

Draft Leixlip Local Area Plan 2017-2023

Proposed Material Alterations



Planning Department
Kildare County Council
18th August 2017



PLANNING DEPARTMENT

KILDARE COUNTY COUNCIL

SECTION 1 INTRODUCTION

1.1 INTRODUCTION

The Draft Leixlip Local Area Plan 2017 – 2023 was placed on public display from the 10th April 2017 until 22nd May 2017. The Chief Executive’s Report on submissions and observations received in respect of the Draft LAP was submitted to Members of Kildare County Council for their consideration on the 3rd July 2017.

Having considered the Draft Leixlip LAP and the Chief Executive’s Report, it was resolved by the Members at a Special Meeting of Kildare County Council on 28th July 2017 to alter the Draft Leixlip LAP, and that these alterations constitute a material alteration to the Draft LAP.

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

1.2 HOW TO READ THE PROPOSED MATERIAL ALTERATIONS

The proposed Material Alterations are listed as **Proposed Material Alterations Nos. 1 – 38** in Section 2 below, and are accompanied by associated maps.

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

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

1.3 ENVIRONMENTAL ASSESSMENTS

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

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

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

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

1.4 YOUR ROLE - MAKING A SUBMISSIONS/OBSERVATION

A copy of the proposed Material Alterations is on display from Friday 18th August 2017 to Friday the 15th September 2017 inclusive at the following locations.

- Leixlip Library, Captain's Hill, Leixlip,
- Planning Section, Kildare County Council Offices, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, and
- Kildare County Council Website www.kildare.ie/county council

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

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

OR

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

Submissions must be received no later than 5pm Friday 15th September 2017.

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

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

Please note that only submissions or observations made in respect of the **proposed material alterations and accompanying documents** can be taken into consideration in the making of the Leixlip Local Area Plan. Submissions or observations in relation to any other aspects of the draft LAP cannot be considered at this stage in the process.

1.5 THE NEXT STEPS

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

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

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

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

SECTION 2 PROPOSED MATERIAL ALTERATIONS

The proposed Material Alterations to the Draft Leixlip Local Area Plan 2017- 2023 are set out hereunder in their order of appearance in the relevant chapters of the Local Area Plan:

Chapter 4 Core Strategy

Proposed Material Alteration No. 1

Delete Key Development Area 2 Celbridge Road (East).

Consequential alterations arising (A-G):

A. Amend Section 4.2 and Table 4.1:

The Leixlip LAP identifies approximately ~~50~~ **39** hectares of undeveloped residentially zoned land located adjacent to established residential areas (refer to **Section 7** and **Section 12** for information on Key Development Areas (KDAs)). The housing capacity of these lands and infill sites within the built up area is estimated to be ~~1,500~~ **1170** (approx.) residential units based on a density of 30 units per hectare. Over the lifetime of this plan priority for residential development should be given to the development of these lands to consolidate the built up area of the town. Refer to **Table 4-1**.

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
KDA* 1	15.0	450 - 525	30-35
KDA 2	12.0	360 - 420	30-35
KDA 3	12.0	360 - 420	30-35
KDA 4	10.0	300 - 350	30-35
Sub Total	51.3 39.3	1530 - 1800 1170 - 1380	30-35
Masterplan Lands at Confey	86	1500**	35
TOTAL	137.3 125.3	3300 2880	30-35

* **Key Development Area**

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

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

- KDA 3 2 Easton
- KDA 4 3 Leixlip Gate

- C. Amend Figure 4.1 Core Strategy Concept Map (i.e. remove KDA2 – outlined).

See Amended Figure 4.1 in Appendix A.

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

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

~~New Residential, Open Space & Amenity~~

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



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

Vision

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

<p>Connectivity/ Movement</p> <p>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).</p>
<p>Built Form</p> <p>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.</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, subject to also minimising impact on Leixlip Castle.</p> <p>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.</p>
<p>Landscape and Spaces</p> <p>Building layouts will have regard to the protection of key views within the site and appropriate landscaping should minimise the visual impact of any new residential development. Retain natural heritage and green infrastructure features through incorporation into areas of open space and boundaries of residential development.</p>

E. Amend Section 13.2.1: Delete reference to KDA2

Key Development Area 2: Celbridge Road (west)		
Type of Infrastructure	Description	Phasing
Road Upgrade	Complete vehicular junction at Celbridge Road.	To be completed prior to the commencement of development.
Childcare	Pro rata childcare provision at a rate of 0.13 childcare spaces per dwelling.	Pro rata provision for dwellings 1 — 100 to be completed prior to the commencement of dwelling no. 101 in KDA2. Pro rata provision for remainder to be completed prior to the completion of development on zoned lands in KDA2.

F. Amend Zoning Map:

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

See Map No. 4 'LAP Zoning Map' in Appendix A.

G. Amend Proposed Material Alteration No. 33 (Amendment to Section 12.1.1 KDA1 The Wonderful Barn):

Delete sentence under 'Connectivity/Movement' that refers to KDA2.

Connectivity/ Movement

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). *Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 2.*

Proposed Material Alteration No. 2

Confey: Amend Zoning Map and Objective CSO1.3.

- Amend Map No. 4 'LAP Zoning Map':

Remove the 'C: New Residential' zoning at Confey (86 ha approx.) and replace with 'I: Agriculture' zoning with a hatched overlay indicating that the area, including the 'E Community and Education' area, will be subject to a Masterplan as per Objective CSO1.3 of the Draft LAP.

See Map No. 4 'LAP Zoning Map' in Appendix A.

- Amend Objective CSO1.3 as follows:

*"To promote and support the development of a new residential and community district at Confey, Leixlip, in tandem with the delivery of high capacity public transport and necessary physical, social and economic infrastructure. A masterplan shall be prepared for Confey and integrated into the Leixlip Local Area Plan by way of Statutory Amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended). *The amended Local Area Plan will include zoning objectives for the area arising from the masterplan. No development shall* Only developments appropriate to Agricultural zoned lands will be permitted in the masterplan area until such time as the masterplan is integrated into the plan."*

Chapter 5 Urban Centre & Retailing

Proposed Material Alteration No. 3

Include new objective:

UCRO1.5: To seek recognition for Leixlip Town as a Heritage Town and promote it as such with regard to tourism, cultural recreation and living.

Proposed Material Alteration No. 4

Amend objective UCRO3.6:

To facilitate the extension, where appropriate, of the riverside walk along the northern bank of the River Liffey from ~~Arthur Guinness Park~~ *William Roantree Park* to Liffey Bridge.

Reference to William Roantree Park to be amended in UCR03.8, Section 5.7.2 and Section 5.3.

Proposed Material Alteration No. 5

Amend the second Action under Policy UCR 3:

- To improve paving, planting, lighting and street furniture in the town centre area *and to investigate the feasibility of carrying out such works in Ralph's Square.*

Proposed Material Alteration No. 6

Include new Policy UCR4.1:

It is the policy of the Council to encourage owners of premises on Main Street when renewing their shopfronts to use the Irish language.

Amend Action

- To continue the Kildare County Council Shop Front / Town Centre Improvement Grant Scheme, *this to include Grant Scheme for shop front accessibility*, and assist, where appropriate, with the implementation of the grant scheme.
- *To encourage the use of the Irish Language when shopfronts are being renewed.*

Chapter 6 Enterprise, Economic Development & Tourism

Proposed Material Alteration No. 7

Amend Section 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 *development and reconfiguration expansion* at the Intel and Hewlett Packard business campuses. *The Council will work with local and national agencies to seek to ensure the HP campus remains an integral employment hub for Leixlip.* 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.

Proposed Material Alteration No.8

Amend objective EDTO3.1:

To identify opportunities to improve the tourist product in Leixlip, *including an information/tourist office*, and to co-operate with the appropriate statutory agencies, private tourism sector and community groups.

Proposed Material Alteration No. 9

Amend objective EDTO3.9:

To promote The Wonderful Barn as an integrated tourism and amenity destination with complementary commercial uses (see Section 9 also) *to be informed by a detailed conservation and management plan.*

Chapter 7 Housing & Community

Proposed Material Alteration No.10

Amend Section 7.1.1 'Demographic Profile' and Table 7.2 'Age Profile of Leixlip':

~~The Census in 2011 recorded a population of 15,452 persons for Leixlip. Preliminary results for the 2016 Census (as issued in July 2016) recorded a population increase of 5.6% in the county as a whole, and a decrease in the Leixlip Electoral Division of 3%.~~

~~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](#).)~~

The Census in 2016 recorded a population of 15,576 for the Leixlip Electoral Division¹, which represents a 0.3% decrease in population from 2011 for the same geographic area.

In 2016 the age profile of the population of Leixlip was typical of the national average. While approximately 63% of the population is under 44, the age profile is older when compared to other towns in the GDA. In the last intercensal period there was also a significant increase in the proportion of population over 65, rising from 7.7% to 12%.

Table 7.2 Age Profile of Leixlip ~~2006-2011~~ 2011-2016

Age Bracket	2011 Population	% of Total Population 2011	National % 2011	2016	% of Total Population 2016	National % 2016
0-14	3328 3363	21.5%	21%	3250	21%	21.1%
15-24	2131 2148	14%	12%	1865	12%	12.1%
25-44	4783 4834	31%	32%	4709	30%	29.5%
45-64	4018 4062	26%	23%	3832	25%	24%
65+	1192 1190	7.5%	12%	1920	12%	13.3%
Total	15,452 15,597	100%	100%	15,576	100%	100%

¹ The Leixlip ED comprises a geographical area that is larger than the LAP boundary. The ED figure is used for population purposes as the ED boundary remained unchanged between the Censuses of 2011 and 2016 thus providing an accurate comparison, whereas due to the alterations to the 'legal town' boundary the figures for the two years are not comparable.

Proposed Material Alteration No. 11

Amend objective HCO2.2:

To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the needs of the population of Leixlip, *including housing designed for older people.*

Proposed Material Alteration No. 12

Amend Objective HCO3.4:

To support and facilitate the provision of children's play facilities in Leixlip, including *inclusive* playgrounds and a skatepark. *A feasibility study regarding the location of play facilities for all ages will be carried out.*

Proposed Material Alteration No.13

Amend Section 7.7:

7.7 Other Community, Sports, *Cultural* and Recreation Facilities

Policy HC4: It is the policy of the Council to facilitate and support a broad range of community, *cultural* and recreational facilities to serve the needs of the residents of the LAP area.

HCO4.3: To support and promote the development of cultural, arts and performance spaces in Leixlip.

Proposed Material Alteration No. 14

Include a new statement under Section 7.7 'Other Community, Sports, *Cultural* and Recreation Facilities':

It is considered that the priority site for a public swimming pool in Leixlip should be at the Leixlip Amenities Centre on the Maynooth Road.

Chapter 8 Movement & Transport

Proposed Material Alteration No. 15

Amend Policy 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. *Permeability projects through existing housing estates shall be subject to local public consultation.*

Proposed Material Alteration No. 16

Amend objective MTO1.1:

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

Proposed Material Alteration No. 17

Include a new Action under MT1:

To identify and provide suitable sites for bicycle racks.

Proposed Material Alteration No. 18

Insert new objective MT02.5:

To engage with the NTA, Dublin Bus, Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Leixlip including the provision of a bus link between Leixlip and Celbridge and park and ride facilities.

Proposed Material Alteration No. 19

Insert new objective MTO2.6:

To liaise with Irish Rail regarding a new railway station at Collinstown.

Proposed Material Alteration No. 20

Include a new objective under MT3 Roads:

To investigate the feasibility of a new link road from the Celbridge Road (R404) to the south of the M4 connecting to the M4 Leixlip/Celbridge Interchange in consultation with TII, NTA and other stakeholders. A feasibility study shall be subject to a Traffic Impact Assessment.

See Map No. 1 'Transport Map' in Appendix A.

Proposed Material Alteration No. 21

Insert new objective under MT3 Roads:

To implement the agreed recommendations of the Green Lane-Easton Road Safety Assessment (January 2017) during the lifetime of the plan.

Proposed Material Alteration No. 22

Amend objective MTO3.2:

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.
- (iv) *To consider in the design for the realignment of the R148 at Collinstown provision for the future replacement / upgrade of the canal bridge and a railway bridge to provide additional access to development lands.*

Proposed Material Alteration No. 23

Amend objective MTO3.10:

To ensure that all significant development proposals for KDAs and Masterplan areas are subject to Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA 2014 *to assess the individual and cumulative impact of the planned development in the area on the strategic road network*. The requirement for TIA *for developments outside of the KDAs and Masterplan area* will be determined on a case by case basis.

Proposed Material Alteration No. 24

Amend Section 8.4 as follows:

~~Currently, there is a terraced public car park behind Darkie Moore's public house on Pound Street.~~

Chapter 10 Built Heritage and Archaeology

Proposed Material Alteration No. 25

Amend objective BHO1.7:

To complete a Conservation Study for The Wonderful Barn and the whole of its environs to inform any following feasibility studies and public consultation for appropriate use and 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.

Proposed Material Alteration No. 26

Amend objective 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. *The feasibility of a Discovery Park including play facilities and a picnic area will be investigated.*

Proposed Material Alteration No. 27

Amend Map 2 'Built Heritage and Archaeology Map' by including the following View from the County Development Plan 2017-2023:

View of Rye Water from Black Bridge at Blakestown (Ref RW1 in CDP)

See Map 2 'Built Heritage and Archaeology Map in Appendix A.

Chapter 11 Natural Heritage, Green Infrastructure & Strategic Open Spaces

Proposed Material Alteration No. 28

Amend Figure 11.3 'Open Space in Leixlip' to include lands zoned Open Space located east of Confey Masterplan area north of the canal/railway line to reflect Zoning Map.

See amended Figure 11.3 in Appendix A.

Proposed Material Alteration No. 29

Amend objective G101.1:

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

Proposed Material Alteration No. 30

Amend objective G101.7:

To seek to preserve, protect and enhance trees (including woodlands) of special amenity, nature conservation or landscape value *including at the following locations:*

St Catherine's Park

The Black Avenue

Leixlip Castle Demense

Newtown House, Captain's Hill

In grounds of Leixlip House, adjoining public open space at Rye River Estate

Both sides of the aqueduct embankment

Sileachain Valley, between fire station and Glendale Meadows

East side of laneway to Leixlip Gate

Marshfield House, Mill Lane

Open space adjacent to Rye water at Rye River Estate

Along north bank of Canal, Collinstown

Between River Forest and Ryevale Lawns

Trees along Main Street

Ryevale House and adjoining public open space at Ryevale Lawns.

Proposed Material Alteration No. 31

Insert new objectives under Green Infrastructure as follows:

(A) To seek to protect, preserve and develop St. Catherine's Park as a public amenity.

(B) To protect the amenity of St. Catherine's Park. No road proposal shall be considered by this Council through the park within this Council's ownership or jurisdiction.

Proposed Material Alteration No. 32

Insert new objective under Green Infrastructure as follows:

To examine the feasibility of extending St. Catherine's Park on lands between Sileachán Valley, existing housing estates and Black Avenue and to liaise with the OPW and/or other relevant state agencies in this regard.

Chapter 12 Key Development Areas / Masterplan Areas

Proposed Material Alteration No. 33

Amend Section 12.1.1 KDA1 The Wonderful Barn:

<p>Vision</p> <p>The extension of the urban area of Leixlip through new residential development and open space and amenity, with a high quality permeable urban form, which provides links to and protects the cultural heritage of The Wonderful Barn.</p>
<p>Connectivity/ Movement</p> <p>Access to the development area will be via an improved access point on the Celbridge Road which will also provide vehicular, cycle and pedestrian access / links to The Wonderful Barn. Achieve pedestrian and cyclist permeability throughout. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets (DMURS). <i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 2.</i></p>
<p>Built Form</p> <p>Create a legible development with a sense of place which understands the cultural heritage of the surrounding area and has regard to the residential amenity of the existing dwellings to the north, west and east of the development area. Provide for buildings of 2 storey in height (limited to an overall height of approximately 8m) This site will accommodate medium to low-density residential development in the order of 30 units per hectare. However, where the quality of the design and layout is particularly high and it is determined that it would not impact unduly on the setting of The Wonderful Barn, a maximum density of 35 units per hectare may be achievable. <i>Apartments and flat roof houses would not be appropriate in this area.</i> Respect a zone of protection around The Wonderful Barn. Public open space should reflect existing spaces in adjoining developments, enhancing the visual amenity, with the possibility of merging in the future.</p>
<p>Landscape and Spaces</p> <p>Building layouts will have regard to the protection of key views within the site and appropriate landscaping should minimise the visual impact of any new residential development. <i>Provide for minimum 15% quality open space within the residential lands.</i> Retain natural heritage and <i>existing</i> green infrastructure features through incorporation into areas of open space and boundaries of residential development.</p>

Proposed Material Alteration No. 34

Amend Section 12.1.3 KDA3 Easton (off Green Lane):

<p>Vision</p> <p>The extension of the urban area of Leixlip through new residential development and open space and amenity, with a high quality permeable urban form and creating a built edge to the R449.</p>
<p>Connectivity/ Movement</p> <p>Access to the site will be via an improved access point on Green Lane. Achieve vehicular, pedestrian and cyclist permeability throughout the development area and pedestrian and cyclist access to the R449 to the west. <i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 4.</i></p>
<p>Built Form</p> <p>This site will accommodate medium to low-density residential development in the order of 30 units per hectare. However, where the quality of the design and layout is particularly high, a maximum density of 35 units per hectare may be achievable. Layout to have regard to the overhead transmission cables traversing the area and the clearance distances recommended by the ESB (ref. Section 17.11.2 of the Kildare County Development Plan 2017 – 2023). Have regard to residential amenity of existing dwellings to the east- buildings to be 2 storeys in height along this perimeter. High quality development form at the roundabout junction of the R449 and Green Lane should announce the town. Buildings 3- 4 storeys may be provided at the roundabout junction of the R449 and Green Lane along the perimeter with R449. Provide passive surveillance of roads and open spaces. Buildings shall maintain an appropriate set back from the roundabout at the R449 and Green Lane.</p>
<p>Landscape and Spaces</p> <p><i>Provide for minimum 15% quality open space within the residential lands.</i> Retain natural heritage and <i>existing</i> green infrastructure features through incorporation into <i>areas of open space and</i> boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs Strategy.</p>

Proposed Material Alteration No.35

Amend Section 12.1.4 KDA4 Leixlip Gate (Kilmacredock):

<p>Vision</p> <p>The consolidation of the urban area of Leixlip through new residential development and open space and amenity, with a high quality permeable urban form and creating a built up edge along the R449.</p>
<p>Connectivity/ Movement</p> <p>Access to the site will be via Leixlip Gate and onto Green Lane. Achieve vehicular, pedestrian and cyclist permeability throughout the development area and pedestrian/cyclists access to the R449 to the west. <i>Planning applications for significant development on these lands shall be accompanied by a Traffic Impact Assessment that takes into consideration the development potential of KDA 3.</i></p>
<p>Built Form</p> <p>This site will accommodate medium to low-density residential development in the order of 30 units per hectare. However, where the quality of the design and layout is particularly high, a maximum density of 35 units per hectare may be achievable. Layout to have regard to the residential amenity of existing dwellings, buildings to be 2 storeys in height along perimeter with existing dwellings. High quality development form along the R449 should announce the town and buildings 3-4 storeys may be provided at the roundabout junction of the R449 and Green Lane. Provide passive surveillance of roads and open spaces. The entrance gate is a Protected Structure (Ref. B11-59) and leads to a tree lined avenue, formerly part of Castletown Demesne. Proposals should seek to minimise impact on the Protected Structure and avenue. Buildings shall maintain an appropriate set back from the roundabout at the R449 and Green Lane.</p>
<p>Landscape and Spaces</p> <p><i>Provide for minimum 15% quality open space within the residential lands.</i> Retain natural heritage and <i>existing</i> green infrastructure features through incorporation into <i>areas of open space and</i> boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs Strategy. Use landscaping to create buffer from R449 and M4.</p>

Proposed Material Alteration No. 36

Amend Section 12.2.1 Collinstown by including an additional bullet point:

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 (*inter alia*) the following:

- *The requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012).*

Proposed Material Alteration No. 37

Amend Section 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 *of the area* 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 *and car parking provision for Confey Train Station*.
- 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, *a post 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. *Public consultation with the community, stakeholders and statutory authorities will be carried out as part of the Statutory Amendment process for the Confey Masterplan.*

Chapter 13 Implementation

Proposed Material Alteration No. 38

Amend 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
Offices	Y	O ²	O	O	N	O	Y	N	O	N

² Proposals of this nature shall be restricted to circa 100sqm.

Appendix A

List of Figures:

- Figure 4-1 Core Strategy Concept Map
- Figure 11-3 Open Space in Leixlip

List of Maps:

- Map No. 1 Transport Map
- Map No. 2 Built Heritage & Archaeology
- Map No. 4 LAP Zoning Map

Figure 4.1 Core Strategy Concept Map

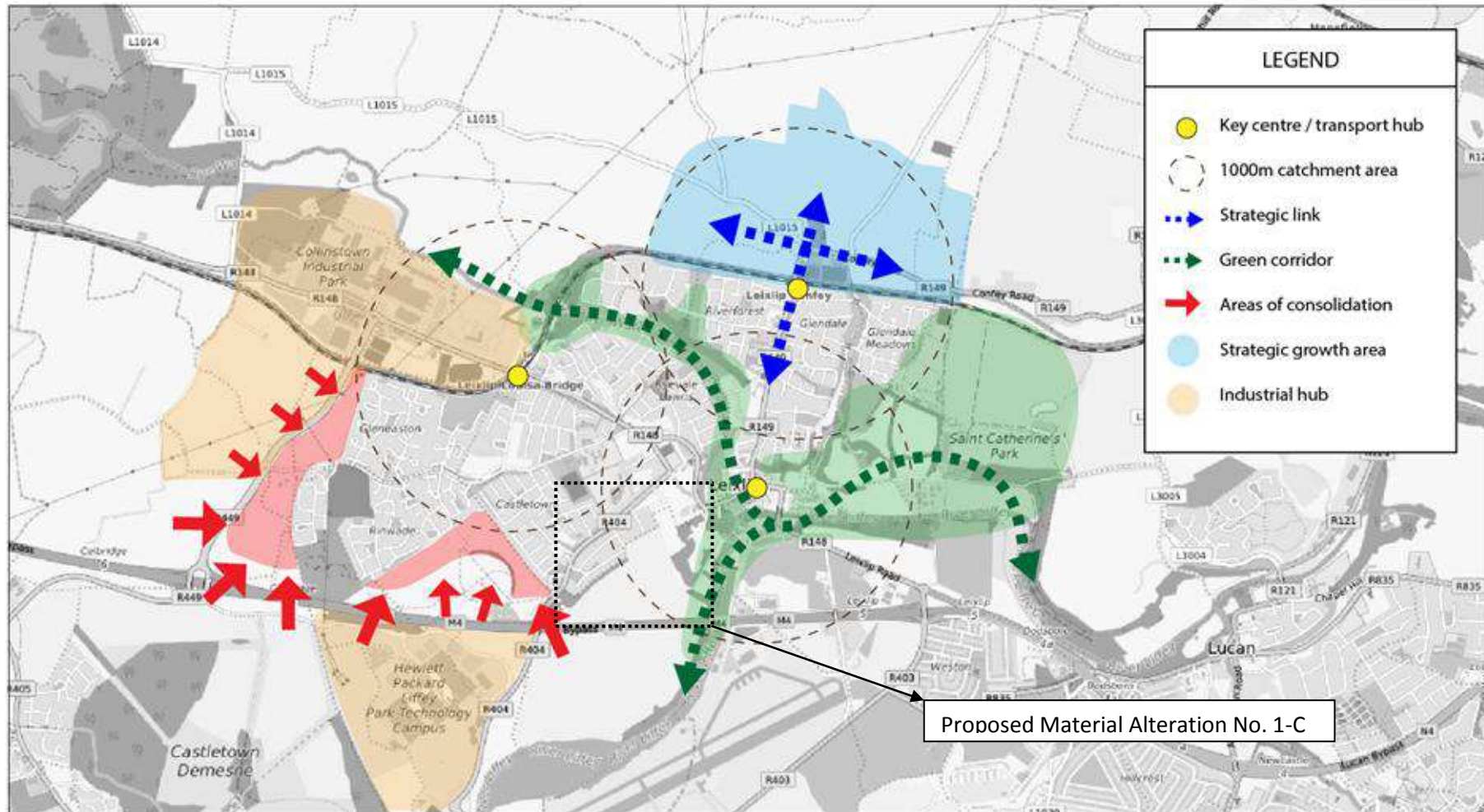


Figure 11.3 Open Space in Leixlip



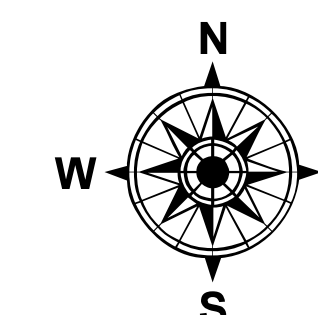


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Proposed Material Alterations
 Draft Leixlip Local Area Plan 2017-2023

Legend

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



Proposed Material Alteration No. 20

Transport Map

Scale: 1: 10,000 @ A1 Map No.: 1

Date: August 2017 Drawing No.:
 MH16027arc1003F05

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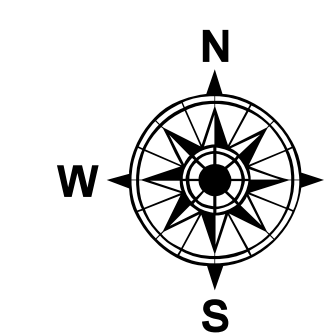


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Legend

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



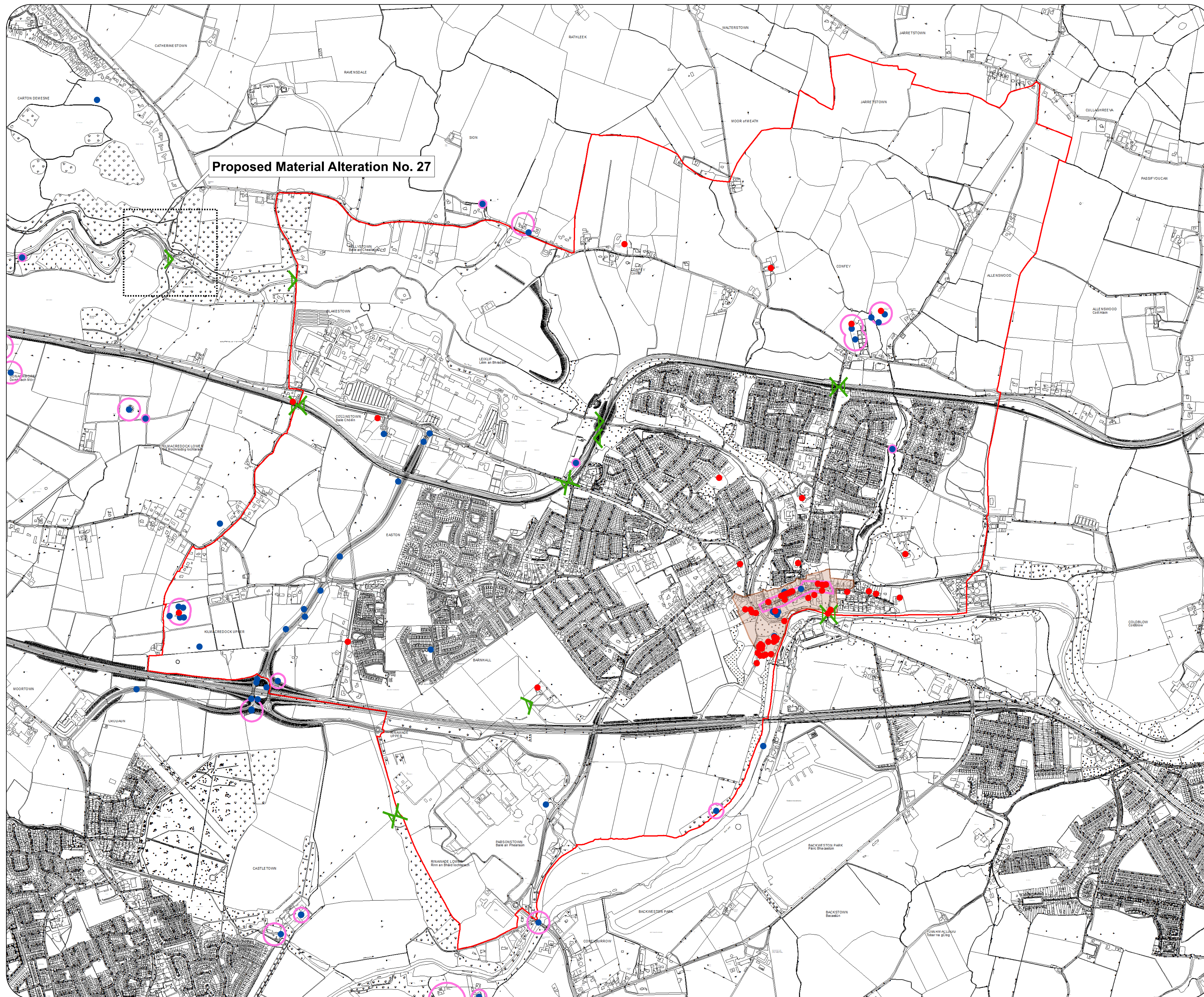
Built Heritage and Archaeology Map

Scale: 1: 10,000 @ A1 Map No.: 2

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Proposed Material Alteration No. 27

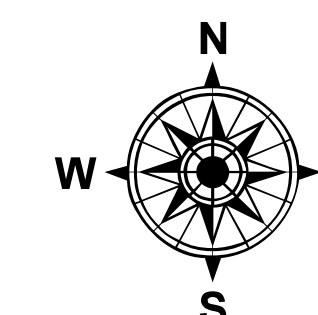


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Proposed Material Alterations
 Draft Leixlip Local Area Plan 2017-2023

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



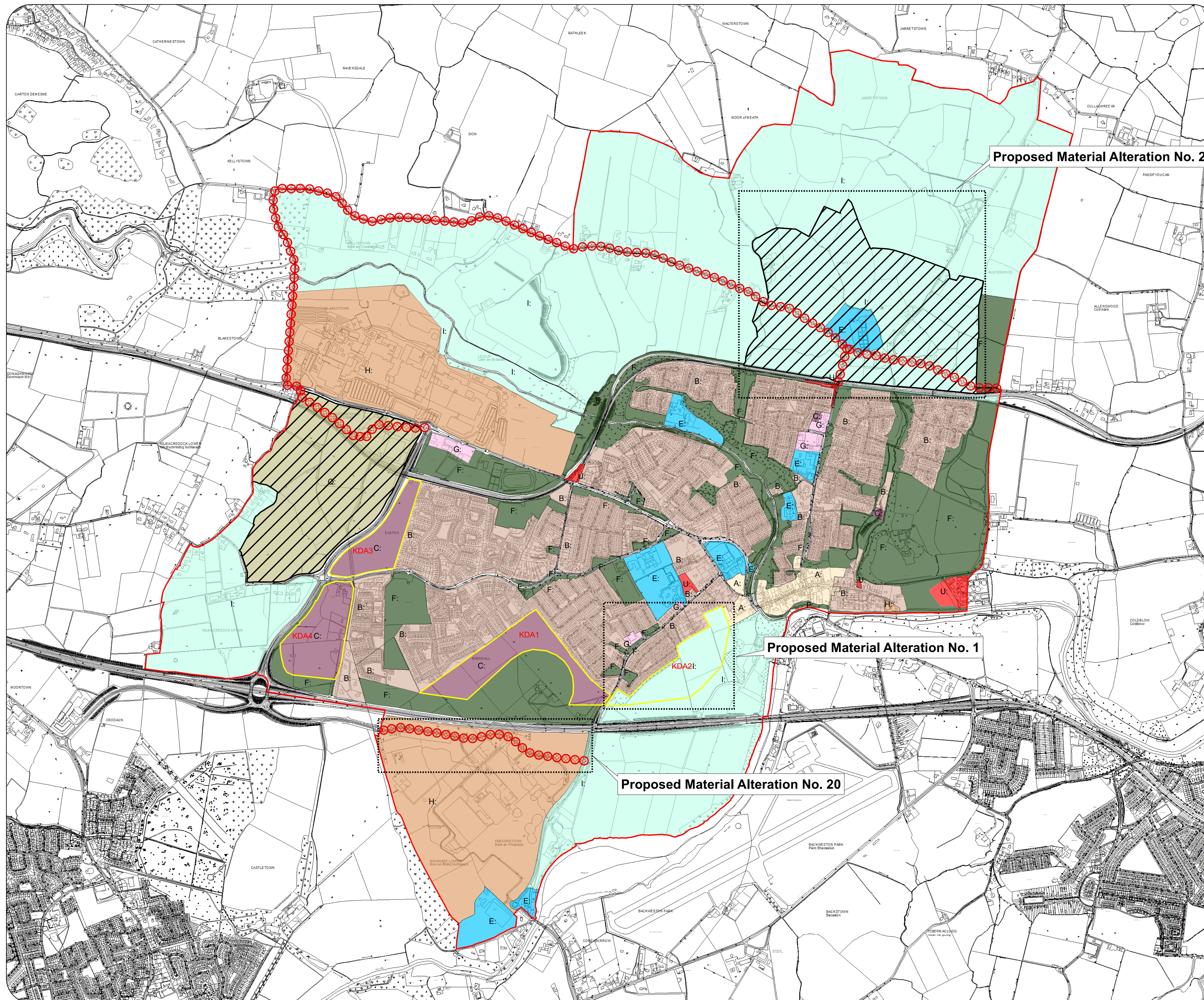
Zoning Map

Scale: 1: 10,000 @ A1 Map No.: 4

Date: August 2017 Drawing No.:
 MH16027arc1001F07

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Proposed Material Alteration No. 2

Proposed Material Alteration No. 1

Proposed Material Alteration No. 20