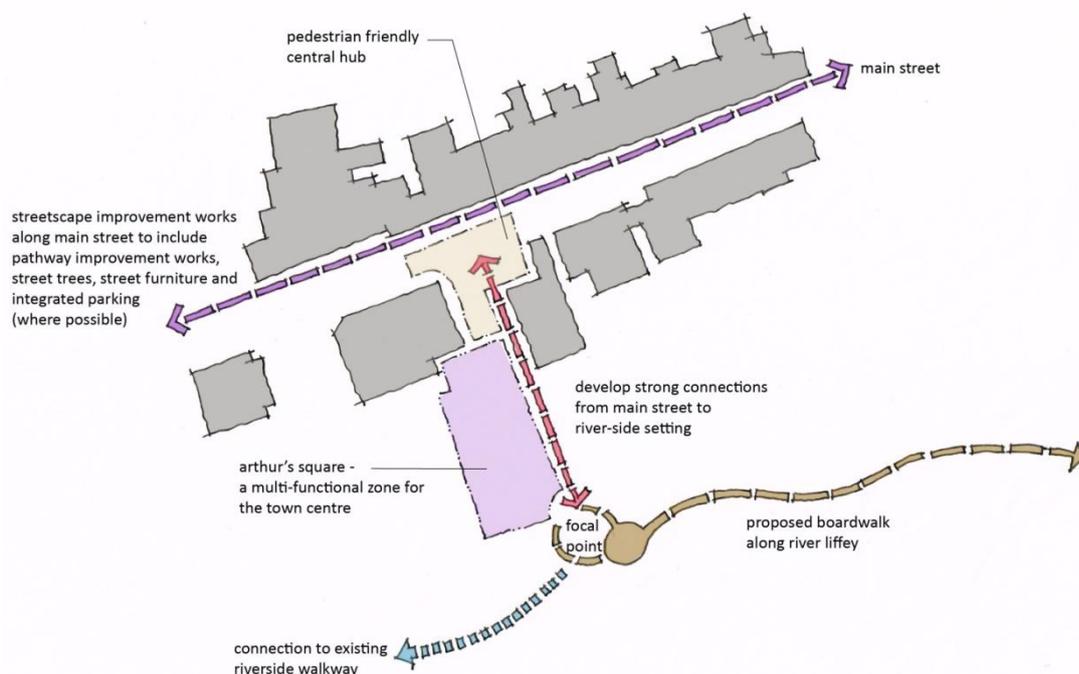
**UCR06.1** To prevent an excessive concentration of fast food outlets, take-aways, turf accountants/ betting offices, amusement arcades and off-licenses in Leixlip Town Centre.

**Actions:**

- To ensure the control of noise, odour and litter and hours of operation by way of appropriate planning conditions.

**5.7 PUBLIC REALM IMPROVEMENTS**

The LAP includes a number of policy objectives for public realm improvements in Leixlip Town Centre. **Figure 5-2** provides an indicative framework for three improvements. These would need to be progressed having regard to the necessary approval requirements and processes.



**Figure 5-2 Framework for Proposed Public Realm Improvements in Leixlip**

### 5.7.1 Public Realm Improvement No. 1

It is proposed to better engage the town centre with the River Liffey by developing a central hub/node at Arthur Guinness Square. By promoting a multi-use environment at this location it can offer a zone for pop-up venues and gatherings whilst still operating as a car-park. As the river walkway and Arthur Guinness Square is somewhat disjointed from the Main Street, the design proposal for Arthur Guinness Square seeks to encourage and strengthen this important pedestrian link.

The means to achieve this are as follows:

- Careful design approach to external ground plane to encourage and regularise a range of multi-use zones; which shall include pedestrian linkages, car-parking and/or market stalls, stage etc. if / as required, on a temporary basis.
- A strong, safe and well demarcated pedestrian link from Main Street to Arthur Guinness Square in feature paving selected on the basis of its sensitivity to the local setting.
- Encouraging linkages of the Main Street to the riparian setting.

Figure 5-3 illustrates the potential of Arthur Guinness Square.



Figure 5-3 Arthur Guinness Square – Public Realm Improvement No. 1

## 5.7.2 Public Realm Improvement No. 2

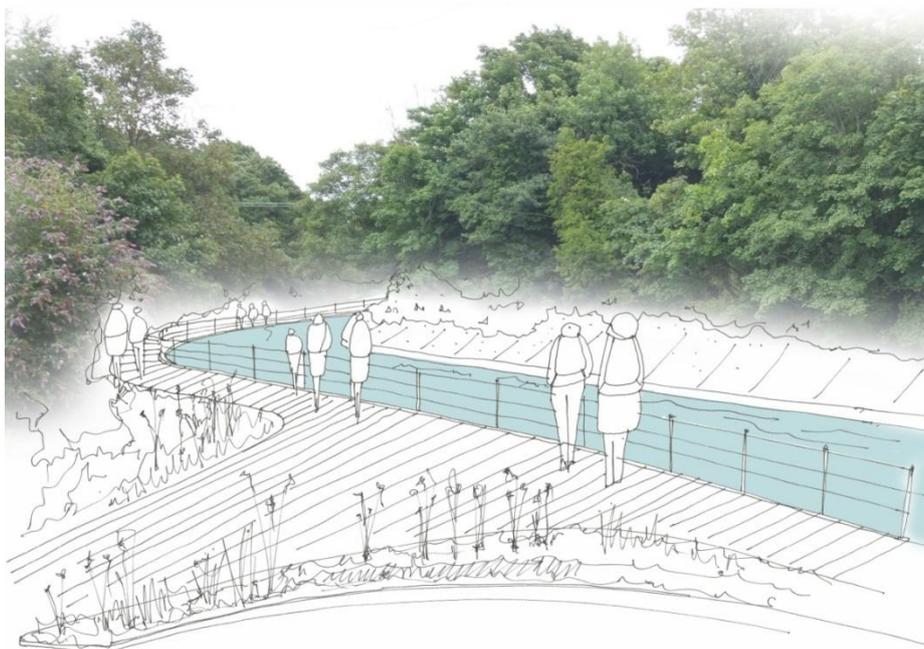
The setting of Leixlip Town Centre brings a high scenic quality, made particularly attractive by the confluence of the Liffey and the Rye and the Leixlip Boat House which is a focal point behind Arthur Guinness Square.

There is an opportunity to extend the riverside walk along the northern bank of the River Liffey from Arthur Guinness Park to the Liffey Bridge opening up the river to both Arthur Guinness Square and Arthur Guinness Park.

The practicalities of linking Liffey Bridge to the riverside walkway can be further explored to ensure a circuitous pedestrian link which will offer a strong amenity to the town centre.

A sensitively designed boardwalk along the river edge would provide greater visual connection to the river whilst offering screening to the man-made concrete feature present along the river bank. The river walkway should be well lit, but with sensitive design to minimise impact on habitats and protected species and shall allow access for all.

**Figure 5-4** illustrates the potential of a riverside boardwalk.



**Figure 5-4 Riverside Boardwalk Public - Public Realm Improvement No. 2**

### 5.7.3 Public Realm Improvement No. 3

A range of streetscape improvements, combined with investment in the upgrade and regeneration of existing properties and commercial premises and extending to appropriate infill developments, will significantly enhance Main Street.

The preparation of an Urban Design and Public Realm Study for Leixlip Town Centre will be a positive step in the development of a consistent palette of hard landscape materials and street furniture for the town centre. The study should also address rationalising existing visual clutter. Refer to **Figure 5-5**.



**Figure 5-5 Main Street - Public Realm Improvement No. 3**

## 6 ENTERPRISE, ECONOMIC DEVELOPMENT & TOURISM

*To promote, support, and enable sustainable economic development and employment generation in the town consistent with its role as a Primary Economic Growth Town and optimising on its strategic location in the Greater Dublin Area.*

### 6.1 CONTEXT

The *Kildare County Development Plan 2017-2023* contains an Economic Development Strategy for the County. The strategy is derived from the *Regional Planning Guidelines for the Greater Dublin Area 2010-2022* and the core strategy for the county.

In this strategy, Leixlip is identified as a Primary Economic Growth Town consistent with its position within the overall settlement hierarchy - to be prioritised for local and regional enterprise development. Leixlip is also part of a Primary Economic Growth Cluster with Maynooth, Celbridge and Kilcock - to be developed in a mutually dependent way to realise economies of scale and thereby improve competitiveness, drive innovation and stimulate new businesses in North Kildare.



The knowledge based economy focusing on high-tech/biotechnology, research and development, information and communications technology, and manufacturing is identified as the sectoral strength for North Kildare.

#### 6.1.1 Employment Profile

The economic profile of Leixlip reflects its locational strengths such as high quality connections to Dublin City Centre and the established synergies between major employers and the educational sector.

The working population of Leixlip in 2011 was 4,461 persons with manufacturing being the largest sector. Of the 6,807 workers enumerated in Leixlip, 4,922 worked outside the town. Intel and Hewlett Packard employ circa 8,500 persons combined. It is evident therefore that Leixlip is both an importer and exporter of workers. The most popular means of travelling to work by those living in Leixlip was by car (driver) with this mode accounting for 59.0 per cent of all journeys. The average journey time was 32 minutes and 39.7 per cent of workers faced a commuting time in excess of 30 minutes.

Leixlip has higher 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. Employment and education levels are also at higher levels than the State and county averages. Aside from Intel and Hewlett Packard, other employers within the town include the schools, hotels, local shops and services.

## 6.2 LEIXLIP ECONOMIC DEVELOPMENT STRATEGY

This LAP supports significant business / technology development in Leixlip to drive regional growth.

### 6.2.1 Supporting Existing Business

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.

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 expansion at the Intel and Hewlett Packard business campuses. 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.

### 6.2.2 Availability of Zoned Land

It is an objective of the *County Development Plan* to develop North Kildare as a digital hub. The availability of sufficient and suitable zoned land to facilitate regional scale employment development in Leixlip is required. The lands at Collinstown are strategically located in the context of North Kildare at a location which is highly accessible in the context of the strategic road and rail networks, and has the potential to facilitate a critical mass of higher grade business and technology uses at this prominent location. The lands are also well positioned within an established digital cluster between the Intel and Hewlett Packard campuses and close to Maynooth University. The *County Development Plan* and this LAP therefore promotes Collinstown for Business and Technology use, to be developed in accordance with a masterplan to be prepared for or on behalf of Kildare County Council.

### 6.2.3 SME Development

The development of small-medium scale commercial enterprises with long-term employment potential is also important to the future development of north-east Kildare. It is important therefore that the development of Collinstown will provide a range of unit sizes to meet differing enterprise needs.

#### Policy EDT1 – Enterprise and Economic Development

*EDT1 It is the policy of the Council to support the development of Leixlip as an enterprise and employment hub for northeast Kildare.*

#### Objectives

It shall be an objective of the Council:

- EDTO1.1** To promote enterprise and employment development at Collinstown, focusing on the high tech, bio tech, research and development, ICT and manufacturing sectors, and as informed by a strategic assessment of employment lands for the County (Objective EO16 of the Kildare County Development Plan 2017-2023).
- EDTO1.2** To promote the provision of incubator enterprise units suitable for SMEs and start-up companies at Collinstown to offer opportunities associated with clustering and networking.
- EDTO1.3** To facilitate the expansion of industries in Leixlip, taking full account of the obligations of the Habitats and Birds Directive and the sensitivities of the receiving environment including ensuring that proposals for development that could potentially affect the integrity of the Natura 2000 network 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.
- EDTO1.4** To comply with the SEVESO III Directive to reduce the risk of accidents at SEVESO sites in Leixlip and the surrounding areas.
- EDTO1.5** To have regard to the following in assessing applications for developments (including extensions) in the vicinity of the Intel SEVESO site:
- a) Major Accidents Directive (Seveso III– Directive(2012/18/EU)
  - b) The potential effects on public health and safety.
  - c) The need to ensure adequate distances between such developments and residential areas, areas of public use and any areas of sensitivity.
  - d) The advice of the Health and Safety Authority.

### 6.3 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 use contributes to the economic and social well-being of the area as a whole and does not inhibit the development of adjoining lands in conformance with the land use zoning objective. Where the continued expansion or 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 EDT2 – Non Conforming Uses**

*EDT2 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 and social wellbeing of the area and inhibit development that is in conformance with the land use zoning objective.*

## Objectives

- EDTO2.1** To support the continued operation and reasonable expansion of existing non-conforming uses, provided they do not:
- 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

## 6.4 TOURISM

Leixlip offers a range of attractions to both overseas and domestic visitors. The council will seek to support and promote tourism opportunities during the lifetime of the LAP as it is acknowledged that tourism is a key contributor to economic recovery.

The Council will also seek to protect and preserve key natural and built assets in Leixlip and work with Fáilte Ireland, other government and local bodies to ensure the sustainable development of the tourism industry within Leixlip having regard to the impact of tourism on the environment and on local communities.

The River Liffey, Rye River and the Royal Canal present an opportunity to develop tourism facilities which will deliver social, health, economic and environmental benefits to both overseas and home visitors.

Cultural Heritage offers a specific attraction to many visitors to the Leixlip area. The Wonderful Barn, Leixlip Castle and Leixlip Spa in particular present an opportunity to attract the heritage tourist to Leixlip. Together with its links to Castletown House in Celbridge, Leixlip offers the opportunity for visitors to visit a cluster of attractions in the area. A successful example of this is Arthur's Way - a 16km heritage trail across northeast County Kildare that follows in the footsteps of Arthur Guinness. It links many of the historic sites associated with the Guinness family. Leixlip is included along the route as it is the site of Guinness' first brewery.



### **Policy EDT3 - Tourism**

*EDT3 It is the policy of the Council to support and facilitate existing amenities and the development of sustainable tourism infrastructure, attractions, activities and facilities in Leixlip.*

#### **Objectives**

It shall be an objective of the Council:

- EDTO3.1** To identify opportunities to improve the tourist product in Leixlip and to co-operate with the appropriate statutory agencies, private tourism sector and community groups.
- EDTO3.2** To support and facilitate the development of an integrated network of Greenways and Heritage Trails, including blueways/water trails, along suitable corridors along the River Liffey, River Rye, Royal Canal and to Castletown/Celbridge.
- EDTO3.3** To encourage the development of tourism activities such as waterways activities, agri-tourism, green/ecotourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Leixlip.
- EDTO3.4** To facilitate the provision of standardised signage and interpretation for tourism facilities and tourist attractions throughout the town.
- EDTO3.5** To support the development of new tourist facilities or upgrading / extension of existing tourist facilities, including hotels, guesthouses and B&B's, in accordance with the proper planning and sustainable development of the area.
- EDTO3.6** To work with Waterways Ireland and the ESB in supporting the development of angling and canoeing/kayaking infrastructure and facilities for tourism in proximity to appropriate water courses or water bodies, subject to an appropriate scale of development having regard to the pertaining environmental conditions and sensitivities, scenic amenity and availability of services.
- EDTO3.7** To support development of linkages between the historical demesne lands within and around the town to promote amenity linkage.
- EDTO3.8** To support the development of a heritage trail through the town, linking the town centre to The Wonderful Barn, Castletown House and other historical demesne lands within and around the town.
- EDTO3.9** To promote The Wonderful Barn as an integrated tourism and amenity destination with complementary commercial uses (see Section 9 also).
- EDTO3.10** To support and encourage further appropriate development associated with the Arthur's Way heritage trail.
- EDTO3.11** To support and encourage further appropriate development of tourism and recreational facilities at Leixlip Manor Hotel and Gardens.

**Actions**

- To liaise with relevant landowners and stakeholders to investigate the potential for an amenity walkway through Leixlip Castle.
- To liaise with relevant landowners and stakeholders to investigate the potential for linkages between the historical demesnes within the LAP area and surrounding area.
- To liaise with relevant stakeholders to advance proposals for an integrated tourism and amenity destination on The Wonderful Barn site, that accommodates a range of day and evening time uses.

## 7 HOUSING & COMMUNITY

*To deliver new residential development within Leixlip to support existing community infrastructure, recreation and amenity facilities and provide new facilities in tandem with opportunities for significant new housing.*

### 7.1 DEMOGRAPHIC PROFILE

#### 7.1.1 Population Age

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<sup>6</sup> of -3%.

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**.)

**Table 7-1 Age Profile of Leixlip 2006-2011**

Age Bracket	2006 Population	% of Total Population 2006	2011 Population	% of Total Population 2011	National % 2011
0-14	2928	20%	3328	21.5%	21%
15-24	2851	19.4%	2131	14%	12%
25-44	4331	30%	4783	31%	32%
45-64	3862	26.3%	4018	26%	23%
65+	704	4.7%	1192	7.7%	12%
<b>Total</b>	<b>14676</b>	<b>100%</b>	<b>15,452</b>	<b>100%</b>	<b>100%</b>

### 7.2 HOUSING STOCK

The Census in 2011 recorded a total of 5,103 households in Leixlip. The majority of these consisted of houses (91%). This housing stock is generally located to the south of the Royal Canal and to the north of the M4. The more established residential areas are located east and west of Captain's Hill and off the Celbridge Road (R149) and were built in the 1960's and 1970's. In more recent years residential development has occurred along Green Lane which has direct access on to the R449. Many of the housing estates are well established including those at Riverdale, River Forest, Ryevale Lawns, Dun Carriag, Oaklawn, Cedar Park and Castletown. Recent housing estates include Rinawade, Glen Easton and Loughnamona.

<sup>6</sup> Leixlip Electoral Division includes lands outside of the LAP boundary.

### 7.2.1 Household Size

In 2011, 43.4% of households in Leixlip were composed of couples with children. This is higher than the state average of 35% for this household composition category. In contrast Leixlip household composition of one person households is 13.5% which is significantly less than the State average of 24% for this household category.

**Table 7-2 Households by Composition - Leixlip (2011)**

Composition	No. of households	Leixlip %	State %
One Person	688	13.5	23.7
Couples without Children	1045	20.5	18.9
Couples with Children	2214	43.4	34.9
Lone parent family	558	10.9	10.9
Other	598	11.7	11.6
<b>Total</b>	<b>5103</b>	<b>100</b>	<b>100</b>

## 7.3 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 Leixlip and its position within Kildare and the Greater Dublin Area. This framework comprises three strands:

- (i) Focusing new housing development into 4 no. Key Development Areas (KDAs), based on area based design guidance as set out in **Chapter 12**. The KDAs extend the urban area of Leixlip at appropriate locations having regard to potential for development, existing patterns of development and potential for connectivity.
- (ii) Supporting intensification and consolidation in the existing residential and built up area including redevelopment and infill opportunities, where appropriate.
- (iii) Development of a new residential district at Confey subject to preparation of a masterplan and the timely delivery of the necessary physical, social and community infrastructure.

### **POLICY HC1 - Residential Development: Capacity and Delivery**

*HC1 It is the policy of the Council to ensure that sufficient land continues to be available at appropriate locations to satisfy the Core Strategy growth allocation for Leixlip and that each household has access to good quality housing that is appropriate to its circumstance.*

#### **Objectives**

It shall be an objective of the Council:

**HC01.1** To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in **Chapter 12** of this LAP.

- HCO1.2** To prepare a masterplan for a new residential and community district at Confey in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated through phased development and the timely delivery of necessary physical, social and community infrastructure (refer to CSO1.3 also).
- HCO1.3** To secure the provision of social infrastructure, community, and recreational facilities in tandem with residential development, in accordance with the implementation strategy in **Section 13** of this LAP.
- HCO1.4** 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 (CDP).
- HCO1.5** To manage the provision of one-off housing on lands zoned as 'I: Agricultural'. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy of the County Development Plan. 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.
- HCO1.6** To ensure that, notwithstanding compliance with policy HCO1.6, applicants comply with all other normal siting and design considerations.

## 7.4 RESIDENTIAL DENSITY, MIX AND DESIGN

Given Leixlip's proximity to Dublin and employment centres in the region it is anticipated that there will continue to be a strong demand for family housing in the LAP area. The need for smaller housing units and apartments should also be considered to contribute to the achievement of an appropriate housing mix.

In accordance with the *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities*, DECHG (2009) and Section 4.5 of the *Kildare County Development Plan 2017 – 2023* higher densities will generally be considered in town centre infill locations and proximate to public transport, with medium to low densities being considered at outer suburban sites.



The *Kildare County Development Plan 2017 – 2023* sets out the urban design principles to guide future development in Kildare. These design principles are based on:

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009
- Urban Design Manual: A Best Practice Guide (2009)
- Design Manual for Urban Roads and Streets (DMURS) (2013)

- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015).

## **POLICY HC2 - Residential Density, Mix and Design**

*HC2 It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.*

### **Objectives**

It shall be an objective of the Council:

- HCO2.1** 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 Kildare County Development Plan.
- 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.
- HCO2.3** To require the submission of a Design Statement and Housing Mix Statement with applications for residential development in accordance with the provisions of the County Development Plan.
- HCO2.4** 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).

### **Actions**

- To undertake an audit of the established built up area to identify suitable opportunities for infill development.

## 7.5 HOUSING IN THE AGRICULTURAL ZONE

The primary aim for the agricultural zone in Leixlip is to preserve the existing agricultural use of the areas zoned for this purpose and to prevent urban-generated development which would interfere with the operation of farming/bloodstock or rural resource based enterprise. The *Sustainable Rural Housing – Guidelines for Planning Authorities* (2005) set out principles regarding the siting and design of new dwellings in rural areas, the protection of water quality, the provision of a safe means of access and the conservation of sensitive areas. Within the agricultural zone in Leixlip, housing will be confined to people with a genuine housing need, who can demonstrate that they comply with the Rural Housing Policy of the County Development Plan, subject to compliance with normal planning criteria.

## 7.6 COMMUNITY FACILITIES

Leixlip has a wide variety of existing community facilities and services and active community groups that provide an important support network to the residential population. Existing community facilities in Leixlip include those identified in **Table 7-3**.

**Table 7-3 Community Facilities in Leixlip**

Category of Community Facilities	List of Existing Facilities
Education <sup>7</sup>	<ul style="list-style-type: none"> <li>• <b>Scoil San Carlo Schools</b> – Two no. Catholic primary schools - Scoil San Carlo (Junior), and San Carlo Senior School, Confey, Leixlip. Junior School 282 pupils enrolled (148 boys and 134 girls) and Senior School numbers – 254 enrolled (138 boys and 116 girls).</li> <li>• <b>Scoil Uí Dhálaigh, Catholic Primary School</b>, Celbridge Road, Leixlip. 447 students enrolled (436 boys and 327 girls).</li> <li>• <b>Scoil Bhride, Catholic Primary School</b>, Leixlip. 319 pupils (165 boys and 154 girls).</li> <li>• <b>Scoil Eoin Phoil, Catholic Primary School</b>, Green Lane, Leixlip. 317 pupils enrolled (145 boys and 172 girls).</li> <li>• <b>Scoil Mhuire – Catholic Primary School, Leixlip</b>. 319 pupils (166 boys and 153 girls)</li> <li>• <b>Confey Community College, Inter Denominational Secondary School</b>, Captain’s Hill, Leixlip. This school has 763 pupils enrolled (436 boys and 327 girls).</li> <li>• <b>Coláiste Chiaráin (Leixlip Community College), Inter Denominational Schools - Secondary School</b>, Leixlip. The Secondary school element has 713 students (409 boys/304 girls).</li> </ul>
Childcare	Including existing full day care facilities, sessional, after-school, Montessori, Pre-School (Crèche) and Day Care facilities such as: Happy Days Preschool, Leixlip Montessori Preschool, Little Harvard Crèche and Montessori School (situated at a number of locations), Green Lane Montessori and Afterschool Care, Ryevale Montessori and Day Care, 2 no. playschools within the grounds of San Carlo Schools site (Confey Montessori and Tiny Tots) and a playschool at Scoil Uí Dhálaigh.
Playgrounds	Leixlip Amenities Playground, St. Catherine’s Playground.
Parks	St. Catherine's Park and the lands around The Wonderful Barn.
Healthcare	Including (but not limited to): Leixlip Health Centre, Main Street, River Forest Medical Centre, Glen Easton Medical Centre, Leixlip Dental Centre, Riverforest Dental Clinic and Oaklawn Dental Clinic

<sup>7</sup> Pupil numbers sourced from [www.education.ie](http://www.education.ie)

Category of Community Facilities	List of Existing Facilities
<b>Religious Facility</b>	St. Mary's Church of Ireland, Church of Our Lady's Nativity and St. Charles Borromeo Church Catholic Church and associated graveyard facilities.
<b>Garda Station</b>	Leixlip Garda Station, Station Road.
<b>Library</b>	Leixlip Library, Captain's Hill.
<b>Sport facilities</b>	Including (but not limited to): Leixlip Amenities, Collinstown (opposite Intel), Leixlip GAA Club (includes pitches, a clubhouse, gym and hall ball facilities) and Confey GAA Club, Soccer clubs and facilities, Barnhall Rugby Club, Liffey Celtics Basketball Club, Leixlip Tennis Club, Le Cheile Athletics Club, Salmon Leap Canoe Club and Leixlip and District Angling Association.
<b>Other Community Facilities and Organisations</b>	Including (but not limited to): Leixlip Youth and Community Centre, Leixlip Sports Centre, Lough na Mona, allotments at The Wonderful Barn, Golden Years Leixlip, Leixlip Tidy Town Association, Leixlip Men's Sheds, Irish Countrywomen's Association Guild, Local History Club

### 7.6.1 Education

There are 6 no. primary schools and 2 no. secondary schools within Leixlip (as set out in **Table 7-3**). The existing schools have capacity to cater for modest population growth within the lifetime of the LAP.

The Department of Education and Skills has no current proposals to extend existing schools or provide a new school in Leixlip<sup>8</sup>. However, the revised population target for Leixlip may result in the need to ensure that sufficient lands are reserved to accommodate two additional primary schools and one post-primary school.

The LAP identifies a need for a new primary school to cater for the planned population within the Confey area. The requirement for additional educational facilities will be monitored having regard to the take up on residential development land during the lifetime of the LAP and discussions with the Department of Education and Skills. In identifying suitably located lands the Council will have regard to the Development Plans: Guidelines for Planning Authorities, Appendix F (DEHLG, 2007) and the Department of Education and Skills Technical Guidance Documents for primary schools.

### 7.6.2 Early Childcare and Education

Early childhood education services are primarily delivered by the private sector within Leixlip. There is a variety of private childcare facilities including full day care facilities, sessional services, pre-school, crèche facilities, Montessori and after school facilities (refer to **Table 7-3**). 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 residential developments within the LAP area.

It is considered that a rate of 20 childcare spaces per 150 dwellings (0.13 childcare spaces per dwelling) will represent an adequate level of provision in conjunction with new housing

<sup>8</sup> *Programme of Capital Investment in Schools (published 17<sup>th</sup> November 2016)*

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 **Section 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 the off-site provision is proposed the applicant will be required to outline proposals for the provision of childcare spaces in tandem with 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 arise off-site to meet the needs of the proposed development.

### 7.6.3 Healthcare

There are a number of existing healthcare facilities including medical centres, dental care facilities and a nursing home within the plan area. The Council will continue to work with healthcare service providers and key stakeholders, including the HSE and private bodies, to strengthen healthcare operations in Leixlip.

#### **Policy HC3 – Education, Childcare and Health Facilities**

*HC3 It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities within the LAP area, in a manner which provides flexibility to respond to varied and changing community needs.*

#### **Objectives**

It shall be an objective of the Council:

- HCO3.1** To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Leixlip LAP area.
- HCO3.2** 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 Section 13 of the LAP.
- HCO3.3** To support the provision of a purpose built childcare facility or facilities to meet the pro-rata childcare needs of housing development during the LAP period.
- HCO3.4** To support and facilitate the provision of children's play facilities in Leixlip, including playgrounds and a skatepark.

## 7.7 OTHER COMMUNITY, SPORTS AND RECREATION FACILITIES

The role of the Council in the direct provision of other community facilities and services is limited. However 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 existing community facilities which are delivered in the Leixlip area through the efforts of a range of community groups in the LAP area is welcomed and acknowledged by Kildare County Council. The Council will continue to support and assist such groups as resources allow.

### **Policy HC4 – Other Community, Sports and Recreational Facilities**

*HC4 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 the LAP area.*

#### **Objectives**

It shall be an objective of the Council:

**HCO4.1** To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of the Leixlip LAP area.

**HCO4.2** To support and facilitate a planned extension to the existing graveyard at Confey.

## 8 MOVEMENT & TRANSPORT

***To promote and facilitate a sustainable transport system for Leixlip that prioritises walking, cycling and public transport and provides an appropriate level of road infrastructure, road capacity and traffic management to support the future development of the town.***

The availability of high quality public transport and accessibility to the strategic road network are key advantages for Leixlip in the context of its location with the GDA. However, circulation around and through the town is constrained.

There is potential for improved pedestrian and cycle networks which, in addition to providing additional modal choice, can bring public realm, amenity and tourism benefits for those living and working in the area.

### 8.1 WALKING AND CYCLING

Leixlip has a well-developed pedestrian network. The quality of footpaths is generally good, with some notable deficiencies in continuity and the quality of off-road pedestrian routes in particular. The town centre would benefit from additional crossing points at either end of Main Street. The pedestrian environment at the junction of Main Street and Captain's Hill could also be improved. The Council will continue to implement footpath improvements through its operations programme as resources allow and will prioritise busy routes and crossings.

There are a number of off-road pedestrian routes in / around the town - many of which follow the Rye Valley, Royal Canal, Silleachain Valley and within/around St Catherine's Park. Some of these routes have been marketed as health trails. This includes 3 no. Slí na Sláinte walking routes in or around the town (St. Catherine's Park Slí, Leixlip West, and Leixlip-Lucan Demesne); another links Leixlip to Celbridge (Celbridge Leixlip).

Existing cycleways in Leixlip include the grade separated cycle path linking Castletown and Leixlip along the R449. Other cycle facilities along Station Road and sections of Green Lane (L5058) are immediately adjacent or incorporated into bus lanes. There are also informal cycle routes to Lucan via St Catherine's Park; and to Castletown via Parsonstown.

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

- K1 Royal Canal Greenway;
- Lp1 R148 Main Street and Maynooth Road to Intel Plant cycle route; and
- Lp2 Barnhall Road to Celbridge via Castletown Demesne cycle route.

Overall permeability and connectivity of pedestrian and cycle routes between destinations and communities in the town is poor primarily because of the limited number of crossing points over the Rye Valley, Royal Canal and railway line. Pinch points such as Captain's Hill also restrict permeability and connectivity.



**Figure 8-1 Cycle Network Plan for GDA - Leixlip**

Source: Cycle Network Plan for GDA – Leixlip (NTA)

The objectives of the LAP support the delivery of a high quality, permeable and attractive pedestrian and cycle network in Leixlip that allow for multiple direct connections between exiting key destinations and nodes where high quality amenity/tourism facilities could be provided. The LAP supports:

- The upgrading of existing off-road pedestrian routes within the town to cater for pedestrians and cyclists;
- Opportunities for local permeability improvements that would provide more direct and safer pedestrian and cyclist access to schools, shops, public transport nodes, amenity areas and community facilities; and
- The removal of barriers such as boundary walls / hedges along existing or future desire lines.

A number of connections and greenways are identified in the Transport Map.

This section should be read in conjunction with Chapter 11 Natural Heritage, Green Infrastructure and Open Space.

### **Policy MT1 – Walking and Cycling**

*MT1 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.*

#### **Objectives**

It shall be an objective of the Council:

- MT01.1** To ensure all footpaths in the town provide adequate access for the disabled and mobility impaired.
- MT01.2** To support cycling as a more convenient and safe method of transport through the development of new or improved cycle facilities in Leixlip.
- MT01.3** To work with the National Transport Authority to implement the Great Dublin Area Cycle Network Plan proposals for Leixlip, including the North Kildare Cycleway (Dublin – Galway) subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Plan.
- MT01.4** To improve and maintain the following routes for use by both pedestrians and cyclists:
  - (i) Silleacháin Lane;
  - (ii) Distillery Lane;
  - (iii) Rye Valley to the Glen; and
  - (iv) Mill Lane to St Catherine’s Park.These options will be explored in further detail and subject to ecological analysis and assessment in order to safeguard the Rye Water Valley/Carton SAC.
- MT01.5** To examine the feasibility of new pedestrian/cycle links across the canal and railway that enhance walking and cycling options from residential areas and public spaces.
- MT01.6** To examine options for a new pedestrian and cycle link across the Rye River linking Confey Community College to Ryevale Lawns. Options will be explored in further detail and subject to ecological analysis and assessment in order to safeguard the Rye Water Valley/Carton SAC. 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.
- MT01.7** To facilitate pedestrian and cycle links from Green Lane to The Wonderful Barn through Easton Meadows and new residential development.
- MT01.8** To provide adequate, secure and dry bicycle parking facilities at appropriate locations at:

	<ul style="list-style-type: none"> <li>(i) In the town centre; and</li> <li>(ii) Near heritage, community and amenity destinations.</li> </ul>
<b>MTO1.9</b>	To ensure that the new pedestrian link between Captain’s Hill and Mill Lane is carried out in accordance with the requirements of this Plan.
<b>MTO1.10</b>	To support delivery of a pedestrian and cycle overpass of the M4 to link The Wonderful Barn at Leixlip to Castletown Demesne in Celbridge in consultation with Transport Infrastructure Ireland.
<b>MTO1.11</b>	To improve access, security and safety along the Royal Canal towpath, including: <ul style="list-style-type: none"> <li>(i) Improved pedestrian access from Cope Bridge to the towpath; and</li> <li>(ii) Improved car-parking facilities adjacent to Royal Canal entry points at Cope Bridge and Louisa Bridge.</li> </ul>
<b>Action</b>	<ul style="list-style-type: none"> <li>• To prepare a Permeability Study for Leixlip.</li> <li>• To facilitate and support the implementation of the Royal Canal Way / North Kildare Cycleway through Leixlip (part of the Dublin - Galway Greenway Project).</li> </ul>

## 8.2 PUBLIC TRANSPORT

Leixlip is located on the Dublin – Sligo rail line and is served by two rail stations, Confey and Louisa Bridge. Both stations are served by the ‘Arrow’ commuter rail service provided by Iarnród Éireann.

The DART Expansion Programme is a key project in the delivery of an integrated rail transport network for the Dublin region. Of relevance to Leixlip, it includes the electrification of the Dublin-Sligo rail line from Connolly Station to Maynooth, together with the removal of level crossings and re-signalling. The design and planning stages of this project are expected to commence before 2021. The realisation of this project will improve the number and frequency of train services on the Maynooth line and serving Leixlip in addition to journey times.



Electrification of the rail line is likely to have design implications for Confey Station and the replacement of Cope Bridge may be required. The provision of a new bridge structure has wider implications for the town in terms of improved vehicular, pedestrian and cyclist provision and capacity.

Dublin Bus operates a number of routes linking Leixlip to Dublin City Centre. Direct routes include the 66a and the 66b. Other routes include the 66 (from Merrion Square to Maynooth) and 66x (from UCD Belfield to Leixlip/Maynooth). One Nightlink route operates Friday – Saturday (66n).

**Policy MT2 – Public Transport**

*MT2 It is the policy of the Council to promote the sustainable development of Leixlip by supporting and guiding the relevant national agencies in delivering improvements to the public transport network and to public transport services.*

**Objectives**

It shall be an objective of the Council:

- MTO2.1** To secure the implementation of major public transport projects identified in the Transport Strategy for the Greater Dublin Area 2016-2035.
- MTO2.2** To focus people-intensive land uses around existing and planned public transport nodes, and improve access to services.
- MTO2.3** To support and facilitate the delivery of electrification and upgrading of the Dublin – Sligo rail line from Connolly Station to Maynooth, including the upgrading of Cope Bridge.
- MTO2.4** To support the provision of new or upgraded public transport infrastructure in Leixlip, including bus infrastructure, new or upgraded bus lanes, stops and lay-bys and parking areas.

**Action**

- To continue to promote the provision of improved public transport services and facilities to serve the population of Leixlip through ongoing liaison with statutory agencies and public transport providers.

**8.3 ROAD AND STREET NETWORK**

Leixlip is located 15km from Dublin City Centre. The town is bypassed by the M4 motorway with grade-separated interchanges on the motorway at the eastern and western end of the town (junctions 5 and 6, respectively). The R148 (old N4) runs through the Main Street linking Leixlip to Maynooth to the west. This also links with the N4 dual carriageway to the east of the town, which in turn provides access to Lucan, the M50 and Dublin City Centre. The R149 runs north from Main Street, encompassing Captain's Hill and Cope Bridge (which operates on a one way signalised system). The route continues eastwards across the county boundary with Meath before heading northwards to Barnhill, Hansfield, Ongar, Clonee and the M3. Vehicular circulation within the town is influenced by a number of pinch points including Pound Street (and Rye Bridge), Captain's Hill, Cope Bridge, Main Street (incl. Leixlip Bridge), with congestion and significant queue lengths evident at peak times. At the western periphery of the town the R449 links to the R148 (old N4) and is the main access from the M4 to Intel's facility in Leixlip. It also serves Collinstown. The other major industrial facility in Leixlip is Hewlett Packard located on the south side of the M4 which is accessed off junction 6 of the M4 via Barnhall Road and also the R404 (Celbridge Road). Leixlip is bounded by the Royal Canal and the Dublin-Sligo railway line to the north and west, the River Liffey to the south and east, and the River Rye Water which divides the town approximately east to west. The existing bridge crossings of the River Liffey at Leixlip Bridge, and the Rye Water at Rye Bridge, are both close to the centre of the town. These constraints serve to 'funnel' the vast majority of trips generated

from residential areas to the north of the town through Main Street, as the principal link to other parts of the town and beyond.



**Figure 8-2 Road Network for Leixlip**

Source: Cycle Network Plan for GDA – Leixlip (NTA)

Residential areas to the north of the town are located east and west of Captain's Hill and the R149 and people living in these areas must access the wider road network through the Town Centre or across Cope Bridge leading to congestion at these pinch points during peak times. In more recent years residential development has occurred along Green Lane which has direct access on to the R449.

The LAP acknowledges the importance of accessibility to the strategic road network for major industrial / employment generating facilities in Leixlip and for those already living in the town. The LAP also identifies the potential for significant development to the north of the Royal Canal and Cope Bridge, however improved access to this area as part of the future development of the strategic road network will be required to facilitate such development. In considering strategic access to potential future development lands, it is important to account for current constraints within the town, and where possible to incorporate measures to improve accessibility, particularly for the residential areas adjacent to Captain's Hill.

There is an identified need for upgrades and new vehicular, pedestrian and cycle connections to improve the accessibility to existing residential estates accessed from Captain's Hill and to provide access to the planned new housing to the north of the town. Improving vehicular circulation around the town will also provide additional route options which will enhance the attractiveness of the town centre and reduce congestion in the vicinity of the existing junction of Captain's Hill and Main Street. The Transportation Map (in Appendix A) identifies possible new connections that will need to be explored during the life of the LAP.

### **Policy MT3 - Roads**

*MT3 It is the policy of the Council to maintain, improve and extend the local road network in and around Leixlip to ensure a high standard of connectivity and safety for all road users.*

#### **Objectives**

It shall be an objective of the Council:

**MT03.1** 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.

**MT03.2** To support the implementation of the following road improvement schemes, subject to the availability of funding and environmental and conservation requirements:

- (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.

**MT03.3** To investigate the feasibility of the following road improvement schemes, to include an investigation of alternatives:

- (i) The realignment and improvement of the R149 (Confey Road) between the L1014 (Kellystown Lane) and the county border with Fingal.
- (ii) The upgrading of the L1014 (Kellystown Lane) or an alternative north-south connection west of the R149.
- (iii) The improvement of the intersection between R149 (Captains Hill) and R148 (Main St.).
- (iv) The improvement of the intersection between R404 (Celbridge Road) and R148 (Main Street).

Proposals for development will only be approved if it can be ascertained, by means of an Appropriate Assessment (or other ecological assessment where appropriate), that the integrity of European Sites and/or protected habitats or species will not be adversely affected.

**MT03.4** To secure improved access to The Wonderful Barn from the R404 (Celbridge Road) as part of any future development at this location.

**MT03.5** To ensure that any significant new development takes place in proximity to public transport routes and can be adequately served by the road network.

**MT03.6** To provide traffic calming measures throughout the town of Leixlip, where necessary as

funding allows and ensure that all new developments are designed to incorporate appropriate traffic calming measures.

**MT03.7** To investigate the provision of additional on-street and off street public car parking in the town centre.

**MT03.8** To implement the recommendations of the Kildare Noise Action Plan 2013 – 2018, to seek to reduce, where necessary, the harmful effects of traffic noise, through appropriate mitigation measures to meet the best environmental options not entailing excessive cost (BATNEEC best available technology not entailing excess cost).

**MT03.9** All road developments will be undertaken in accordance with the ‘Principles of Road Development’ as set out in Section 5.8.3 Transport Strategy for the Greater Dublin Area 2016-2035.

**MT03.10** To ensure that all significant development proposals for the KDAs and Masterplan areas are subject to a Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA 2014. The requirement for TIA will be determined on a case by case basis.

**Action:**

- To support the preparation of a Strategic Land Use and Transportation Study for North East Kildare.

## 8.4 CAR PARKING

The main public car park in the Town Centre is at Abbey Square. Currently, there is a terraced public car park behind Darkie Moore’s public house on Pound Street. There is limited on-street car parking on Main Street with the exception of spaces on either side of Captain’s Hill near the junction with Main Street. There are number of private car parks in the Town Centre linked with existing businesses. As part of the redevelopment of Rye Vale Tavern/Darkie Moore’s for a discount foodstore, 104 no. of parking spaces are proposed.

The development management standards set out in Section 17 of the Kildare County Development Plan 2017 – 2023 include parking standards for new development.

### Policy MT4 - Parking

*MT4 It is the policy of the Council to manage the provision of parking to provide for the needs of residents, business and visitors to Leixlip Town Centre.*

#### Objectives

It shall be an objective of the Council:

**MT04.1** To apply the parking standards in the Kildare County Development Plan to all applications for planning permission in Leixlip LAP.

**Action:**

- Undertake a parking study of the town centre to identify suitable opportunities for on-street and off-street parking.

## 9 INFRASTRUCTURE AND ENVIRONMENTAL SERVICES

*To phase growth in line with the capacity of supporting infrastructure.*

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

### 9.1 WATER SUPPLY AND WASTEWATER

Irish Water is responsible for the provision of public water services (water supply and foul drainage) on a national basis. It is an objective of Irish Water to provide both drinking water and wastewater capacity to facilitate settlement / core strategies at county level, in line with national and regional planning policies and objectives, subject to the availability of funding and environmental and financial sustainability criteria. Kildare County Council retains its role in facilitating the provision of adequate water services, in conjunction with Irish Water, at a local level, through Service Level Agreements (SLAs).

In 2015 Irish Water published its Water Services Strategic Plan (WSSP), which sets out strategic objectives for the delivery of water services over a 25 year period and sets a context for investment and implementation plans. Irish Water and Kildare County Council will continue to work together to identify the water services required to support planned development in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans.

#### 9.1.1 Water Supply

Leixlip Town is connected to the North Regional Water Supply scheme which is serviced by the Ballygoran Reservoir. The upgraded Irish Water Water Treatment Plant (WTP) in Leixlip provides the water supply for the town. The Leixlip WTP is the second largest in the country and supplies 30% of the region's water.

#### 9.1.2 Wastewater

Leixlip forms part of the Lower Liffey Valley Regional Sewerage Scheme (LLVRSS) which also serves Celbridge, Maynooth, Kilcock and Straffan. The Leixlip Waste Water Treatment Plant (WwTP) is currently being upgraded to cater for an expanding population within the Lower Liffey Valley catchment and for locally-based commercial activities (including Intel). Upon completion, the capacity of Leixlip WwTP will be 150,000 population equivalent (PE). Irish Water indicates that this will provide capacity to cater for the needs of the Lower Liffey Valley catchment in the short to medium term.

In the longer term, Irish Water will be looking at regional level solutions for the provision of wastewater infrastructure. In this regard a study is being undertaken to investigate the feasibility of a pumping station at Leixlip WwTP and a rising main pipeline to a regional trunk sewer, to transfer excess flows from the Lower Liffey Valley catchment.

Irish Water will be preparing a Drainage Area Plan (DAP) for the Lower Liffey Regional Sewerage Scheme (including Leixlip), which will identify solutions to provide capacity for future residential development and meet environmental compliance requirements. This is to be completed by 2019. Irish Water is also investigating options to provide additional capacity in the trunk sewers in the Lower Liffey Valley Regional Sewerage Scheme catchment (Kilcock, Maynooth, Celbridge, Straffan, Leixlip) by 2019.

The masterplan lands at Confehy are not serviced at present. Irish Water will be a key stakeholder in the masterplan preparation process for these lands, and will inform the phasing schedule of the masterplan.

### **Policy I1 – Water Supply & Wastewater**

*I1 It is the policy of the Council to work in conjunction with Irish Water to protect existing water and wastewater infrastructure in Leixlip, to maximise the potential of existing capacity and to facilitate the timely delivery of water services infrastructure to facilitate future growth.*

#### **Objectives**

It shall be an objective of the Council:

- IO1.1** To work in conjunction with Irish Water to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of Leixlip.
- IO1.2** To maximise the use of existing capacity in water services in the planning of new development.
- IO1.3** To seek to ensure that adequate water services will be available to service development prior to the granting of planning permission for development.
- IO1.4** To seek to ensure that development proposals comply with the standards and requirements of Irish Water in relation to water and wastewater infrastructure.

#### **Actions**

- The Council will encourage early consultation with Irish Water at pre-application stage to establish whether proposed developments may be premature pending the completion of upgrade works.

## **9.2 SURFACE WATER AND GROUND WATER**

The management of surface water and protection of groundwater is part of the Council’s sustainable water services policy. Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off resulting from current and future developments in Leixlip. The use of Sustainable Drainage Systems (SuDS) and Green Infrastructure in new developments will contribute to surface water retention and help to reduce and prevent flooding, by mimicking the natural drainage of a site.

The objective of the EU Water Framework Directive (WFD) is to protect and restore water quality, which is done through the implementation of River Basin Management Plans (RBMPs). Leixlip is located within the Eastern River Basin District. This Water Management Unit contains the Leixlip Liffey Reservoir, the Rye River and the River Liffey waterbodies. The status of surface water ranges from “bad” to “moderate” and the objective is to ‘restore’ and ‘protect’. Groundwater in the western and north western section of the LAP area is predominantly moderately vulnerable. In the remaining eastern section groundwater is highly vulnerable with sections of extreme vulnerability. The objective of the LAP is therefore to protect these resources from status deterioration. Kildare County Council and the Environmental Protection Agency carry out water quality monitoring in these waterbodies for the purpose of the Water Framework Directive. The WFD includes a requirement to contribute to mitigating the effects of floods and as such water quality and flood risk management are closely related.

### **Policy I2 – Surface Water & Groundwater**

*I2 It is the policy of the Council to maintain and enhance the existing surface water drainage systems in Leixlip and to protect surface and ground water quality in accordance with the Water Framework Directive.*

#### **Objectives**

It shall be an objective of the Council:

- IO2.1** To carry out surface water infrastructure improvement works as required.
- IO2.2** To incorporate Sustainable Urban Drainage Systems (SUDS) as part of all plans and development proposals in Leixlip. Proposals for KDAs and Masterplan areas should address the potential for SUDS at a local and district level to control surface water outfall and protect water quality.
- IO2.3** To maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Leixlip in accordance with the Eastern River Basin District River Basin Management Plan and in conjunction with the EPA.
- IO2.4** 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.
- IO2.5** To protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchments.

#### **Actions**

- To carry out a survey of surface water culverts in Leixlip to assess their current state and to develop a programme of improvements where necessary.
- To ensure that the surface water drains in Leixlip are regularly maintained to minimise the risk of flooding.

### 9.3 FLOOD RISK MANAGEMENT

There is a recognised history of flooding in Leixlip and in 2000 and 2002 flood events were recorded on Main Street. However, flood alleviation works have been undertaken in association with the Office of Public Works (OPW) including near Distillery Lane and Main Street. Areas susceptible to flooding are identified on the **Flood Risk Map** (in Appendix A).

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 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. Where neither is possible, mitigation and management of risks must be proposed. Justification tests<sup>9</sup> were carried out on a number of sites and are detailed 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.

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.

#### Policy I3 – Flood Risk Management

*I3 It is the policy of the Council to manage flood risk in Leixlip 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 shall be an objective of the Council:

- IO3.1** To manage flood risk in Leixlip in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).
- IO3.2** To ensure development proposals within the areas outlined on Flood Risk Map are the subject of Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development being proposed.
- IO3.3** To support and co-operate with the OPW in delivering the Eastern CFRAM Programme applicable to Leixlip.

<sup>9</sup> Justification tests are used to assess the appropriateness of developments in flood risk areas. See the SFRA which accompanies the LAP for further detail.

## 9.4 ENERGY SUPPLY AND COMMUNICATIONS

There are high voltage transmission lines traversing existing residential and amenity land uses in Leixlip. They also traverse land intended for residential, enterprise and employment and recreation uses. The transmission lines in the area are double circuit 110 kV lines including associated loops serving Hewlett Packard and Intel. Upgrades to the transmission network to serve these major industrial connections are planned.

While the presence of the high voltage transmission lines in Kildare enables the county and Leixlip to be in a position to meet future electricity demands of customers, the concentration of such infrastructure to the west of the town has implications in terms of visual impact and land use compatibility.

The ESB Hydroelectric Power Station, built in the mid-1940s by the ESB on the Liffey, is located within the LAP boundary.

Leixlip is served by the gas network.

Broadband is readily available in Leixlip. 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. There is an existing 30m communications mast located to the rear of Mill Lane.

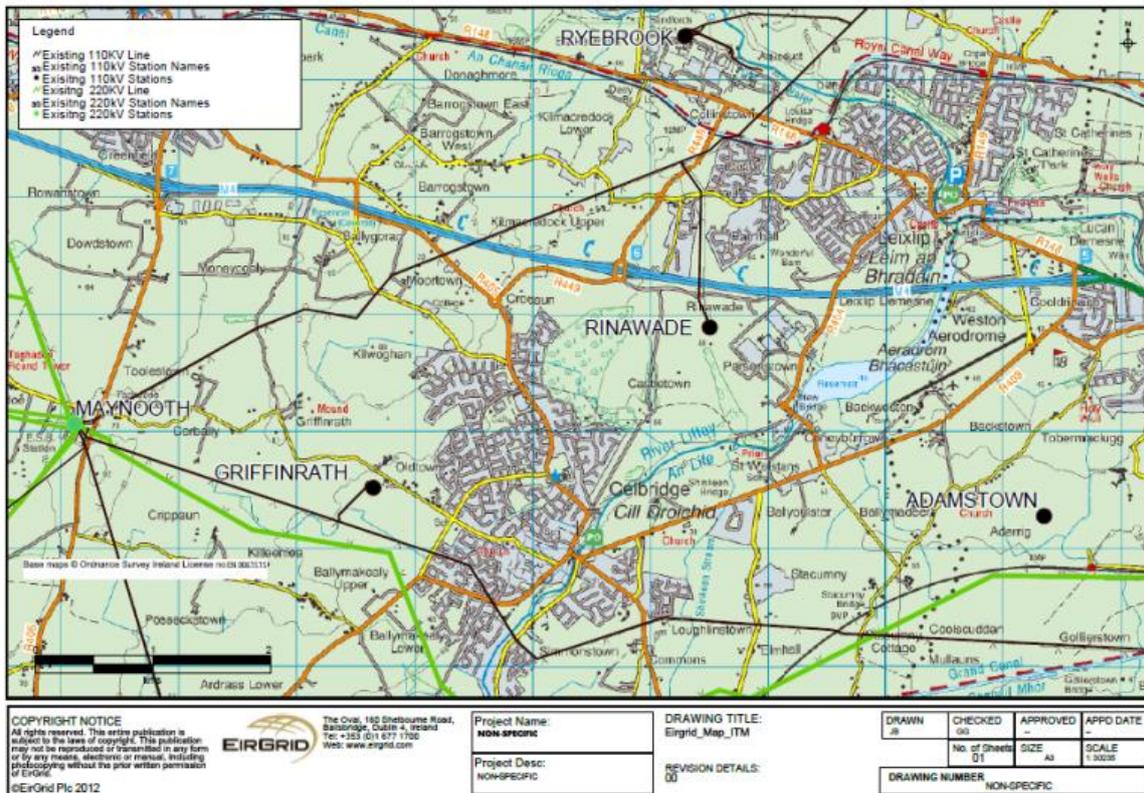


Figure 9-1 Overhead Powerline Network

## **Policy I4 – Energy & Communications**

*I4 It is the policy of the Council to promote and facilitate the development and renewal of energy and communications networks in Leixlip, while protecting the amenities of the town.*

### **Objectives**

It shall be an objective of the Council:

- IO4.1** 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.
- IO4.2** To support and facilitate the provision of telecommunications infrastructure in Leixlip, subject to safety and amenity requirements.
- IO4.3** To seek the undergrounding of all electricity, telephone and television cables in the town.
- IO4.4** 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.
- IO4.5** To support ESB in identifying a suitable alternative site for the relocation of the existing telecommunications mast at Mill Lane.
- IO4.6** 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 Leixlip.

## **9.5 POLLUTION AND ENVIRONMENTAL SERVICES**

The strategy for pollution and environmental services seeks to conform with European, national and regional policy in relation to pollution control (air, noise and light) and waste management and to maintain and improve environmental services and amenities in Leixlip.

The Council recognises the importance of maintaining the town free from litter and protecting it from indiscriminate dumping and bill postering. Along with its legal obligations, the Council will work with the Tidy Towns Committee, schools and local residents' associations to increase awareness of waste recycling and litter control.

Refuse collection in Leixlip is currently carried out by a number of private contractors and Kildare County Council operated recycling facilities for glass and cans are located at Lidl (Maynooth Road) and the Church of our Lady's Nativity (Station Road). The Council will continue to encourage recycling and the minimisation of waste through its environmental education programme and the Green-Schools programme.

The East-Midlands Regional Waste Plan (WMP) 2015 - 2021 is Kildare's framework for the prevention and management of waste in a safe and sustainable manner.

#### **Policy I5 – Pollution and Environmental Services**

*I5 It is the policy of the Council to protect environmental quality in Leixlip through the implementation of European, national and regional policy and legislation relating to air quality, greenhouse gases, climate change, light pollution noise pollution and waste management.*

#### **Objectives**

It shall be an objective of the Council:

- IO5.1** To adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with development.
- IO5.2** It is the policy of Kildare County Council to avoid, prevent or reduce harmful effects on human health and the environment as a whole though promoting the preservation of best ambient air quality with sustainable development.

#### **Actions**

- To continue education and awareness programmes in local schools and to promote grant schemes and initiatives to residents' associations and other groups, in particular the Tidy Towns Committee.

## 10 BUILT HERITAGE AND ARCHAEOLOGY

*To protect, conserve and manage the unique built heritage of the town and to encourage sensitive sustainable development so as to ensure its survival and maintenance for future generations.*

The rich history of Leixlip, from its origins as a Viking outpost through periods of Norman and Georgian architectural influence, is reflected in the variety and quality of the built heritage that characterises the town today.

Leixlip Town Centre retains much of its Georgian character, with a handsome mid-eighteenth century mall and other Georgian buildings as well as many well situated big houses along the Liffey Valley. This built heritage has the potential to attract visitors and tourism to the area.

The town is characterised by many features of architectural and archaeological interest, many of which are protected under National Monuments Legislation or Planning Legislation.

The policies and objectives of the LAP in relation to the built heritage of Leixlip have been carefully considered in order to protect, enhance and promote an appreciation of this important asset as well as safeguarding the continued sustainable use of this important building stock and associated features.



### 10.1.1 Record of Protected Structures (RPS)

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 10-1** is an extract from the Record of Protected Structures and is reproduced in the LAP for information purposes only. These structures merit protection and enhancement and in many cases have been identified by the National Inventory of Architectural Heritage (NIAH) for that reason. The NIAH for Kildare was completed in 2003 and the Council completed a review of the RPS for the county, including Leixlip, in 2015.

There are a significant number of Protected Structures located within the Main Street area of Leixlip, including Leixlip Castle at the western end of the town, Leixlip Boathouse at the confluence of the Liffey and Rye Water and the eight houses of the Mall, Main Street.

In addition the RPS includes follies and gatehouses, religious building stock, and building stock associated with the canals and the railway. Of this latter group Louisa Bridge, Leixlip Bridge, Cope

Bridge, Deey Bridge, the Toll House (Leixlip Bridge), Leixlip Spa and Aqueduct are particularly noteworthy.

The estate farm complex of Barnhall House, The Wonderful Barn and the pigeon towers at Barnhall, built in 1743, are very important built heritage assets in Leixlip. The dramatic form and visual landmark of the barn and pigeon houses, in particular, offer significant potential for sensitive adaptive re-use for tourism/amenity.

The policies and objectives of this section should be read in conjunction with Chapter 11 – Natural Heritage, Green Infrastructure and Open Space.

**Table 10-1 Record of Protected Structures – Extract from Kildare County Development Plan 2017-2023**

Reference (RPS No.)	NIAH Ref	Item and Location	Description
B06-03		Confey Church Ruins	Church and Graveyard
B06-04		Tower of Confey Castle	Tower
B06-05		Knockmulrooney Tower in Confey Townland	Knockmulrooney Tower
B06-10		Confey Abbey	Abbey
B06-14	11900602	Deey Bridge and Lock 13, Royal Canal Main Line	Canal Bridge and Lock
B11-06		Kilmacredock Church Ruins	Church
B11-15	11901102	Wonderful Barn complex	Barn
B11-25	11804009	67 Main Street, Leixlip – Leinster Lodge	House
B11-28	11804077	Ralph Square (Off), Leixlip	House
B11-29	11804079	The Stables, Glebe House	House
B11-30	11804070	337 Mill Lane, Leixlip	House
B11-31	11804040	Glebe House, Pound	House
B11-33	11804026	14 Main Street	House
B11-41	11804073	St Catherine's Park (Liffey Valley House Hotel)	House
B11-42	11804075	Leixlip House Hotel, Captain's Hill	House
B11-43	11804074	Newton Hill House	House
B11-44	11804076	Leixlip Bridge Toll House, Leixlip Bridge	House
B11-45	11804069	74 Mill Street	House
B11-46	11804066	Black Castle, Mill Street	House
B11-48	11804029	French Estates/John Paul's, Main Street	House with shops
B11-49	11804021	Castle View House, 5 Main Street	House
B11-50	11804022	1 Main Street	House
B11-51	11804023	Ivy House, Main Street	House
B11-52	11804045	Leixlip Castle, Leixlip Demesne	Country House
B11-55	11804047	Leixlip Castle, Leixlip Demesne	Folly
B11-56	11804048	Leixlip Castle, Leixlip Demesne	Outbuilding
B11-57	11804052	Leixlip Castle, Leixlip Demesne	Outbuilding
B11-58	11804053	Leixlip Castle, Leixlip Demesne	Walls/gates/railings
B11-59	11804054	Leixlip Castle, Leixlip Demesne	Walls/gates/railings
B11-60	11804055	Leixlip Castle, Leixlip Demesne	Garden Temple
B11-61	11804056	Leixlip Castle, Leixlip Demesne	Outbuilding

Reference (RPS No.)	NIAH Ref	Item and Location	Description
B11-62	11804057	Leixlip Castle Demesne	Outbuilding
B11-63	11804058	Leixlip Castle Demesne	Dovecote (former)
B11-64	11804059	Leixlip Castle Demesne	Outbuilding
B11-65	11804060	Leixlip Castle Demesne	Outbuilding
B11-66	11804061	Leixlip Castle Demesne	House
B11-67	11804062	Leixlip Castle Demesne	Garden Structure (misc.)
B11-68	11804064	Leixlip Castle Demesne	Boat house (former)
B11-69	11804065	Leixlip Castle Demesne	Garden Structure (misc.)
B11-70	11804001	1 The Mall, Main Street	House
B11-71	11804002	2 The Mall, Main Street	House
B11-72	11804003	3 The Mall, Main Street	House
B11-73	11804004	4 The Mall, Main Street	Office
B11-74	11804005	5 The Mall, Main Street	Office
B11-75	11804006	6 The Mall, Main Street	Office
B11-76	11804007	7 The Mall, Main Street	Office
B11-77	11804008	8 The Mall, Main Street	House
B11-78	11804009	Main Street, Leixlip	House
B11-79	11804017	Saint Mary's Church, Main Street	Church
B11-80	11804024	Classic Combination Mini Mart, Main Street	Shop
B11-81	11804025	Main Street	House
B11-82	11804033	Catholic Church of Our Lady's Nativity, Pound St	Church
B11-83	11804078	Leixlip Bridge	Bridge
B11-113	11901101	Leixlip Gate, Barnhall	Walls/gates/railings
B11-115		Ryevale House. Leixlip	House
B11-116		Marshfield House, Mill Lane, Leixlip	House
B11-117		Collinstown House, Collinstown	House
B11-122	11804041	Leixlip Castle	Walls/gates/railings
B11-123	11804046	Leixlip Castle	House

### Policy BH1 – Protected Structures

**BH1** *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 its historic curtilage, both directly and indirectly.*

#### Objectives

It is an objective of the Council:

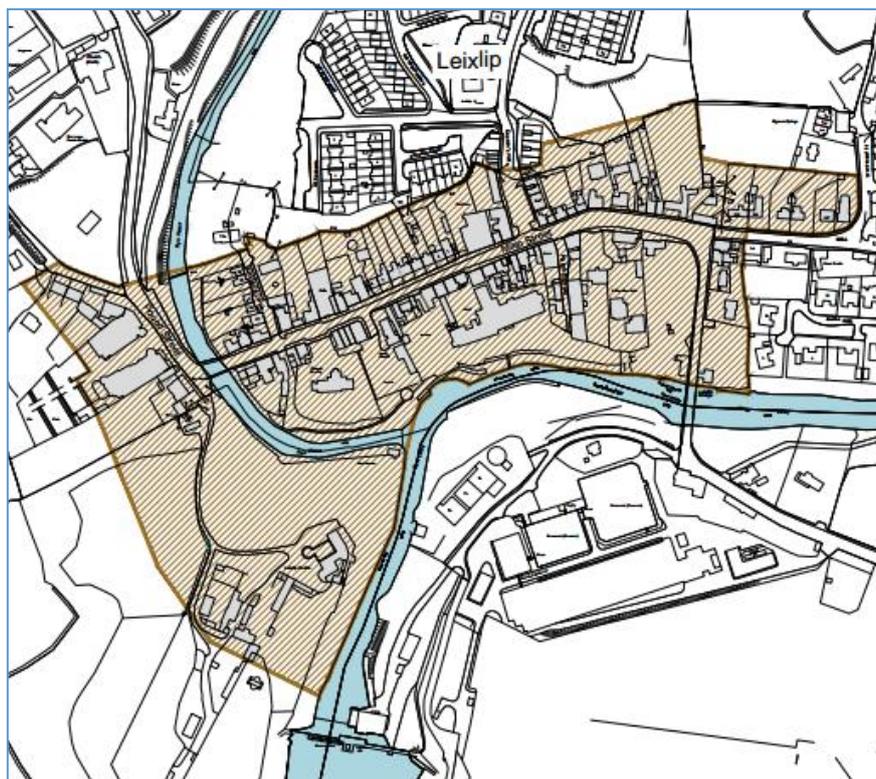
**BHO1.1** To ensure the protection of all structures, (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures (refer to Table 10.1 and the Built Heritage and Archaeology Map in Appendix A).

- BHO1.2** To acknowledge and promote awareness of the origins, historical development and cultural heritage of the town, to support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to the cultural heritage of Leixlip.
- BHO1.3** To protect the landscape character, values, sensitivities, focal points and views in the Leixlip Plan Area, including those identified in the Kildare County Development Plan. This will include, inter alia, the following:
- a) the requirement of a Visual Impact Assessment for developments with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, significant townscapes and historic buildings, as appropriate.
  - b) Prohibit development that will block or interfere with a significant focal point or view. Where it is considered that a development may impact on focal points or views, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.
- BHO1.4** To address dereliction, vacancy and promote appropriate and sensitive reuse and rehabilitation of Protected Structures.
- BHO1.5** To support the actions and objectives of the County Kildare Heritage Plan.
- BHO1.6** To support the implementation of the conservation plan for the restoration and management of Leixlip Spa in association with key stakeholders.
- BHO1.7** 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.
- BHO1.8** To promote The Wonderful Barn as an integrated tourism attraction including the restoration of the main features of the complex and its historical landscape:
- (i) The re-arrangement of the existing access way.
  - (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.
- BHO1.9** To seek the protection of burial grounds within Leixlip in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Environment, Heritage and Local Government (DoEHLG) as appropriate.
- BHO1.10** To promote the restoration of the Boat House on the River Liffey where it meets the River Rye and to promote the area along the Liffey as a recreational amenity.

### 10.1.2 Architectural Conservation Areas (ACA)

An Architectural Conservation Area (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.

An area in the historic core of Leixlip has been designated as an ACA in the *Kildare County Development Plan 2017 - 2023* (refer to **Figure 10-1** and the **Built Heritage and Archaeology Map** in Appendix A). The area focuses on Main Street and extends to include Leixlip Castle to the south-west and Mill Lane to the east.



**Figure 10-1 Leixlip ACA**

(Source: Kildare County Development Plan 2017 – 2023)

The rationale for the development the ACA for Leixlip includes *inter alia*:

- The morphology of the town has changed little over time with the majority of buildings located along Mill Street / Main Street dating from the latter part of the eighteenth century and having historical relevance.
- There are a number of single attractive and imposing buildings within the town centre which have been listed in the RPS – including Leixlip Castle overlooking the confluence of the Rye and Liffey rivers.



- There are very attractive buildings that form a strong streetscape within the Town Centre. These predominantly comprise two-storey terraced structures with facades fronting directly onto the street. The terrace of eight houses at the Mall is especially noteworthy.
- There is repetition of architectural features such as pitched roofs, chimney finishes, and timber sash windows.

The LAP will require development within the ACA to be compatible with the appearance of neighbouring structures.

## **Policy BH2 – Architectural Conservation Area**

*BH2 It is the policy of the Council to preserve and enhance the historic character and visual setting of the Leixlip Architectural Conservation Area and to carefully consider any proposals for development that would affect the special value of the area.*

### **Objectives**

It shall be an objective of the Council:

- BHO2.1** To prepare a character statement appraisal and area specific policy objectives for the Leixlip ACA
- BHO2.2** To ensure that new development, including infill development, extensions and renovation works within or adjacent to the ACA preserve or enhance the special character and visual setting of the ACA including vistas, streetscapes, building line, fenestration patterns and architectural features.
- BHO2.3** To have regard to the Kildare Shopfront Guidelines (2013) in the consideration of any proposals within the ACA providing that they contribute to the established pattern, scale, materials and proportions of the buildings within the ACA. Modern design that makes a positive contribution to this ACA will also be considered.
- BHO2.4** To support the retention, repair and re-use of materials which characterise the vernacular architecture of the ACA including stone, slate, timber windows and doors, and decorative render.
- BHO2.5** To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within the ACA.
- BHO2.6** To reduce and prevent visual and urban clutter within the ACA including, where appropriate, traffic management structures, utility structures and all signage.

### **Actions**

- The Council will work with and assist, where appropriate, owners of protected structures of particular significance within Leixlip in their maintenance and repair through advice and grant aid from relevant sources.

The Kildare County Development Plan 2017-2023 includes views to be protected between The Wonderful Barn and Castletown House which affect the Local Area Plan lands. For information purposes, this is reproduced in Figure 10.2 below.

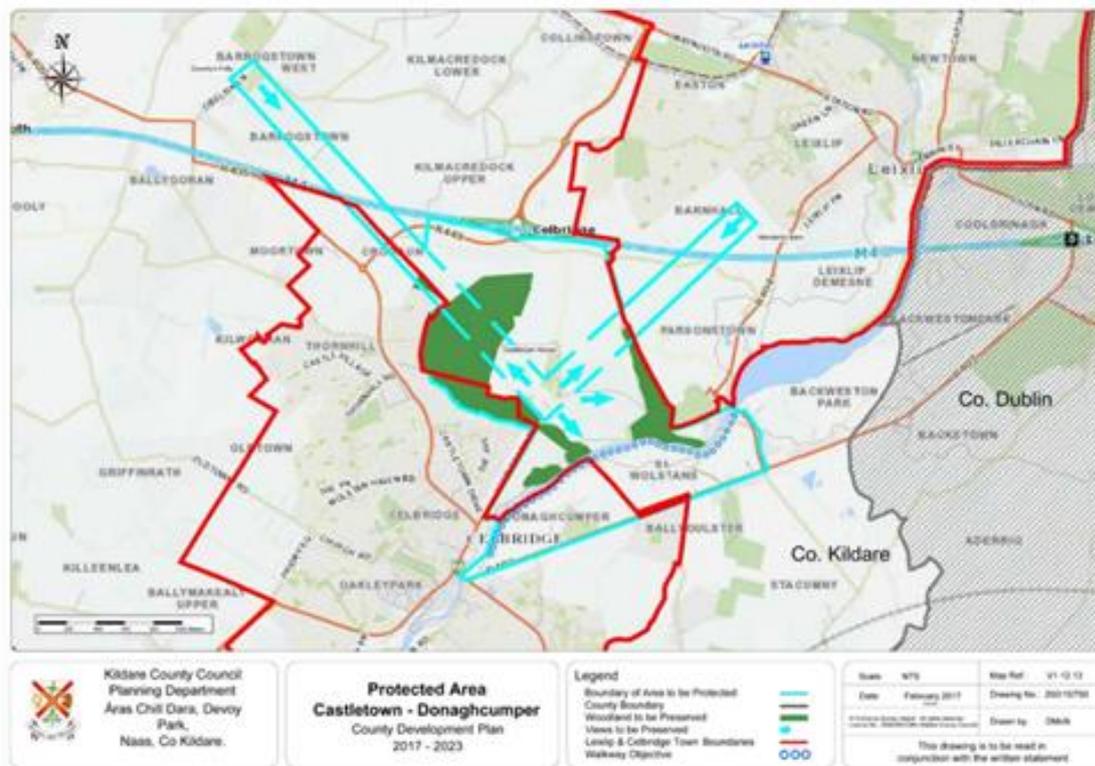


Figure 10.2: 'Protected Area Castletown – Donaghcumper' extract from Kildare County Development Plan 2017-2023.

## 10.2 ARCHAEOLOGICAL HERITAGE

Leixlip began as a Viking settlement which evolved around the confluence of the River Liffey and its tributary Rye Water. Zones of archaeological potential have been identified at Oaklawn, Riverdale, Confey, Main Street and beside the River Liffey to the south of Leixlip (as identified in the Built Heritage and Archaeology Map).

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

- National Monuments.
- Archaeological and Architectural monuments / sites in RMP.
- Monuments in 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.
- Present or former wetlands, unenclosed land, rivers or lakes, or the inter-tidal zone.

## 10.2.1 Sites and Monuments Record

The Sites and Monuments Record (SMR) lists archaeological sites and monuments dating before 1700AD. These lists were based initially on cartographic, documentary and aerial photographic sources. The record is updated on a constant basis. The Built Heritage and Archaeology Map identifies the sites within the LAP area which are located on the Sites and Monuments Record. This map should be read in conjunction with Table 10-2.

**Table 10-2 Sites and Monuments Records within LAP boundary**

SMR Reference	Item	Location
DU017-087----	Bridge	BACKWESTONPARK
DU017-014----	Weir - fish	BACKWESTONPARK
KD011-001--	Redundant record	KILMACREDOCK LOWER
KD011-002001-	Ecclesiastical enclosure	KILMACREDOCK UPPER
KD011-002002-	Road - road/trackway	KILMACREDOCK UPPER
KD011-002003-	Church	KILMACREDOCK UPPER
KD011-003001-	Ritual site - holy well	NEWTOWN (Leixlip ED)
KD011-004001-	Historic town	LEIXLIP,LEIXLIP DEMESNE,NEWTOWN (Leixlip ED), ST. CATHERINES PARK
KD011-007---	Ritual site - holy well	LEIXLIP
KD011-004002-	Castle - Anglo-Norman masonry castle	LEIXLIP
KD011-004003-	Church	LEIXLIP
KD011-004004-	Graveyard	LEIXLIP
KD011-004005-	Castle - tower house	LEIXLIP
KD011-017----	Bridge	LEIXLIP DEMESNE
KD011-018----	Mound	LEIXLIP DEMESNE
KD011-031----	Redundant record	BARNHALL
KD011-032----	Field system	KILMACREDOCK UPPER
KD006-001----	Ritual site - holy well	SION
KD006-002----	Castle - unclassified	CONFHEY
KD006-00301--	Church	CONFHEY
KD006-004--	Castle - tower house	CONFHEY
KD011-054---	Habitation site	COLLINSTOWN (Leixlip ED)
KD011-044----	Habitation site	KILMACREDOCK UPPER
KD011-058---	Habitation site	KILMACREDOCK UPPER
KD011-045---	Burnt mound	KILMACREDOCK UPPER
KD011-046----	Fulacht fia	KILMACREDOCK UPPER
KD011-047----	Burnt mound	KILMACREDOCK UPPER
KD011-048----	Habitation site	KILMACREDOCK UPPER
KD011-049---	Burnt mound	KILMACREDOCK UPPER
KD011-050----	Kiln - corn-drying	KILMACREDOCK UPPER
KD011-054---	Habitation site	COLLINSTOWN (Leixlip ED)
KD011-053---	Fulacht fia	EASTON
KD011-055---	Excavation - miscellaneous	COLLINSTOWN (Leixlip ED)
KD011-056--	Kiln	COLLINSTOWN (Leixlip ED)

SMR Reference	Item	Location
KD011-043--	Habitation site	KILMACREDOCK UPPER
KD011-059----	Metalworking site	KILMACREDOCK UPPER
KD006-00301--	Graveyard	CONFHEY
KD011-011----	Bridge	CONEYBURROW (Donaghcumper ED), PARSONSTOWN (Celbridge ED), ST. WOLSTANS
KD011-00202	Graveyard	KILMACREDOCK UPPER
KD011-004009	Graveslab	LEIXLIP
KD011-004008-	Wall monument	LEIXLIP
KD011-004007	Habitation site	LEIXLIP
KD011-004006-	Graveslab	LEIXLIP
KD011-017001-	Weir - fish	LEIXLIP DEMESNE
KD006-017--	Field system	CONFHEY
KD006-018----	Redundant record	CONFHEY
KD011-002--	Ecclesiastical site	KILMACREDOCK UPPER
KD011-042002-	Enclosure	CASTLETOWN
KD011-004010-	Graveslab	LEIXLIP
KD011-004011-	Font	LEIXLIP
KD011-004014-	Stone head	LEIXLIP
KD011-004013	Stone head	LEIXLIP
KD011-004014	Stone head	LEIXLIP
KD011-062----	Fulacht fia	PARSONSTOWN (Celbridge ED)

The zones of Archaeological potential, identified by the Urban Archaeological Survey (Bradley and King 19860, contains the Medieval core of Leixlip and is identified on the **Built Heritage and Archaeology Map**.

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 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 BH3 – Archaeological Heritage**

**BH3** *It is the policy of the LAP to safeguard the archaeological heritage of the LAP area and avoid impacts on sites, monuments features or objects of significant historical or archaeological interest.*

## Objectives

It shall be an objective of the Council:

- BHO3.1** To protect and preserve those items of archaeological interest as listed in Table 10.2 and shown on the Built Heritage and Archaeology Map from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.
- BHO3.2** To protect the historic core of Leixlip town and retain where possible the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins
- BHO3.3** To ensure that development proposals contribute towards the protection and preservation of the archaeological value of underwater or archaeological sites associated with the River Liffey and associated features.

## 11 NATURAL HERITAGE, GREEN INFRASTRUCTURE & STRATEGIC OPEN SPACES

*To protect, enhance, create and connect natural heritage, high quality amenity areas and other green spaces throughout Leixlip for both biodiversity and recreational use.*

### 11.1 NATURAL HERITAGE AND DESIGNATED SITES

Natural heritage in Leixlip 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 location of the town at the confluence of the River Liffey and River Rye, and being encircled by the Royal Canal means water contributes significantly to the natural heritage of the town. The occurrence of natural vegetation adjacent to these water corridors also makes important contributions in terms of landscape character and ecology/biodiversity.



Special Areas of Conservation (SACs) are legally protected under the EU Habitats Directive (92/43/EEC) and are selected for the conservation of Annex I habitats and Annex II species. The Rye Water Valley/Cartron SAC (site code 001398) follows the River Rye through the Leixlip LAP area from Kellystown Lane to where it meets the River Liffey. The conservation importance of this site lies in the presence of several rare and threatened plant and animal species, and the presence of petrifying springs, a habitat type listed on Annex I of the EU Habitats Directive.

In the Leixlip LAP area there are two proposed National Heritage Areas (pNHAs) - the Royal Canal and the Liffey Valley. These sites are of significance for wildlife and habitats and are protected under the Wildlife Amendment Act, 2000.

The Royal Canal is designated as a pNHA (Site code 002103); the ecological value of the canal lies in the diversity of species along its linear habitats, many of which are further protected under European and National Legislation. Associated canal structures and buildings contribute to the setting and historic character of the canal. This LAP seeks to realize the full potential of the canal as a local and national amenity and policies seek to enhance walking/cycling route options linking the canal with residential areas and public open spaces in the town, and further afield (including the Dublin–Galway Greenway project) without compromising the integrity of its natural heritage.

The Liffey Valley is designated as a pNHA (Site code 000128) as it passes through Leixlip (downstream from the Leixlip Bridge). The site is important because of the diversity of habitats. A number of rare and threatened plant species have been recorded within this pNHA and the river is also a salmonid river.

The proximity of the confluence of the Liffey and River Rye to the town centre in particular is noteworthy, and the walkway and viewing points developed to the rear of Main Street in recent years are important additions to the public realm and amenity of the town.

### **Policy NH1 – Natural Heritage**

*NH1 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 developments with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment.*

#### **Objectives**

It shall be an objective of the Council:

- NHO1.1** To protect, conserve and manage the Rye Water Valley/Carton SAC and contribute to the protection of the ecological, visual, recreational, environmental and amenity value of the Royal Canal pNHA and Liffey Valley pNHA.
- NHO1.2** To ensure screening for Appropriate Assessment, in accordance with Article 6(3) of the Habitats Directive is carried out in respect of any plan or project, including Masterplans, not directly connected with or necessary to the management of European sites, to determine the likelihood of the plan or project having a significant effect on the site, either individually or in combination with other plans or projects, including masterplans. Under Article 6(4) of the Habitats Directive for plans and projects that require Appropriate Assessment, such proposals which may give rise to significant cumulative, direct, indirect or secondary impacts on European sites will not be permitted (either individually or in combination with other plans or projects) unless it can be demonstrated that:
- There are no less damaging alternative solutions available,
  - There are imperative reasons of overriding public interest requiring the project to proceed, and
  - Adequate compensatory measures have been identified which can be put in place.
- NHO1.3** To ensure that any proposal for development within or adjacent to the Royal Canal (pNHA) and Liffey Valley (pNHA) is located and designed to minimise its impact on the biodiversity, geological, water and landscape value of the pNHA.
- NHO1.4** All planning applications for development within or adjacent to the Royal Canal (pNHA) and Liffey Valley (pNHA) should be accompanied by an Ecological Impact Assessment (EclA) prepared by a suitably qualified professional.
- NHO1.5** 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.

**NHO1.6** To protect and conserve the integrity of soils that supports the rich biodiversity and ecological networks in Leixlip.

**Actions**

- To support the review and extension of the Habitat Survey Mapping for Leixlip to include lands at Collinstown and Confey.
- To survey existing bridge structures in Leixlip to identify if any currently support bat roosts.

## 11.2 GREEN INFRASTRUCTURE

Green Infrastructure planning is a proactive approach to maximising the benefits of the multi-functionality of nature that includes natural ecological processes, sustaining air and water quality and providing vital amenity and recreational spaces for communities, thereby contributing to the health and quality of life of residents and visitors to the town. Green infrastructure therefore serves to provide an ecological framework for the social, economic and environmental health of an area.

Under Article 10 of the Habitats Directive, planning and development policies must endeavour to conserve and manage corridors and stepping stone habitat features. In recognition of this, the *Kildare County Development Plan 2017 – 2023* proposes actions to address biodiversity in the county and to prepare a plan for its management at a local level. Accordingly, as part of the preparation of this LAP, Kildare County Council commissioned a habitat survey of Leixlip. The survey identified and mapped the various habitats in the town. This habitat mapping contributed to the development of a Green Infrastructure map and the identification of key Local Biodiversity Areas. The maps are a valuable tool for the future planning of the area and also provide information for the general public and community groups.



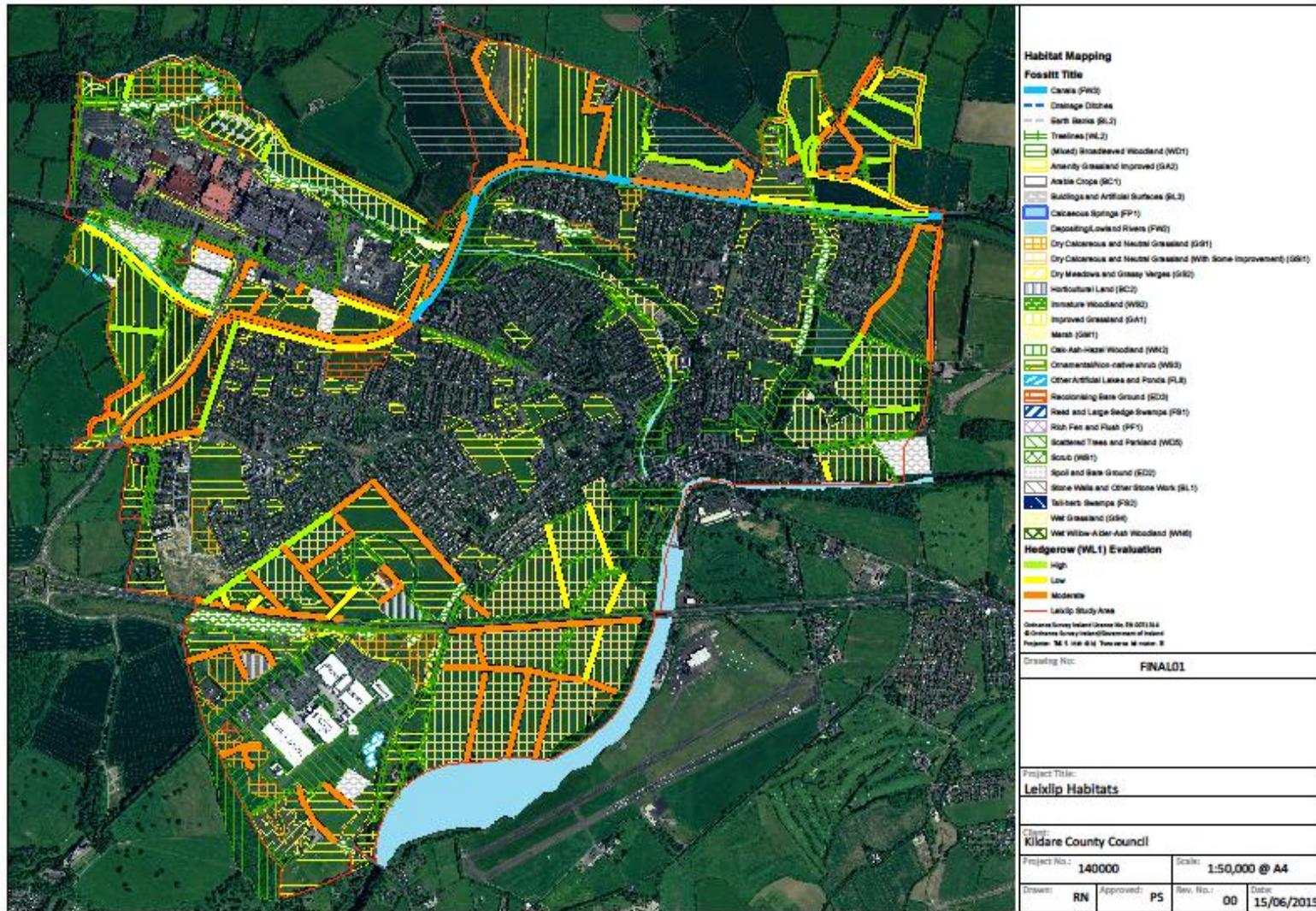
**Figure 11-1** shows the habitats mapped for Leixlip and **Figure 11-2** shows Green Infrastructure mapped in Leixlip.

There are a number of key Local Biodiversity Areas in Leixlip as follows:

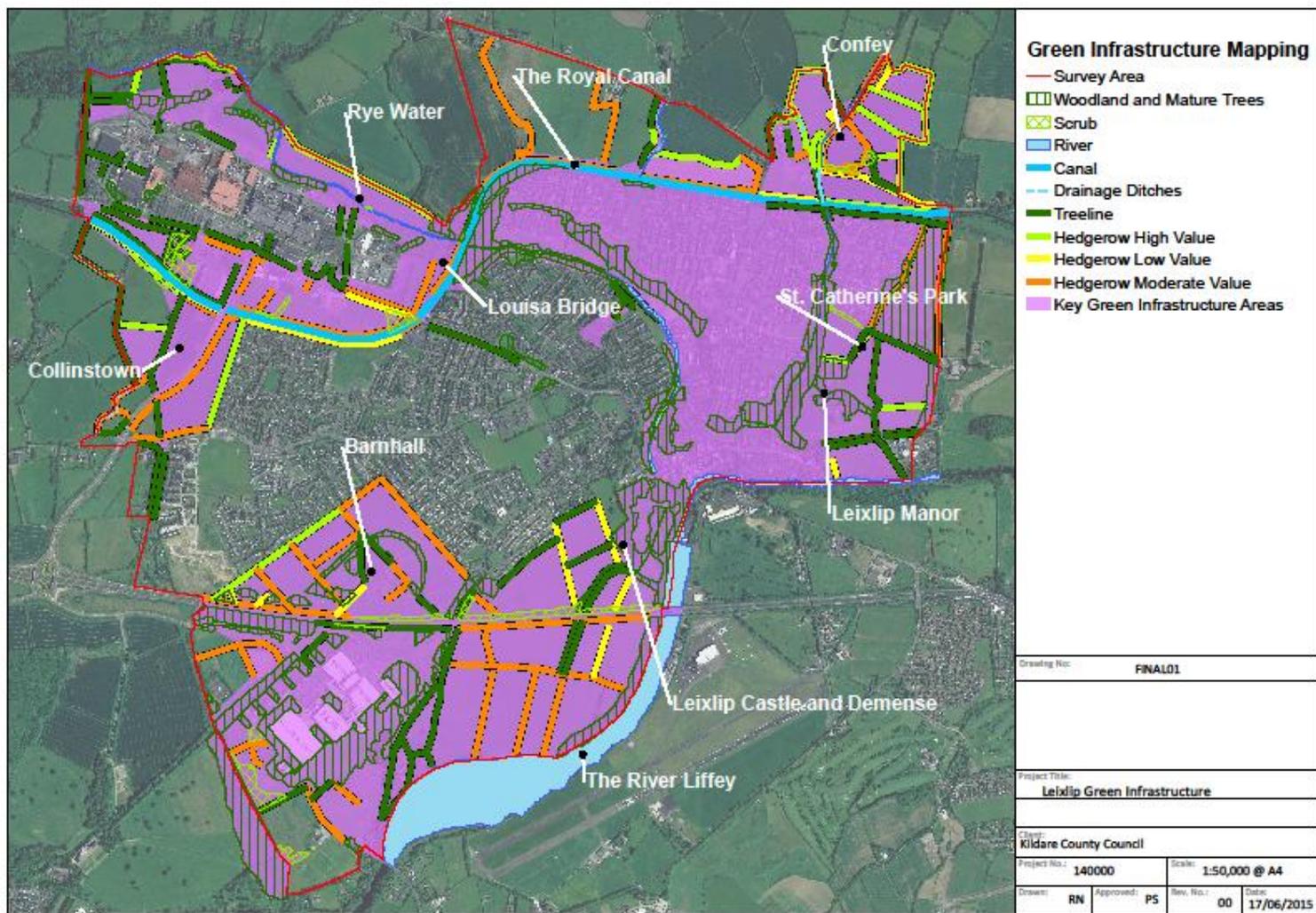
- The Rye Water Valley/Carton SAC, River Liffey (including Liffey Valley pNHA), Royal Canal pNHA and Dublin – Sligo railway line which allow movement of both aquatic and terrestrial flora and fauna across the town.
- The woodlands, hedgerows, treelines, watercourses and extensive areas of grassland within the farmlands of Collinstown and Confey, in St. Catherine’s Park, Leixlip Manor, Leixlip Castle Demesne, Barnhall and the surroundings of the commercial grounds of Intel and Hewlett Packard all provide excellent habitats which are interlinked and support widespread habitat connectivity across the Study Area and contribute to the GI network of Leixlip

However, the dominant environments within Leixlip are improved grassland (for 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 Leixlip.



**Figure 11-1 Habitat Mapping for Leixlip**  
(Source: Leixlip: Habitat Survey and Green Infrastructure Mapping 2015)



**Figure 11-2 Green Infrastructure Mapping for Leixlip**  
 (Source: Leixlip: Habitat Survey and Green Infrastructure Mapping 2015)

The habitats of ecological importance present within Leixlip were noted as:

- *Woodland and Scrub Habitats:* There are significant areas of woodland particularly along linear corridors such as the Rye Water, The Liffey and within St. Catherine’s Park. The woodlands provide some of the main areas of bio-diverse habitat and significant vegetation connectivity across the highly urbanised setting.
- *Hedgerow and Treeline Habitats:* Hedgerows form part of an extensive wildlife network across Leixlip and contribute to the maintenance of habitat links across the town.
- *Grassland and Associated Habitats:* Dry calcareous and neutral grasslands are located within the Rye Water Valley/Carton SAC and provide habitats that are of National Importance. Wet grassland was identified within narrow stretches alongside the Royal Canal pNHA and within a field adjacent to the Hewlett Packard site.
- *Watercourses – Rivers, Canals and Associated Habitats:* There are a number of habitats associated with the Rye Water, the River Liffey and the Royal Canal pNHA (as well as other small streams in the area such as the Oranstown and Rathleek Streams).
- *Calcareous Springs:* The Calcareous spring habitat within the Louisa Bridge area (part of the Rye Water Valley/Carton SAC) supports a mosaic of habitats and a high biodiversity of flora and fauna species (such as the Annex I Whorl Snails which are also Qualifying Interests for the SAC). The tufa springs are Annex I habitats under the EC Habitats Directive, and are a qualifying feature for the SAC. For this reason, this habitat qualifies as being of European Importance.

Other habitats in Leixlip included cultivated and built land. Arable crop fields can be found in the north Leixlip and Confey areas, with a small patch also noted in east Leixlip. Buildings and artificial surfaces are present across the town and, for the most part, were noted to support little or no ecologically-valuable flora.

**Policy GI 1– Green Infrastructure**

*GI 1 It is the policy of the Council to protect, enhance and further develop the Green Infrastructure network in Leixlip to provide a shared space for amenity, recreation and biodiversity.*

**Objectives**

It shall be an objective of the Council:

**GIO1.1** To integrate Green Infrastructure as an essential component of new developments and restrict development that would fragment the Green Infrastructure Network.

**GIO1.2** To protect identified key Green Infrastructure and ‘Stepping Stone’ habitats (according to their value) and enhance where possible. Site specific ecology surveys should be carried out where appropriate to inform proposed development and assess and mitigate potential impacts. The need for site specific ecological surveys will be determined on a case by case basis as part of the planning consent process.

<b>GIO1.3</b>	To seek to ensure key trees, woodlands and high value hedgerows identified in the Leixlip Habitat Survey, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained and integrated into the design of new developments where appropriate.
<b>GIO1.4</b>	To provide for Eco-ducts as part of any new pedestrian and cycle links across the River Rye, Royal Canal and railway, thereby facilitating the free movement of people and species through the LAP area. Any such 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 Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.
<b>GIO1.5</b>	To maintain a green infrastructure protection zone of not less than 15 meters from the top bank of water courses in Leixlip 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 protection zone, subject to appropriate safeguards and assessments. 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 Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.
<b>GIO1.6</b>	To incorporate items of historical or heritage importance within the Green Infrastructure, as amenity features.
<b>GIO1.7</b>	To seek to preserve, protect and enhance trees (including woodlands) of special amenity, nature conservation or landscape value.
<b>GIO1.8</b>	To seek to protect trees with a particular local amenity or conservation value.
<b>GIO1.9</b>	To promote appropriate tree planting within public open spaces along transport networks and in the public realm
<b>Actions</b>	
<ul style="list-style-type: none"> <li>• Review and update the Green Infrastructure Mapping for Leixlip to include lands at Collinstown and Confey.</li> <li>• 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 Leixlip.</li> </ul>	

### 11.3 OPEN SPACE

There is good provision of amenity lands and open space within Leixlip including:

- St Catherine's Park, neighbourhood parks, local parks and numerous amenity green spaces adjacent to residential areas.
- Areas of land zoned as open space on the edges of the town.
- Formal sports amenity areas (Leixlip Amenity Centre, various GAA/Soccer grounds)
- Linear watercourse amenities and associated habitats – including the River Liffey, the River Rye and the Royal Canal towpath.
- Amenity lands scheduled for further development (The Wonderful Barn and Lough na Mona).

These spaces provide habitats for ecological purposes, a focal point for active and passive recreation, promote community interaction and help mitigate the impacts of climate change. These also contribute to a high quality of life for those living, working and visiting the town.

The *Kildare Open Space Strategy 2011* highlights that Leixlip has the full complement of public open space types (within a hierarchy) from neighbourhood parks and local parks to amenity green spaces. There is also a range of sports grounds provided in public parks and linked to specific clubs. The development of Lough na Móna as a multi-purpose amenity area to include senior and junior playing pitches, multi use games areas, adventure area and junior play areas will be a welcome addition to the town.

The River Liffey provides a major 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 linkage. The strategy document *Towards a Liffey Valley Park (2006)* represented the first comprehensive strategy for the Liffey between Chapelizod in Dublin and Celbridge in County Kildare.

However, there is an opportunity to enhance the green links between open spaces throughout Leixlip. These links vary in nature from woodland and riverside/canalside walks to pathways within the urban context. These also have the potential to link historical points of interest. Many of the open spaces closer to the town centre and in the residential areas are also passive in nature. The introduction of amenities /features such as picnic tables, playgrounds or outdoor gym equipment etc. should be considered and integrated into the integrated open space network.

**Figure 11-3** identifies areas of Open Space and Amenity in Leixlip.



## **Policy OS 1– Open Space**

**OS1** It is the policy of the Council to provide for a hierarchy of high quality multi-functional public open spaces within Leixlip, and to preserve and protect such spaces through the appropriate zoning of lands.

### **Objectives**

It shall be an objective of the Council:

- OSO1.1** To explore the feasibility of, develop and/or improve linkages and connections between the network of open spaces in Leixlip, without compromising the biodiversity of the location:
- (i) Along the northern bank of the Rye from Distillery Lane to Woodside Estate and Confey Community College;
  - (ii) Along the River Liffey, from Leixlip Town Centre through Leixlip Castle, to the Salmon Leap Canoe Club; and
  - (iii) Between Silleachain Valley and St. Catherine’s Park.
- OSO1.2** To continue to facilitate and promote community-managed garden/allotments.
- OSO1.3** To promote and provide amenities /features such as picnic tables, playgrounds or outdoor gym equipment facilities in existing open spaces.
- OSO1.4** To investigate the potential to include new play facilities within open green space adjacent to the Canal Walk/Leixlip Spa.
- OSO1.5** To encourage the development of amenity lands at Lough na Mona to cater for active recreation for residents of Leixlip.
- OSO1.6** To cooperate with key stakeholders in the development (where appropriate) of the Rye River, Royal Canal and other areas within Leixlip for recreational purposes:
- (i) ESB regarding the recreational potential of the reservoir at Backweston.
  - (ii) Waterways Ireland regarding the Royal Canal
- OSO1.7** To facilitate and promote the provision of a public park at The Wonderful Barn.
- OSO1.8** To pursue the creation of a Liffey Valley Regional Park together with Fingal and South Dublin County Councils.
- OSO1.9** To maintain and protect the greenbelt between Leixlip, Celbridge and Maynooth.

## 12 KEY DEVELOPMENT AREAS / MASTERPLAN AREAS

***To ensure that best practice urban design principles are applied to all new development, based on the principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area.***

This LAP seeks to establish a framework for the provision of housing including focusing new development and associated facilities into a number of key areas within the town (Key Development Areas (KDA's) and masterplan areas.

KDA sites are 10ha or greater and will extend the urban area of Leixlip at appropriate locations having regard to existing patterns of development and potential for connectivity. These will be the focus for new residential development during the early plan period.

The masterplan areas identify strategic areas in the context of the longer term development of Leixlip (towards the latter plan period and into subsequent plan periods). They include a site identified for the development of an enterprise and employment campus (at Collinstown) and a site identified for the development of a new residential and community district (at Confey).

### 12.1 KEY DEVELOPMENT AREAS

The four KDAs identified within Leixlip are:

- KDA1 The Wonderful Barn: New Residential / Open Space & Amenity at The Wonderful Barn north of the M4.
- KDA2 Celbridge Road (West): New Residential lands / Open Space & Amenity between the M4 and Celbridge Road.
- KDA3 Easton (off Green Lane): New Residential Lands / Open Space & Amenity
- KDA4 Leixlip Gate (off Lane): New Residential Lands / Open Space & Amenity

Design briefs have been prepared to guide development in these areas. These design briefs set out broad parameters for the future development of these areas and are indicative in nature; the preparation of a more detailed urban analysis will be required as part of any development proposal. The briefs will assist different parties involved in the planning process in the preparation and assessment of detailed proposals.

The briefs are based on the appraisal of the area and its urban context. The character and layout envisaged for each area in terms of design, heights and finishes will vary depending upon the existing topography, environmental features, open space, amenity and heritage features and views and basic design concepts including street hierarchy. The analysis is used to form a vision for each area based on the key principles of urban design as outlined in the *Kildare County Development Plan 2017 – 2023 and the Sustainable Residential Development in Urban Areas (2009)* and its companion document, *Urban Design Manual*.

### 12.1.1 Key Development Area 1: The Wonderful Barn

#### *New Residential, Open Space & Amenity*

This KDA is located to the south of the town, north of the M4 motorway and encircles the site of The Wonderful Barn complex. It is bounded by Easton Meadows and Rinawade residential estate to the north and west, Castletown residential estate to the north and Elton Court residential estate to the east. Trees and hedgerows form the shared boundaries with these estates and the development area. KDA 1 is approximately 15.4 ha.



**Figure 12-1 KDA 1: The Wonderful Barn**

<p><b>Vision</b></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><b>Connectivity/ Movement</b></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><b>Built Form</b></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. 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. Respect a zone of protection</p>

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.

**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.

**12.1.2 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 12-2 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 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, 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.

**12.1.3 Key Development Area 3: Easton (off Green Lane)*****New Residential, Open Space & Amenity***

This KDA is located to the west of the town on a prominent site with road frontage onto the R449 and Green Lane. The Glen Easton residential area adjoins the area to the east. An existing overhead transmission line traverses the area in a north-west to south-east alignment. The area is approximately 9 ha.



**Figure 12-3 KDA 3: Easton (off Green Lane)**

<p><b>Vision</b></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><b>Connectivity/ Movement</b></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</p>
<p><b>Built Form</b></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><b>Landscape and Spaces</b></p> <p>Retain natural heritage and green infrastructure features through incorporation into boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs Strategy.</p>

### 12.1.4 Key Development Area 4: Leixlip Gate (Kilmacredock)

#### ***New Residential, Open Space & Amenity***

This KDA is located to the west of the town on a prominent site with road frontage onto the R449. Leixlip Gate residential area and Beech Park adjoins the area to the east. The area is approximately 10ha. The full area is not available for development due to existing dwellings along Leixlip Gate, however, intensification or redevelopment of these properties may occur during the lifetime of the plan.



**Figure 12-4 KDA 4: Leixlip Gate (Kilmacredock)**

#### **Vision**

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.

#### **Connectivity/ Movement**

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

#### **Built Form**

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.

#### Landscape and Spaces

Retain natural heritage and green infrastructure features through incorporation into 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.

## 12.2 AREAS SUBJECT TO MASTERPLANS

In addition, to the Key Development Areas identified in this LAP, there are 2 additional significant land banks in Leixlip, namely Collinstown and Confey. These land banks present considerable opportunities for a new business and technology district at Collinstown, and a new residential and community district with supporting social infrastructure at Confey. Both land banks are strategically located, in close proximity to the railway lines and within minutes drive to the M4 motorway. Whilst these areas present significant opportunities for the future development of Leixlip, careful consideration must be given to the overall design of these areas and in this regard, masterplans are required. These masterplans will provide a framework to guide development in these areas over the plan period and beyond, embracing land use, transportation, infrastructure, urban design and implementation.

These masterplans will provide important additional and detailed information on the overall approach to the implementation of the relevant core objectives in this LAP.

Each masterplan, shall be prepared by, or on behalf of Kildare County Council and shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may be determined for the proper planning and sustainable development of the area to which it applies to include, *inter alia*, the following details:

- The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.
- Proposals in relation to transportation including public transportation, cycling and walking, vehicular layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.
- Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.
- In respect of residential development proposals:
  - House types and mix of housing units, maximum heights, external finishes of structures and the general appearance and design, including that of the public realm
  - The provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres, open space etc.

The masterplans shall be prepared for the entire site areas identified on the **Land Use Zoning Map**.

### 12.2.1 Collinstown

The Collinstown lands are located to the west of Leixlip directly south of the Intel manufacturing facility and currently accommodates a number of warehousing industries associated with 'spin off' logistical operations which are located along the R148 which forms the northern boundary of the lands. The northern portion of the site is traversed by the Royal Canal and the Dublin – Sligo railway line. The western and southern boundary is primarily defined by local roads – and the land is in agricultural or low density residential use. The eastern boundary is defined by the R449.

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 the following:

- Access, circulation and permeability. This strategy will be informed by a detailed traffic assessment to ascertain the extent of development that could be supported by particular upgrading works.
- A landscape / topographical assessment to identify views, aspects and vistas into and out of the site (existing and proposed) and connecting to the wider environment including the nearby motorway and Leixlip Town, including proposals in relation to land-marking within the site.
- A building character and height assessment which addresses opportunities and constraints arising from frontage onto the R449 and R148, the canal, existing overhead transmission lines and adjoining uses (including agricultural land) including, if appropriate the contribution of new buildings to the skyline as seen from Leixlip and the surrounding road network.
- Existing and required engineering services and infrastructure.
- A sustainable building strategy.
- Public transport in accordance with the Principles of Land Use and Transportation Integration as set out in Section 7.2 of the Transport Strategy for the Greater Dublin Area.

### 12.2.2 Confey

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:

- Set out a detailed transportation and infrastructure strategy for the development 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.
- 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 and community centre.
- Include an appropriate level of public open space to support development including a public park of district scale.

A site specific Flood Risk Assessment will also be required for the masterplan area to inform the overall design approach.

## 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.*

This LAP outlines policies and objectives that are specific to Leixlip. The overarching policies and objectives of the *Kildare County Development Plan 2017 – 2023* and in particular the Development Management standards contained in the Development Plan also apply.

### 13.1 LAND USE ZONING OBJECTIVES

The **Land Use Zoning Map** shows the land use zoning objectives for Leixlip and should be read in conjunction with **Table 13-1** Land Use Zoning Objectives, **Table 13-2** Definition of Terms and **Table 13-3** Land Use Zoning Matrix.

**Table 13-1 Land Use Zoning Objectives**

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 & Educational	To provide for education, recreation, community and health.
F	Open Space & Amenity	To protect and provide for open space, amenity and recreation provision.
G	Neighbourhood Centre	To provide for new/existing neighbourhood centres and associated facilities
H	Industrial & Warehousing	To provide for industry, manufacturing, distribution and warehousing.
I	Agricultural	To retain and protect agricultural uses.
Q	Business & Technology	To provide for office and high technology type employment.
U	Transport & Utilities	To provide for the needs of transport and utility uses.

**Table 13-2 Zoning Matrix – Definition of Terms**

Term	Definition
<b>Permitted in principle</b>	Land uses designated under each zoning objective as 'Permitted in Principle' are generally acceptable, subject to compliance with those objectives as set out in other chapters of this Plan.
<b>Open for Consideration</b>	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 use 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.
<b>Not Permitted</b>	Land uses which are indicated as 'Not Permitted' in the Land Use Zoning Matrix (Table 13.3) will not be permitted.
<b>Other Uses</b>	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.
<b>Non-conforming uses</b>	Existing established uses that are inconsistent with the primary zoning objective, where legally established by continuous use for the same purpose prior to 1 <sup>st</sup> October 1964 or by a planning permission and 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.
<b>Transitional Areas</b>	<p>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.</p> <p>In zones abutting residential areas, particular attention will be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties.</p> <p>Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.</p>

### 13.1.1 Land Use Zoning Matrix

The Land Use Zoning Matrix (**Table 13-3**) illustrates the range of land uses together with an indication of their broad acceptability in each of the land use zones.

**Table 13-3 Land Use Zoning Matrix**

Land Use	A – Town Centre	B - Existing Residential & Infill	C – New Residential	E – Community & Educational	F – Open Space & Amenity	N Neighbourhood Centre	H - Industrial & W/housing	I - Agriculture	Q – Business & Technology	U -Public Utilities
Amusement Arcade	N	N	N	N	N	N	N	N	N	N
Agricultural Buildings	N	N	N	N	N	N	O	Y	N	N
Car Park (other than ancillary)	Y	N	N	O	N	O	O	N	Y	O
Betting Office	O	N	N	N	N	O	N	N	N	N
Cemetery	N	N	N	Y	O	N	Y	N	N	N
Community / Recreational / Sports buildings	Y	O	O	Y	Y	O	O	N	N	N
Crèche / Playschool	Y	O	Y	Y	O	O	O	N	O	N
Cultural Uses / Library	Y	O	O	Y	O	O	N	N	N	N
Dancehall / Disco	O	N	N	N	N	N	N	N	N	N
Dwelling	Y	Y	Y	O <sup>10</sup>	N	Y	N	O <sup>11</sup>	N	N
Emergency Residential Accommodation	Y	O	O	Y	N	Y	N	N	N	N
Funeral Homes	Y	N	N	Y	N	O	N	N	N	N
Garage / Car Repairs	N	N	N	N	N	N	Y	N	N	N
Guest House / Hotel / Hostel	Y	O	O	N	N	N	N	O	N	N
Heavy Commercial	N	N	N	N	N	N	Y	N	N	N

<sup>10</sup> Ancillary to health/community use, to meet special accommodation needs.

<sup>11</sup> Subject to Rural Housing Policy

Land Use	A – Town Centre	B - Existing Residential & Infill	C – New Residential	E – Community & Educational	F – Open Space & Amenity	N Neighbourhood Centre	H - Industrial & W/housing	I - Agriculture	Q – Business & Technology	U -Public Utilities
Vehicle Park										
Hot Food take away	O	N	N	N	N	O	N	N	N	N
Light Industry	O	N	N	N	N	N	Y	N	O	N
Medical Consultant / Health Centre	Y	O	O	Y	N	Y	N	N	O	N
Motor Sales	N	N	N	N	N	N	Y	N	O	N
Nursing Home / Housing for the Elderly	Y	Y	Y	Y	N	O	N	N	N	N
Offices	Y	O <sup>12</sup>	O	O	N	O	N	N	O	N
Park / Playground	Y	Y	Y	Y	Y	Y	N	O	N	N
Petrol Station	N	N	O	N	N	O	Y	N	Y	N
Place of Worship	Y	O	O	Y	N	O	N	N	N	N
Playing Fields	O	O	O	Y	Y	O	N	O	O	N
Pub	Y	N	O	N	N	O	N	N	N	N
Restaurant	Y	O	O	N	N	O	N	N	O	N
School	Y	O	Y	Y	O	O	N	N	N	N
Shop (Comparison)	Y	N	N	N	N	Y	N	N	N	N
Shop (Convenience)	Y	O	O	N	N	Y	N	N	O	N
Tourist Related Facilities	Y	O	O	O	O	O	N	O	O	N

<sup>12</sup> Proposals of this nature shall be restricted to circa 100sqm.

Land Use	A – Town Centre	B - Existing Residential & Infill	C – New Residential	E – Community & Educational	F – Open Space & Amenity	N Neighbourhood Centre	H - Industrial & W/housing	I - Agriculture	Q – Business & Technology	U -Public Utilities
Utility Structures	O	O	O	O	O	N	Y	O	O	Y
Warehouse (Wholesale) / Store / Depot	N	N	N	N	N	N	Y	N	N	N

## 13.2 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 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 amount of infrastructure, facilities and amenities to serve each phase. To ensure 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 Leixlip 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 development in tandem with development.

### 13.2.1 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 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 dwelling units that are in a subsequent phase of development. A statement of compliance with the phasing requirements of the LAP shall be included 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 circumstances where the Planning Authority is satisfied that listed infrastructure is at an advanced stage of delivery or other overarching factors have arisen. 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.

<b>Key Development Area 1: The Wonderful Barn</b>		
<b>Type of Infrastructure</b>	<b>Description</b>	<b>Phasing</b>
Road Upgrade	Complete vehicular junction at Celbridge Road including improved access to The Wonderful Barn.	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 KDA1. Pro-rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA1.

<b>Key Development Area 2: Celbridge Road (west)</b>		
<b>Type of Infrastructure</b>	<b>Description</b>	<b>Phasing</b>
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.

<b>Key Development Area 3: Easton (off Green Lane)</b>		
<b>Type of Infrastructure</b>	<b>Description</b>	<b>Phasing</b>
Road Upgrade	Complete vehicular junction at Green Lane.	To be completed prior to the commencement of development.
Pedestrian / Cyclist Links	Complete pedestrian / cycle access onto the R449.	Prior to completion of 100 dwellings.
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 on zoned lands in KDA3.

<b>Key Development Area 4: Leixlip Gate (Kimacredock)</b>		
<b>Type of Infrastructure</b>	<b>Description</b>	<b>Phasing</b>
Road Upgrade	Upgrade junction on to Green Lane.	To be completed prior to the commencement of development.
Road Upgrade	Improvements to Leixlip Gate	To be completed prior to the commencement of development.
Open Space	New landscape berm parallel to the M4.	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 KDA4. Pro-rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA4.

### 13.2.2 Masterplans

Each masterplan area will be required to include detailed phasing proposals and an implementation strategy. Particular phasing requirements of the LAP for Collinstown are identified below.

<b>Collinstown Lands Masterplan</b>		
<b>Type of Infrastructure</b>	<b>Description</b>	<b>Phasing</b>
Road Upgrade	Realignment of the R148 in line with approved Part 8 Scheme.	Prior to the commencement of additional development north of the railway and canal unless Scheme lapses.
Retail	Major Town Centre	On an incremental basis having regard to prevailing retail strategies and plans over time.

Phasing requirements for Confey will be addressed in the Masterplan for this area and integrated into the Local Area Plan by way of statutory amendment (Objective CSO1.3 refers). No development shall be permitted within the Confey masterplan area until such time as the masterplan is integrated into the Local Area Plan.

## **Appendix A - MAPS**

1. Transport Map
2. Built Heritage and Archaeology Map
3. Built Heritage and Archaeology Map – Town Centre
4. LAP Zoning Map
5. Flooding Map

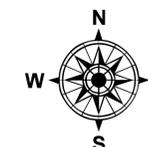


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**Legend**

- LAP Boundary
- Junction Improvement
- River Crossing Options
- New Pedestrian/Cycle Overpass
- Amenity Walkways
- Road Improvements Objective
- New Pedestrian/Cycle Path Objective



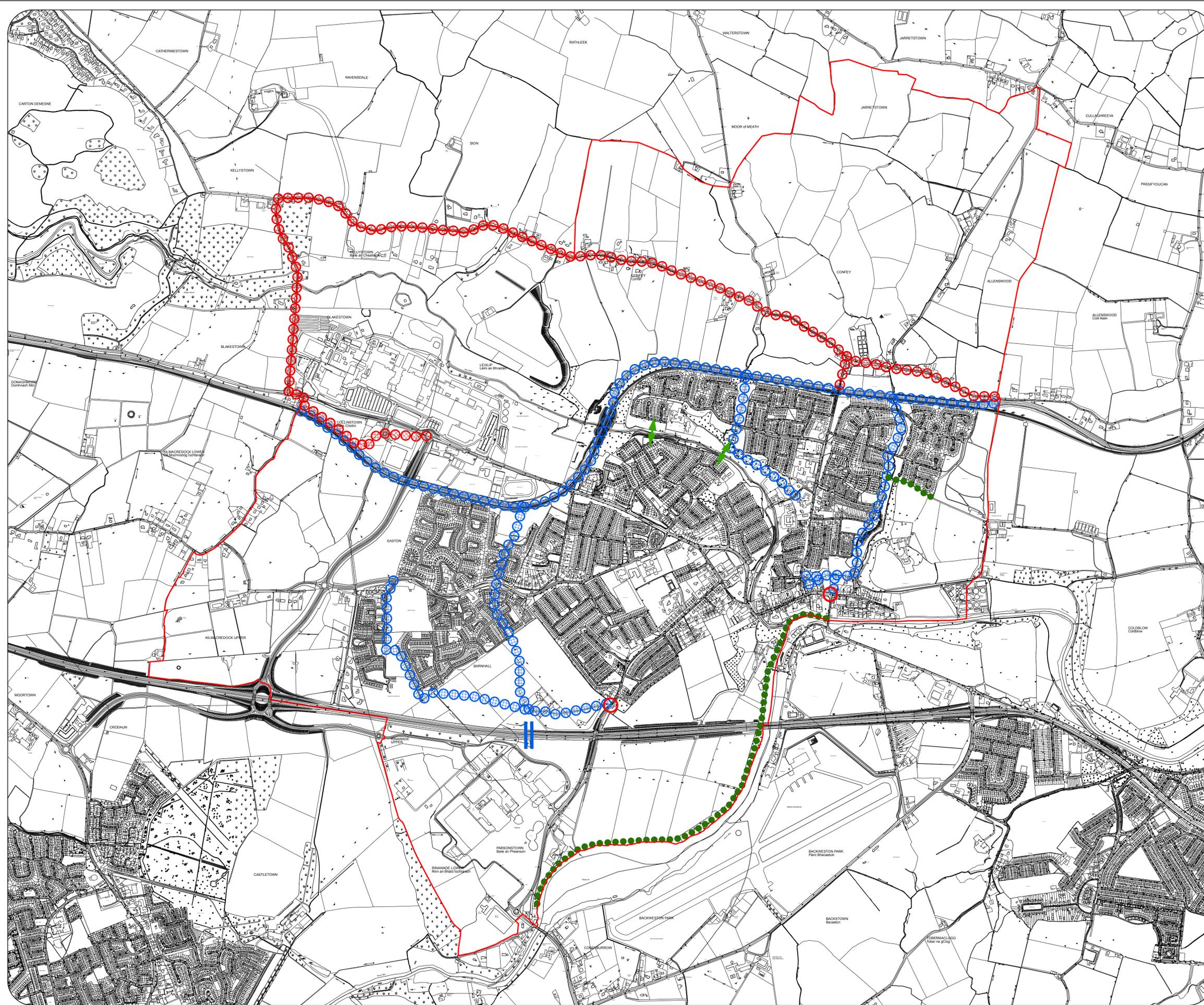
**Transport Map**

Scale: 1: 10,000 @ A1      Map No.: 1

Date: April 2017      Drawing No.:  
 MH16027arc1003F03

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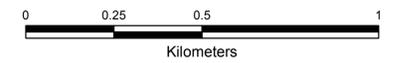
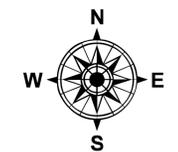


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**Legend**

- Records of Protected Structures (RPS)
- Record of Monuments and Places (RMP)
- ◻ Zone of Archaeological Potential
- Architectural Conservation Area (ACA)
- ▭ LAP Boundary
- Protected Views



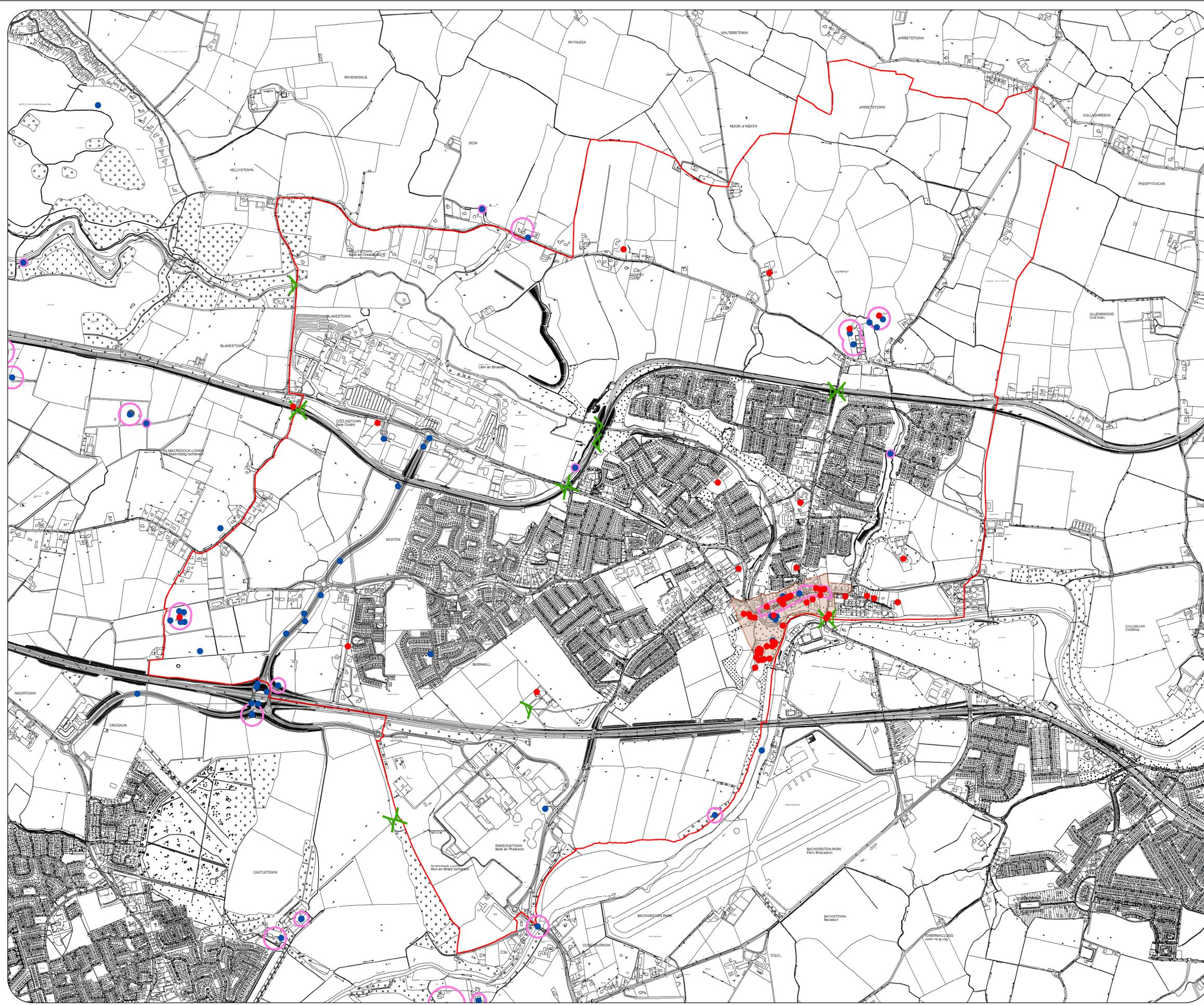
**Built Heritage and Archaeology Map**

Scale: 1: 10,000 @ A1      Map No.: 2

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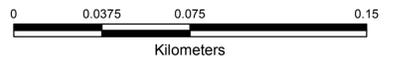
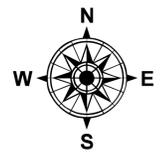
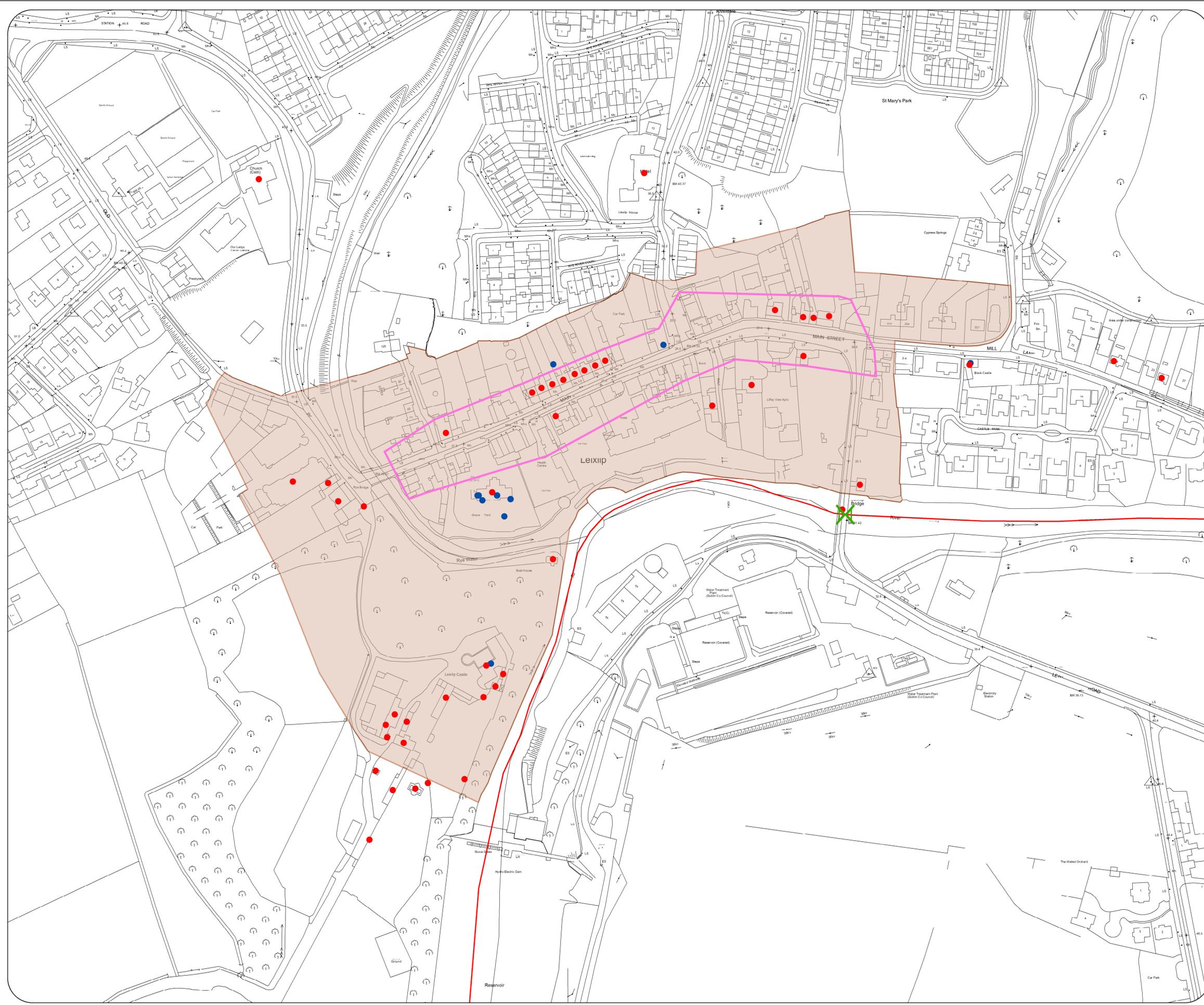


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**Legend**

- LAP Boundary
- Protected Views
- Record of Protected Structures (RPS)
- Record of Monuments and Places (RMP)
- Zone of Archaeological Potential
- Architectural Conservation Area (ACA)



**Built Heritage and  
 Archaeology Map  
 Town Centre**

Scale: 1: 1,500 @ A1      Map No.: 3

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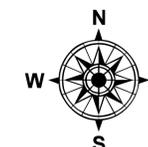


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**Legend**

- Road Improvements Objective
- LAP Boundary
- Subject to Masterplan
- Key Development Area (KDA)
- Leixlip LAP**
- A: Town Centre
- B: Existing Residential
- C: New Residential
- E: Community and Educational
- F: Open Space and Amenity
- G: Neighbourhood Centre
- H: Industrial and Warehousing
- I: Agriculture
- Q: Business and Technology
- U: Transport and Utilities



**Zoning Map**

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