

Áras Chill Dara,

Páirc Devoy,

An Nás,

Cill Dara

18th of September 2019

MEETING REPORT

A meeting of Kildare County Council will be held at 11am on Monday the 23rd of September 2019, in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare.

The purpose of the meeting is to consider the Draft Leixlip Local Area Plan 2020–2026 and Chief Executive’s Report on Submissions and Observations, dated 21st of August 2019. Members may make or amend the Plan, in accordance with the recommendations set out in the Report, or otherwise.

This Report sets out the Agenda Items, including Material Alterations proposed by the Chief Executive, Councillors’ Motions and the Response and Recommendation of the Chief Executive to each Motion.

Ken Kavanagh

Meeting Administrator

Draft Leixlip Local Area Plan 2020-2026: General

Item No.	Chief Executive's Proposed Material Alteration
1	<p>Proposed Material Alteration No. 1 Amend the LAP title as follows: Leixlip Local Area Plan 2020 – 2023 2026 (with consequential amendments throughout the LAP).</p>

Section 2 – Leixlip in Context

Item No.	Chief Executive's Proposed Material Alteration No. 2
2	<p>Proposed Material Alteration No. 2 Insert the following text in new Section 2.3: Section 2.3 Consistency with Hierarchy of Plans <i>Section 11 (5) of the Planning and Development Act, 2000 (as amended) requires that the Kildare County Development Plan 2017-2023 is reviewed following the adoption of the Regional Spatial and Economic Strategy (RSES) for the Midlands and Eastern Region for the purpose of enabling the incorporation of the National Planning Framework and RSES into the Development Plan. The was made on 28th June 2019 and the process of incorporating it and the NPF into the Kildare County Development Plan 2017-2023 will begin in late 2019/early 2020. Once the revisions to the County Development Plan are adopted, the Council will be required to review all local area plans to ensure their consistency with the County Development Plan as varied.</i></p>
3	<p>Proposed Material Alteration No. 3 Insert new objective: <i>PC1.1 It is the objective of the Council to ensure that the Leixlip Local Area Plan 2020-2023 is consistent with the hierarchy of statutory plans and to review (where appropriate) the Local Area Plan to ensure consistency with the Kildare County Development Plan 2017-2023 (or any variation or replacement thereof) following the incorporation of the National Planning Framework and Regional Spatial & Economic Strategy for the Midlands & Eastern Region into same.</i></p>

Item No.	Proposed Motion	
4	<p><u>Motion: Cllr Nuala Killeen</u> Pending the review of the core strategy in the County Development Plan that Leixlip LAP is scaled back to permit development that can occur within the next two years.</p>	<p><u>Chief Executive's Response</u> As a result of the submission from the Office of the Planning Regulator it is proposed under Material Alteration No. 1 to revise the timeframe from 2020-2026 to 2020-2023 in line with the current Kildare County Development Plan 2017-2023. The County Development Plan will be varied following the adoption of the Regional Economic and Spatial</p>

		<p>Strategy (RSES) and once adopted the Council will be required to review all local area plans to ensure consistency with the County Development Plan, as varied (Proposed Material Alterations No. 2 and 3 refer).</p> <p><u>Chief Executive's Recommendation</u> Accept Proposed Material Alteration No. 1, 2 & 3</p>
5	<p><u>Motion: Cllr Nuala Killeen</u> The core strategy should be scaled back considerably pending a review of the County Development Plan.</p>	<p><u>Chief Executive's Response</u> The County Development Plan will be varied following the adoption of the Regional Economic and Spatial Strategy (RSES) and once adopted the Council will be required to review all local area plans to ensure consistency with the County Development Plan, as varied (Proposed Material Alterations No. 2 and 3 refer).</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
6	<p><u>Motion: Cllr Nuala Killeen</u> The allocation to Leixlip of 10% growth and the provision of 3315 new housing units is a huge challenge because of the constraints which include; County Boundaries with Fingal, Meath and South Dublin – the presence of the River Liffey and the River Rye together with the Royal Canal – The M4 motorway – St Catherine's Park and the Liffey Valley itself. The topography of the area which means the village itself is in a valley. It does appear the 10% was initially a paper exercise without really considering how developing this number of housing units could be achieved. Will this be reviewed in line with the new County Development Plan?</p>	<p><u>Chief Executive's Response</u> The Kildare County Development Plan 2017-2023, adopted by Kildare County Council in February 2017, includes a core strategy which makes provision for 10.2% of the County's overall growth for Leixlip. The Leixlip Local Area Plan is statutorily required to be consistent with the provisions of the County Development Plan and therefore, whilst it is noted, and agreed through Proposed Material Alteration No. 3 that the LAP may be subject to review and amendment following the forthcoming variation of the CDP, the LAP must accord with the adopted core strategy.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
7	<p><u>Motion: Cllr Joe Neville</u> That this Local Area Plan be withheld due to the divergence between the Draft RSES and the Kildare County Development plan. Only with the completion of a Kildare development within the context of the RSES can</p>	<p><u>Chief Executive's Response</u> As a result of the submission from the Office of the Planning Regulator it is proposed under Material Alteration No. 1 to revise the timeframe from 2020-2026 to 2020-2023 in line with the life of the current Kildare County Development Plan 2017-2023. The County Development will be</p>

	<p>we move forward with the Leixlip LAP.</p>	<p>revised following the adoption of the Regional Economic and Spatial Strategy (RSES) and once adopted the Council will be required to review all local area plans to ensure consistency with the varied County Development Plan (Proposed Material Alterations No. 2 and 3 refer).</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
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Section 3 – Vision for Leixlip

Item No.	Chief Executive's Proposed Material Alteration
8	<p>Proposed Material Alteration No. 4 Amend S1 of Section 3.2 as follows; S1 To accommodate housing growth in Leixlip in accordance with the Kildare County Development Plan Core Strategy <i>and any review, replacement or amendment thereof.</i></p>

Section 4 – Core Strategy

Item No.	Chief Executive's Proposed Material Alteration
9	<p>Proposed Material Alteration No. 5 a) Insert the following text in new Section 4.1: <i>The NPF is a long-term strategy and sets out broad national, regional and city-specific population targets to secure more effective regional development. The strategy itself acknowledges that achieving these targets will take time and their implementation will need to be adaptive to the inevitable changes in circumstances and unforeseen events inherent in a long-run Framework approach. Therefore, in order to facilitate monitoring and review, phased regional population targets to 2026 and 2031 are set out in Table 10.1 of the NPF and more specific (per County) in Appendix 1 of the Roadmap. Notably, the Roadmap also states that analysis of current City and County Development Plans has been ongoing throughout the NPF preparation process and subsequently and further acknowledges that cumulatively, current city and county plans are based on post-2006 population projections that provide for a quantum of significantly greater population growth than occurred and that also exceed any likely scenario identified as part of the NPF/NDP preparation process. The Roadmap highlights the differences between what many County Development Plans are currently making provision for and likely outcomes on the ground, based on more realistic and deliverable NPF/NDP projections highlighting a significant gap that the RSES and County Development Plan review or variation process' must now start to bridge. In order to assist Regional and Local Authorities in addressing this gap, the Roadmap provides a transitional set of population projections to inform City and County Development Plans for the periods to 2026 and 2031. These figures are set out in Appendix 2 of the NPF Implementation Roadmap and identify a population of 254,000 persons in 2026 and 266,500 persons in 2031 for Kildare.</i></p>

These figures are confirmed in Appendix B of the adopted RSES. Any revision of the CDP will be required to address these figures and a revised Core Strategy will be developed. Without prejudice to any process to vary the CDP and its Core Strategy/Settlement Hierarchy, for the purposes of this LAP Leixlip will (given its location within the Metropolitan Area of Dublin, proximity to high quality rail networks and the M4 motorway) maintain its current growth allocation of 10.2% of the overall county growth¹.

As stated above the NPF Roadmap and RSES set the County population target as 254,000 persons to 2026. Census 2016 identifies the population of County Kildare as 222,504 which equates to an additional 31,496 persons² across the County for that 10-year period.

Applying these new targets and the assumption that Leixlip will maintain ca. 10.2% of the overall growth for the county, the LAP must in the short-term plan for an additional 1,189 housing units. These units shall be identified at appropriate locations proximate to the town centre where infrastructural capacity is readily available and will be designated as Phase 1 lands within the LAP. Lands identified as Phase 1 are located within the KDAs at Celbridge Road East, Wonderful Barn and Leixlip Gate. There are also areas within the existing footprint of the town which will allow for smaller schemes through infill and town centre regeneration including the Easton Gateway lands.

The identification of the lands at Confey as Phase 2 reflects the significant short-medium term physical and social infrastructural constraints (highlighted in Section 12.7.6 of the Draft LAP) associated with the development of this area such as the upgrade works required at Cope Bridge, the general road network and issues relating to water and waste water. Notwithstanding the foregoing and in light of the proposed expansion of DART services to the Maynooth line scheduled for 2027, the LAP clearly acknowledges that the future strategic direction for the expansion of Leixlip will be focused around the rail-based site at Confey.

(b) Delete the following from Section 4 of the LAP;

~~4.1 Function, Population and scale of Leixlip~~

~~The 2023 population projection figure for Leixlip (of 19,794) is extrapolated from the County Development Plan (Table 3.3 refers), and is based on Regional Planning Guidelines (RPG) assumptions of housing vacancy and household occupancy². The household occupancy rate in the 2016 Census (2.78 for Kildare) is higher than the RPG and the County Development Plan assumptions. The housing projections could therefore accommodate a greater population than assumed in the CDP Settlement Strategy. Based on CSO data, the dwellings forecast for Leixlip, could result in a total population of 23,433 people~~

~~Since the Census in 2016 it is estimated that 148 units⁴ have been constructed or are substantially complete in Leixlip. In March 2019 there are extant permissions for a further 569 units within the LAP area. Subtracting these units from the required 3,315 units~~

¹ See proposed new objective PC1.1 regarding the requirement to review the LAP

² 11,665 housing units based on the County occupancy rate of 2.7.

~~gives a total housing requirement of 2,598 units.~~

~~Taking into consideration the limited level of growth since the Census in 2016 alongside the inbuilt headroom from the County Development Plan it is considered practical that this Local Area Plan would provide for a 6 year timeframe up to 2025 i.e. a 9 year horizon since the Census in 2016.~~

~~Section 4.4 Economic Retail and Social Infrastructure Capacity~~

~~In accordance with the provisions set out in Section 4.1 above which identify that the Core Strategy housing unit growth allocations have the potential to accommodate a greater population than estimated (i.e. ranging from 19,794 to 24,433-23,433 people), this plan sets out to make provisions for a commensurate level of economic, retail and social infrastructure delivery.~~

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Proposed Material Alteration No. 6

Amend Table 4.1 as follows:

Location of Development	Quantum of Undeveloped Residential Land (hectares approx.)	Estimated Residential Capacity (approx. no. of Units)	Density Range* (units per hectare)	Tier
Infill Development				
Town Centre/ Infill	-	256	35-50	4
Easton Gateway Lands	1.17	41	35	4
Easton	8.5	200 (Permitted Under Construction)	-	4
Phase 1: Key Development Areas				
KDA - The Wonderful Barn	13.2	450 (Permitted)	35	4
KDA - Leixlip Gate	9.23	323	35	2
KDA – Celbridge Road East	10.1 8	355 280	35	4
KDA – Black Avenue	10	350	35	2

	Sub Total	52.2 40.1	1975 1,550	35	
	Phase 2: Urban Design Framework Lands at Confey (Mixed Use/Residential)	30 42.1	1340 1,765	Range 35-50	<u>2</u>
	Sub Total		1340 1,765		
	TOTAL	82.2 82.1	3,315		
<p>Note: Consequential amendments throughout the LAP will result from the amendments proposed above.</p>					
11	<p>Proposed Material Alteration No. 7 Amend Policy CS1 as follows: 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 (<i>or any variation/replacement of same</i>), the provisions of the National Planning Framework and the draft Regional Spatial and Economic Strategy.</p>				
12 Amended by Item 14	<p>Proposed Material Alteration No. 8 Amend objective CS1.2 as follows CS1.2: To focus new residential development on appropriately zoned lands at Confey, <i>within the</i> Key Development Areas <i>identified as Phase 1</i> and on appropriate infill sites <i>in the town</i> and <i>the Phase 2 lands at Confey</i>, in a phased manner alongside <i>the delivery of</i> appropriate physical and social infrastructure. <i>Phasing shall be in accordance with Table 4.1. Development will be permitted in principle on Phase 1 lands during the initial stages of the LAP and only when these lands are 'substantially developed' will permission be granted for the development of lands identified as Phase 2. Should the lands identified as Phase 1 not come forward for development in the short term, consideration will be given to Phase 2 lands.</i></p>				
13	<p><u>Motion: Cllr Nuala Killeen</u> If Confey development is stated as a phase 2 development, current plan should be short term until core strategy reviewed.</p>		<p><u>Chief Executive's Response</u> The timeframe for the LAP has being revised to 2023 in line with the period of the current Core Strategy, Proposed Material Alteration No. 1 refers.</p> <p><u>Chief Executive's Recommendation</u> Accept Proposed Material Alteration No. 1</p>		

Item No.	Proposed Motion	
14	<p><u>Motion: Cllr Íde Cussen</u> To amend Objective CS1.2 as follows: To focus new residential development on appropriately zoned lands within the key development areas identified as Phase 1 and on appropriate infill sites in the town. The Phase 2 lands be subject to the delivery of necessary infrastructure. Phasing shall be in accordance with Table 4.1 Development will be permitted in principle on Phase 1 lands during the initial stages of the LAP and only when these lands are substantially developed will permission be granted for the development of lands identified as Phase 2. Should the lands identified as Phase 1 not come forward for development in the short term, consideration will be given to Phase 2 lands subject to the preparation of the Masterplan which is to be prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended) as per CON 1.1.</p>	<p><u>Chief Executive's Response</u> Proposed Material Alteration No.8 as recommended in the CE Report dated 21st of August 2019 is similar to the proposed motion with the exception of the additional text in relation to the masterplan being integrated into the Plan by way of a statutory amendment. This additional text is considered acceptable and is addressed in more detailed in the amendment to CON 1.1 as detailed in Item 114 of this report.</p> <p><u>Chief Executive's Recommendation</u> Amend Objective CS 1.2 as follows: To focus new residential development on appropriately zoned lands at Confey, <i>within the</i> Key Development Areas <i>identified as Phase 1</i> and on appropriate infill sites <i>in the town</i> and <i>the Phase 2 lands at Confey</i>, in a phased manner alongside <i>the delivery of</i> appropriate physical and social infrastructure. <i>Phasing shall be in accordance with Table 4.1. Development will be permitted in principle on Phase 1 lands during the initial stages of the LAP and only when these lands are 'substantially developed' will permission be granted for the development of lands identified as Phase 2. Should the lands identified as Phase 1 not come forward for development in the short term, consideration will be given to Phase 2 lands subject to the preparation of the Masterplan which is to be prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended) as per objective CON 1.1.</i></p>

Section 5 – Urban Centre and Retailing

Item No.	Chief Executive's Proposed Material Alteration
15	<p>Proposed Material Alteration No. 9 Insert under Section 5.1 an additional objective. <i>UCR1.5 To prepare a Town Renewal Plan for Leixlip, incorporating a Health Check and detailed Urban Design Analysis, and implement its recommendations on a phased basis over the lifetime of the Plan and beyond.</i></p>
16	<p>Proposed Material Alteration No. 10 Amend Action under Section 5.1. Action: <i>To work with relevant agencies and stakeholders to undertake a Town Renewal Plan in the town centre. retail health check survey in the town centre and identify actions to support town centre regeneration.</i></p>
17	<p>Proposed Material Alteration No. 11 Insert new Action under Section 5.1 Action: <i>To continue to promote the Shop Front Improvement and Accessibility grant scheme.</i></p>
18	<p>Proposed Material Alteration No. 12 Include the following new objective in Section 5.2 Retailing. <i>UCR2.9 To manage the development of undesirable uses such as fast food outlets, amusement arcades, off-licences, bookmakers, and of other non-retail uses in the interest of protecting the vibrancy, residential amenity and public realm of Leixlip Town Centre.</i></p>
19	<p>Proposed Material Alteration No. 13 Include the following new objective in Section 5.2 Retailing. <i>UCR2.10 To ensure that new shop front and signage design contributes positively to and enhances the streetscape and is accordance with the guidance set out in the County Kildare Shopfront Guidelines (July 2013) and Kildare County Council Policy of Signage (April 2013).</i></p>
20	<p>Proposed Material Alteration No. 14 Additional text under Section 5.3 to provide for a third paragraph. <i>In order to inform the regeneration of the town centre a Leixlip Town Renewal Plan will be prepared. This will involve a detailed Urban Design and Spatial Analysis, extensive perception analysis through survey work and an audit of assets and opportunities. The final document will include an overview of the Health Check/Urban Design Analysis, a masterplan of regeneration type projects and the development of a Public Realm Design Strategy which will include specifications/palette of materials.</i></p>
21	<p>Proposed Material Alteration No. 15 Additional text under Section 5.4 on the final paragraph. In addition, 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. <i>These</i></p>

	<i>measures should have regard to any future Leixlip Town Renewal Plan.</i>
22	<p>Proposed Material Alteration No. 16 Additional text under Section 5.6 on the final paragraph. Figure 5-3 provides an indicative framework for the improvements. These would need to be progressed having regard to the necessary approval requirements and processes, <i>having regard to the emerging Leixlip Town Renewal Plan.</i></p>
23	<p>Proposed Material Alteration No. 17 (a-d) Section 5.4 Town Centre Public Realm Amend the following 4 objectives.</p> <p>(a) UCR3.1 To ensure that all new development in the town centre contributes positively to and enhances the streetscape and public realm of Leixlip having regard to the <i>Leixlip Town Renewal Plan.</i></p> <p>(b) UCR3.2 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 <i>having regard to the Leixlip Town Renewal Plan.</i></p> <p>(c) UCR3.3 To reduce the use of line-marking and signage on Main Street <i>along with other interventions, as part of the preparation of a Town Renewal Plan for Leixlip.</i></p> <p>(d) UCR3.4 To develop a multi-use central hub/node at Arthur Guinness Square and strengthen the connection between Main Street and River Liffey, <i>having regard to the outcome of the Town Renewal Plan.</i></p>

Item No.	Proposed Motion	
24	<p><u>Motion: Cllr Íde Cussen</u> That an additional objective be added as follows:</p> <p>To encourage and facilitate funding for Access improvements to businesses in Town Centre where an eligible application to made for same to Kildare Co Council via the Shop Front Scheme.</p>	<p><u>Chief Executive's Response</u> Proposed Material Alteration No. 11 proposes an additional action to "continue to promote the Shop Front Improvement and Accessibility grant scheme". Within this scheme pedestrian access improvements, which support the Age Friendly Initiative, are also eligible works.</p> <p><u>Chief Executive's Recommendation</u> To accept proposed Material Alteration No. 11.</p>
25	<p><u>Motion: Cllr Íde Cussen</u> That a new Objective be added as follows:</p> <p>To seek recognition for Leixlip Town as a Heritage town and promote it as such with regard to Tourism, cultural recreation and living.</p>	<p><u>Chief Executive's Response</u> Objective EDT 3.1 of the Draft LAP states that it is an objective of the Council to <i>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.</i></p> <p><u>Chief Executive's Recommendation</u></p>

<p>26</p>	<p><u>Motion: Cllr Íde Cussen</u> That the owners of premises on the Main Street, Leixlip be encouraged to use the Irish Language when renewing their Shopfronts. Also, that any communication from KCC be amended to include encouraged use of the Irish Language. Chapter 15 15.3.2 Shopfronts – County Development Plan 2017-2023. The use of Irish Language signage will be encouraged in the grant scheme.</p> <p>Amend Action:</p> <ul style="list-style-type: none"> • To continue the Kildare County Council Shop Front / Town Centre Improvement Grant Scheme with an expansion of 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 renewing Shopfronts, the Shop Front Grant Scheme. 	<p>No change recommended.</p> <p><u>Chief Executive's Response</u> The Kildare County Development Plan 2017-2023 (CDP) encourages the use of the Irish Language on shopfronts in County Kildare. All developments in the county must have regard to this policy. It is not considered necessary for objectives in local area plans to duplicate those already contained in the overarching policy document (CDP).</p> <p>To encourage the use of the Irish Language in communication with the Council is outside the remit of a land use plan.</p> <p>Proposed Material Alteration No. 11 proposes an additional action to “continue to promote the Shop Front Improvement and Accessibility grant scheme”. Within this scheme pedestrian access improvements, which support the Age Friendly Initiative, are also eligible works. Changes to the particulars of this scheme are outside the remit of a local area plan.</p> <p><u>Chief Executive's Recommendation</u> To accept proposed Material Alteration No. 11.</p>
<p>27</p>	<p><u>Motion: Cllr Joe Neville</u> In the lifetime of the LAP that the old ESB shop area be renovated allowing a car-parking and retailing or Community facility such as an Arts theatre to be placed there. This area should not be designated for residential.</p> <p>(See also Item No. 44).</p>	<p><u>Chief Executive's Response</u> The subject site is zoned 'Town Centre' in the Draft LAP which permits in principle a variety of different land uses, including car-parking, retail and community facilities and the Council is currently investigating possible future uses on the lands.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
<p>28</p>	<p><u>Motion: Cllr Joe Neville</u> Add in. That a small playground area be placed at the Liffey walk to use as a central attraction between Ralphs Square and Arthur Guinness square.</p>	<p><u>Chief Executive's Response</u> The Draft LAP supports the provision of social infrastructure. Objective HC3.3 states that the Council shall “support and facilitate the provision of children’s play facilities in Leixlip, including playgrounds and a skate park, for children of all ages having regard to children with special needs. The possible location of a new playground in the town could be considered as</p>

		<p>part of the Town Renewal Plan</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
29	<p><u>Motion: Cllr Joe Neville</u> Objective 2 Riverside Walkway. Plan that the area at the riverbend at the confluence of the Liffey and Rye be cleaned and designed to show this area at it should be.</p>	<p><u>Chief Executive's Response</u> The Draft LAP notes that the setting of Leixlip Town Centre brings a high scenic quality, made particularly attractive by the confluence of the River Liffey and the Rye River. The Public Realm Objective 2: Riverside Walkway highlights an opportunity to extend the riverside walkway, by investigating a sensitively designed walkway minimising impact on the habitats and protected species. It is proposed to amend Objective OS1.1 to include this location.</p> <p><u>Chief Executive's Recommendation</u> Amend Objective OS1.1 under Section 11.3 Open Space: OS1.1 To explore the feasibility of/and, develop and/or improve linkages and connections between the network of open spaces in Leixlip, without compromising the biodiversity of the location:</p> <ul style="list-style-type: none"> (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 Síleacháin Valley and St. Catherine's Park; (iv) <i>At the confluence of the River Liffey and the Rye River.</i>
30	<p><u>Motion: Cllr Joe Neville</u> Identify and provide suitable sites for bicycle racks to promote town centre accessibility for cyclists within the town centre.</p>	<p><u>Chief Executive's Response</u> Objective MT1.9 of the Draft LAP currently states that it is an objective of the Council "<i>to provide adequate, secure and dry bicycle parking facilities at appropriate locations: (i) In the town centre; and (ii) near heritage, community and amenity destinations</i>".</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>

Section 6 – Enterprise, Economic Development and Tourism

Item No.	Chief Executive’s Proposed Material Alteration
31	<p>Proposed Material Alteration No. 18 Section 6.2.1 Supporting Employment Growth (Second Paragraph) The Barnhall site (<i>the Liffey Business Campus</i>) comprises the former Hewlett Packard (HP) site which is now occupied by a number of small and medium enterprises. Given the size and scale of the former HP campus it is an objective of the Council to work with local and national agencies to ensure the site can be redeveloped in an appropriate manner and remain a key employment hub for Leixlip and the Dublin Metropolitan Area. <i>Having regard to its proximity to the M4 Motorway and the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) any planning applications for significant development on the site shall be the subject of a Transport Impact Assessment (TIA).</i></p>
32	<p>Proposed Material Alteration No. 19 Amend all references to land zoned at Collinstown to ‘<i>Collinstown Business Campus</i>’.</p>

Item No.	Proposed Motion	
33	<p><u>Motion: Cllr Joe Neville</u> To put in place a restriction on the use of this land for purposes that do not provide sustainable and significant employment including data centres or other future technological infrastructure that do not require direct employment.</p>	<p><u>Chief Executive’s Response</u> The requirement to protect the integrity of the lands at Collinstown is significant in both town and county terms. As highlighted previously in this report, the lands are identified as a Strategic Development Area in the RSES and for this reason the plan requires by way of a new objective proposed under Material Alteration No. 48, the preparation of a masterplan for the lands at Collinstown in accordance with the principles and priorities set out under Section 12.7.3 of the Draft LAP.</p> <p>It is agreed that additional measures are required in order to ensure that the lands deliver their full potential in relation to job creation and employment in the region. In order to address this, it is proposed to amend the land use zoning objective within the Draft LAP to ensure that these lands seek to deliver high job numbers.</p> <p><u>Chief Executive’s Recommendation</u> Amend the land use zoning objective set out under Table 13-1</p>

		<p>of Section 13 of the Draft LAP as follows;</p> <p><i>Q - Enterprise & Employment; To provide and facilitate the provision of high job-generating employment uses.</i></p>
<p>34</p>	<p><u>Motion: Cllr Bernard Caldwell</u> Proposal: That a Town Centre zoning be designated at Collinstown which will permit some residential units.</p>	<p><u>Chief Executive's Response</u> Under the Regional Spatial and Economic Strategy for the Eastern and Midlands region (RSES) the lands at Collinstown have been designated as a Strategic Employment location as part of the North-West Corridor in the Dublin Metropolitan area. The site has received recognition in the RSES as a site (along with the former Hewlett Packard lands) which will facilitate and strengthen the employment base for North Kildare. Table 5.1 of the RSES refers.</p> <p>The Section 31 Ministerial Direction issued to Kildare County Council in relation to the Leixlip Local Area Plan 2017-2023 specifically refers to the '<i>protection of the integrity of strategic employments lands for long-term employment and economic development related activities in accordance with national, regional and county economic policy objectives.</i></p> <p>The application of a town centre zoning to this strategic land bank would undermine the primacy of the existing town centre and would impact on the overall development of the site for employment related uses by creating a conflict between uses appropriate in a town centre and those on employment lands.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
<p>35</p>	<p><u>Motion: Cllr Joe Neville</u> Mix in retail and commercial zoning in the location at Collinstown to ensure a mix of use and to protect the stated policy of the plan to support SME's and local business.</p>	<p><u>Chief Executive's Response</u> Under the Regional Spatial & Economic Strategy for the Eastern & Midlands region the lands at Collinstown have been designated as a Strategic Employment location as part of the North-West Corridor in the Dublin Metropolitan area. The site has received recognition in the RSES as a site (along with the</p>

		<p>Hewlett Packard site) which will facilitate and strengthen the employment base for North Kildare. Table 5.1 of the RSES refers.</p> <p>The Section 31 Ministerial Direction issued to Kildare County Council in relation to the Leixlip Local Area Plan 2017-2023 specifically refers to the '<i>protection of the integrity of strategic employments lands for long-term employment and economic development related activities in accordance with national, regional and county economic policy objectives</i>'.</p> <p>The application of a retail zoning to this strategic land bank would undermine the primacy of the existing town centre and would impact on the overall development of the site for employment related uses by creating a conflict between uses appropriate in a town centre and those on employment lands. Additional, complementary but subsidiary uses such as a Primary Care Centre are open for consideration.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
36	<p><u>Motion: Cllr Íde Cussen</u> That the following Objective be added: EDT3.12 To support and encourage and promote historical linkages with William Francis Roantree Leixlip's Forgotten Fenian. Bord Fáilte have a plaque at his birthplace in Leixlip Main Street and a historical piece features on "Into Kildare".</p> <p>All references to William Roantree should read William Francis Roantree within the LAP.</p>	<p><u>Chief Executive's Response</u> Leixlip's connections with historical figures, such as William Roantree and Arthur Guinness, are noted and this is reflected in the name of public parks and squares in the area. It is not considered necessary to stipulate this in the Plan.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
37	<p><u>Motion: Cllr Joe Neville</u> To promote The Wonderful Barn as an integrated tourism attraction to include the complementary commercial uses.</p>	<p><u>Chief Executive's Response</u> Objective EDT 3.13 of the Draft LAP is to support the preparation of an integrated tourism and amenity destination on</p>

		<p>The Wonderful Barn site, that accommodates a range of day and evening time uses.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
38	<p>Motion: Cllr Joe Neville To preserve and promote the Leixlip Spa as part of the Royal Canal Greenway plan.</p>	<p><u>Chief Executive's Response</u> The Draft LAP notes the opportunity the Leixlip Spa has to attract tourists to Leixlip and it is an objective of the Plan to improve the town's tourist product. Objective BH1.4 supports the implementation of the conservation plan for the restoration and management of Leixlip Spa in association with key stakeholders and Objective EDT3.3 supports the future development of the Royal Canal Greenway as part of the Euro Velo Route 2 Pan-European walking and cycling route.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>

Section 7 – Housing and Community

Item No.	Chief Executive's Proposed Material Alteration
39	<p>Proposed Material Alteration No. 20 Insert new objective under Policy HC 2 as follows; <i>HC2.4 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).</i></p>
40	<p>Proposed Material Alteration No. 21 Section 7.4.3 Recommendations Table 7-1 Social Infrastructure Needs Under the theme of 'Childcare' amend the following: 20 child places <i>per</i> 75 <i>new residential</i> units.</p>
41	<p>Proposed Material Alteration No. 22 Amend objective HC4.3 as follows: HC4.3 To <i>support, and</i> promote, <i>and facilitate</i> the development of cultural, arts and performance spaces in Leixlip.</p>

42	<p>Proposed Material Alteration No. 23 2.1.6.3 The Community Hub Character Area (CH) A civic/community building incorporating <i>a dedicated performance space</i> within lands to the immediate east of the existing cemetery;</p>
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Item No.	Proposed Motion	
43	<p><u>Motion: Cllr Bernard Caldwell</u> That the following objective be added: To support and facilitate the development of a Primary Care Centre in Leixlip.</p>	<p><u>Chief Executive's Response</u> The Social Infrastructure Audit which was prepared to support the Draft LAP indicated the requirement for a primary care centre in Leixlip. Table 7.1 Social Infrastructure Needs highlights the zoned lands where a Primary Care Centre could be potentially located. These comprise of the Town Centre, Community and Educational, Confey Mixed Use Development and the Collinstown Enterprise and Employment zonings. It is an objective of the Plan under HC3.1 to <i>“support and facilitate improvements to existing educational, childcare and healthcare facilities within the Leixlip LAP area”</i> which include the provision of a Primary Care Centre.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
44	<p><u>Motion: Cllr Bernard Caldwell</u> That the old ESB site be developed for housing for older persons.</p>	<p><u>Chief Executive's Response</u> The Draft LAP recognises that there are groups in society with specific design and planning needs including older persons. The Plan places emphasis on universal design in order to provide for those with specific housing needs. The former ESB site is zoned for Town Centre uses. As per Table 13.3 a Nursing Home and Group/Special Accommodation Needs are permitted in principle within this specific land use.</p> <p>Objective HC2.1 of the Draft LAP also sets out requirements for a range of housing within new schemes which include inter alia, housing designed for the elderly.</p>

		<p><u>Chief Executive's Recommendation</u> No change recommended.</p>
45	<p><u>Motion: Cllr Íde Cussen</u> That the Social Infrastructure Requirements of Leixlip include an Objective within HC4 to support the delivery of a Swimming Pool that is not limited to public funding.</p>	<p><u>Chief Executive's Response</u> Policy HC4 of the Draft LAP supports a broad range of community, cultural and recreational facilities to serve the needs of the residents of Leixlip. Similarly, community recreational/sports buildings are permitted in principle and open for consideration in a range of land use zonings.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
46	<p><u>Motion: Cllr Joe Neville</u> Provision for a swimming pool to be built at an appropriate public site e.g. The Amenities centre or a rezoned location in the area designated Collinstown.</p>	<p><u>Chief Executive's Response</u> Community recreational/sports buildings including swimming pools are permitted in principle and open for consideration in a number of land use zonings within the Draft LAP and it is a policy under HC4 to support a broad range of community, cultural and recreational facilities to serve the needs of the residents of Leixlip. The primary land use for Collinstown is Enterprise and Employment where it will be an objective of the LAP to provide and facilitate the provision of high job-generating employment uses.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
47	<p><u>Motion: Cllr Joe Neville</u> Faith There are 3 churches and 2 cemeteries in the town. Apart from a <i>significant</i> lack of capacity at Confey cemetery no capacity issues were identified during the audit. <i>(Confey Cemetery also requires a columbarium wall to be inserted).</i></p>	<p><u>Chief Executive's Response</u> The additional text as highlighted is noted. The Social Infrastructure Audit carried out as part of the Plan preparation highlighted that a new site for a cemetery is required within or in close proximity to the town, to serve existing and future population. The Plan highlights in Table 7-1 Social Infrastructure Needs that the long terms provision could take place within land zoned for Agricultural use north of Confey (Objective HC4.2 refers).</p>

		<p>In the short term an extension of 0.4 ha to the Confey Cemetery is proposed. It is anticipated that a specific project to facilitate same will be advanced in the early stages of this LAP.</p> <p>A columbarium wall will be considered in the design of the cemetery extension/new cemetery.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
48	<p><u>Motion: Cllr Joe Neville</u> Equipped Play Spaces The single playground facility within the Leixlip Amenities Centre provides a vital piece of formal play equipment for the town and is designed primarily for the very young. Whilst acknowledging the existence of the playground in St. Catherine's Park, there are no other formal equipped or play areas provided for this age group or for older children. <i>This playground facility is very small and requires urgently to be upgraded and should provide for those with disabilities.</i></p>	<p><u>Chief Executive's Response</u> The additional text as highlighted is noted. The Draft LAP contains an objective under HC3.3 which supports and facilitates the provision of children's play facilities in Leixlip, including playgrounds and a skate park, for children of all ages having regard to children with special needs.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
49	<p><u>Motion: Cllr Joe Neville</u> To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of the Leixlip LAP area, this to include provision of additional Public playground facilities in Leixlip.</p>	<p><u>Chief Executive's Response</u> It is an objective of the Council under HC3.3 to support and facilitate the provision of children's play facilities in Leixlip, including playgrounds and a skate park, for children of all ages having regard to children with special needs.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
50	<p><u>Motion: Cllr Joe Neville</u> Provision for a theatre and arts facility to be built at an appropriate location in Leixlip.</p>	<p><u>Chief Executive's Response</u> It is an objective of the Council under HC4.3 to support and promote the development of cultural, arts and performance spaces in Leixlip. This objective has been strengthened under Proposed Material Alteration No. 22, to support, promote, and facilitate the development of cultural, arts and performance spaces in Leixlip.</p> <p>As per Table 7-1 Social Infrastructure Needs, the potential</p>

		<p>location for arts/culture community facility are at Confey UDF Community Hub Character Area, Town Centre and lands zoned for Community and Educational uses.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
51	<p><u>Motion: Cllr Joe Neville</u> To designate specific locations for extra playing pitches for clubs of all sports in the town of Leixlip.</p>	<p><u>Chief Executive's Response</u> The Draft LAP zones circa 15 ha of land for outdoor sports. Indicative locations are illustrated in Figure 7-1 of the Draft LAP.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
52	<p><u>Motion: Cllr Joe Neville</u> Can the Council put in place a plan for a central location for a day care centre for the elderly and indeed those suffering with Alzheimers. As Leixlip is a town with a very high proportion of population who will be elderly by the completion of this LAP it is very important to have this facility in place.</p>	<p><u>Chief Executive's Response</u> The Draft LAP recognises that there are groups in society with specific design and planning needs including older persons. The Plan places emphasis on universal design in order to provide for those with specific housing needs.</p> <p>Within the town centre land use zoning a Nursing Home and Group/Special Accommodation Needs are Permitted in Principle. Objective HC2.1 of the Draft LAP also sets out requirements for a range of housing within new schemes which include inter alia, housing designed for the elderly.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>

Section 8 – Movement and Transport

Item No.	Chief Executive's Proposed Material Alteration
53	<p>Proposed Material Alteration No. 24 Amend objectives MT2.3 and MT2.4 under Section 8.2 Public Transport as follows:</p> <p>(a) MT2.3 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, turning and parking areas <i>To engage with the National Transport Authority (NTA) to support and facilitate the improvement of bus services in Leixlip, including the implementation of the Bus Connects 'Dublin Area Bus Network Review', and the provision of any new or upgraded infrastructure required in order to enhance the viability of travel by bus.</i></p> <p>(b) MT2.4 To engage with the National Transport Authority (NTA), Dublin Bus, Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Leixlip including the recommendations contained in the Leixlip Strategic Transportation Assessment, the improvement of bus services to the designated new development areas, park and ride facilities and the provision of bus priority measures to ensure the improved movement of bus services through the town centre and the provision of bus turn facilities proximate to Confey Station and the planned new neighbourhood at Confey. <i>including the provision of bus priority measures to ensure the free running of bus services through the town centre and the provision of bus turn around facilities proximate to Confey Station.</i></p> <p>(c) Delete objective MT 2.7: MT 2.7 To liaise with the National Transport Authority (NTA) to investigate the feasibility the rerouting of the No.66 Bus service via Green Lane, or other similar measure, and provide a high frequency bus service the residents of the Green lane and Easton Road Area.</p>
54	<p>Proposed Material Alteration No. 25 Delete objective MT 2.6 under Section 8.2 Public Transport: MT 2.6 To liaise with the National Transport Authority (NTA) and Irish Rail to consider the provision of a new railway station at Collinstown.</p> <p>And insert the following new Objective as: MT 2.7 <i>To liaise with the NTA to consider the potential for the provision of a new railway station and strategic park and ride facilities on lands at Collinstown.</i></p>
55	<p>Proposed Material Alteration No. 26 Insert objective MT2.6 as: MT 2.6 <i>To investigate the feasibility of local park and ride facilities in Leixlip in line with the principles set out in Section 5.10 of the Transport Strategy for the Greater Dublin Area 2016-2035.</i></p>

56	<p>Proposed Material Alteration No. 27 Amend objective MT3.11 as follows: MT3.11 To ensure that all significant development proposals for KDAs and <i>masterplan</i> lands at Collinstown <i>and</i> Confey <i>and the Liffey Business Campus (former Hewlett Packard site)</i> are subject to <i>Traffic Transport</i> Impact Assessments (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA 2014 <i>and informed by the 'Area Based Transport Assessment' Advice Note, TII/NTA 2018</i> to assess the individual and cumulative impact of the planned development in the area on the strategic road network.</p>
57	<p>Proposed Material Alteration No. 28 Amend objective MT1.6 as follows: MT1.6 To provide a <i>footbridge pedestrian/cycle bridge</i> over the Rye Water with associated paths to connect Confey Community College to nearby housing estates.</p>
58	<p>Proposed Material Alteration No. 29 Amend objective MT1.6 as follows: MT1.7 To provide appropriate new pedestrian linkages to improve access to the Louisa Bridge Station and to the Intel campus, including the provision of a new <i>footbridge pedestrian/cycle bridge</i> to provide direct access to the Royal Canal greenway and nearby amenities.</p>
59	<p>Proposed Material Alteration No. 30 Amend Objective CON1.1 as follows: CON1.1 To ensure the future development of the lands identified within the Confey Urban Design Framework are subject to a detailed Masterplan, <i>including a transport assessment</i>, the contents of which shall be agreed in writing with Kildare County Council.</p>
60	<p>Proposed Material Alteration No. 31 Section 8.3 Roads and Street Network Amend objective MT3.2(v) as follows: (v) Capacity enhancements of the M4 mainline and M4 / R449 junction <i>M4 Leixlip to Maynooth</i> as provided for in the NTA's Transport Strategy for the Greater Dublin Area 2016-2035 and the <i>Draft</i> Regional Spatial and Economic Strategy.</p>
61	<p>Proposed Material Alteration No. 32 Amend objective MT1.13 as follows; MT1.13 To improve permeability within the plan area and increase access to key public transport nodes ensuring ease of accessibility to/from existing residential and commercial areas <i>subject to appropriate public consultation</i>.</p>
62	<p>Proposed Material Alteration No. 33 Amend objective MT3.2(i) as follows (i) The improvement of the bridge at Confey Railway Station to provide two traffic lanes, segregated cycle tracks and footways <i>and the adjacent junctions at the entrances to Glendale and River Forest estates</i>.</p>
63	<p>Proposed Material Alteration No. 34</p>

Amend section 8.4 of the draft LAP there is a reference to“Abbey Square” this should read “Arthur Guinness Square”

Item No.	Proposed Motion	
64	<p><u>Motion: Cllr Bernard Caldwell</u> That a traffic plan be developed for Captains Hill, to include upgrading to the entrances to the existing housing estates.</p>	<p><u>Chief Executive’s Response</u> A Strategic Transportation Assessment (STA) was undertaken to inform the Plan. The provision of road links to development lands are assessed to provide appropriate and sustainable connectivity to the strategic road network. The strategic approach is undertaken to improve transportation within the town whilst accommodating additional development. The Council does not propose a Traffic Plan for the Captains’ Hill area in insolation. However, as part of the overall approach to improving movement the LAP contains an objective under MT1.4 “to improve, maintain and enhance the following routes for use by both pedestrians and cyclists for Captains Hill (R149)”.</p> <p>It is also proposed under Objective MT2.8 “to review the configuration and movement of pedestrian, cycle public transport and private vehicle modes at the junction of Main Street and Captains Hill in order to prioritise the sustainable movement of people.</p> <p><u>Chief Executive’s Recommendation</u> No change recommended.</p>
65	<p><u>Motion: Cllr Ide Cussen</u> Permeability through existing housing estates shall be subject to a local public consultation, independent from the standard planning application process and shall be subjected to the Planning Guidelines which are to be prepared by Kildare Co Council Planning SPC and are then to be adopted by Council.</p> <p>Reference is also made to Section 15.8.1 Permeability in the County Development Plan.</p>	<p><u>Chief Executive’s Response</u> It is an objective of the County Development Plan (Section 15.8.1), the overarching policy document, that permeability through existing housing estates shall be subject to public consultation.</p> <p>Material Alteration No. 32 proposes additional text within MT1.13 as follows; MT1.13 To improve permeability within the plan area and increase access to key public transport nodes ensuring ease of accessibility to/from existing residential and commercial areas <i>subject to appropriate</i></p>

		<p><i>public consultation.</i></p> <p><u>Chief Executive's Recommendation</u> Accept Proposed Material Alteration no. 32.</p>
66	<p><u>Motion: Cllr Nuala Killeen</u> To retain access from the Wonderful Barn to Castletown Estate.</p>	<p><u>Chief Executive's Response</u> The issue of access between new and existing housing estates is a matter dealt with through the development management process. See also response to previous item No. 65.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
67	<p><u>Motion: Cllr Nuala Killeen</u> That the proposed greenways/cycleways be designed with safe routes and clear boundaries between roads, paths and open green spaces be identified.</p>	<p><u>Chief Executive's Response</u> It is an objective of the County Development Plan (Section 6.5, Objective WC4), the overarching policy document, to ensure that all new roads and cycle routes implement the National Cycle Manual, with a focus on a high level of service for cyclists and encouraging a modal shift from car to cycling.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
68	<p><u>Motion: Cllr Joe Neville</u> That traffic impact assessments mandatory on all KDA's to be carried out at peak traffic times and not permitted on bank holidays or during any holiday period where schools are closed.</p>	<p><u>Chief Executive's Response</u> Proposed Material Alteration No. 27 details the requirement for Transport Impact Assessments for all KDAs. As per the Traffic and Transport Assessment Guidelines (2014) assessments will need to identify the development trip impacts during the peak periods for the local network, these are defined as the time of day which the transport demands are greatest. Similarly, the Project Appraisal Guidelines for National Roads Unit 5.2 – Data Collection (2016) state that in order to ensure an unbiased sample, all data collection should be carried out during a “neutral” or representative month, avoiding national and local holiday periods, local school holidays, mid-terms and any other abnormal traffic periods.</p> <p><u>Chief Executive's Recommendation</u> Accept Proposed Material Alteration no. 27.</p>

69	<p><u>Motion: Cllr Joe Neville</u> Policy MT2 to engage with the NTA to ensure that the 66A and 66B services are extended and improved. With the potential review of Bus Connects coming up once again we need to ensure our local bus services are improved.</p>	<p><u>Chief Executive's Response</u> Objective MT2.4 in the Draft LAP states that the Council will engage with the National Transport Authority (NTA), Dublin Bus, Irish Rail, Local Link and other stakeholders to improve the provision of public transport in Leixlip including the recommendations contained in the Leixlip Strategic Transportation Assessment, the improvement of bus services to the designated new development areas, park and ride facilities and the provision of bus priority measures to ensure the improved movement of bus services through the town centre and the provision of bus turn facilities proximate to Confey Station and the planned new neighbourhood at Confey. MT2.5 to provide for improved access to Confey railway station in consultation.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
70	<p><u>Motion: Cllr Joe Neville</u> To review the policy of traffic using the road through Castletown as this estate is currently being used as a short-cut for hundreds of vehicles each day.</p>	<p><u>Chief Executive's Response</u> Castletown estate is located between Celbridge Road and Green Lane and there is a direct link between Celbridge Road and Green Lane via the estate. The management of the traffic on an existing public road is appropriately dealt with by the Road Traffic Acts and is a function of the Roads, Transportation and Public Safety Department.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
71	<p><u>Motion: Cllr Joe Neville</u> To review the junction where the R404 meets the R148 for safety and traffic build-up considering the planned new traffic coming from the Wonderful Barn development.</p>	<p><u>Chief Executive's Response</u> This junction is located between Celbridge Road and Station Road. All significant development within the LAP area will be subject to the preparation of a Transport Impact Assessment, which will identify issues relating to a particular junction(s) associated with any development.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
72	<p><u>Motion: Cllr Joe Neville</u> To implement the recommendations of the Kildare Noise Action Plan 2013 – 2018, to seek to reduce, where</p>	<p><u>Chief Executive's Response</u> It is an objective of the Draft LAP (MT3.10) to implement the recommendations of the Kildare Noise Action Plan to reduce, where</p>

	<p>necessary, the harmful effects of traffic noise, through appropriate mitigation measures to meet the best environmental options not entailing excessive cost.</p>	<p>necessary, the harmful effects of traffic noise, through appropriate mitigation measures in accordance with CDP Objective RS03. Similarly, Objective HC2.2 requires that residential schemes in close proximity to heavily trafficked roads within/adjoining Leixlip are designed and constructed to minimise noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
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Section 9 – Infrastructure and Environmental Services

Item No.	Chief Executive's Proposed Material Alteration
73	<p>Proposed Material Alteration No. 35 Insert new objective, Reference CON 1.5 under Section 12.8 Confey.</p> <p><i>CON 1.5 To require the preparation of a Strategic Flood Risk Assessment (SFRA) to identify flood risk management options for the Confey Area to inform the preparation of the masterplan for these lands. The SFRA will ensure any issues are assessed and mitigated further upstream and that there is no adverse impact on existing properties upstream, or in the area, whilst also demonstrating that the development of this land shall not create an adverse impact on lands downstream between the proposed Confey UDF area and the confluence with the River Liffey.</i></p>
74	<p>Proposed Material Alteration No. 36 Insert the following text as second paragraph in Section 9.2 Water Supply and Wastewater:</p> <p><i>Irish Water is preparing a National Water Resources Plan (NWRP). This strategic plan for water services will outline moves towards a sustainable, secure and reliable public drinking water supply over the next 25 years, whilst safeguarding the environment. The NWRP will outline how Irish Water intends to maintain the balance between the supply from water sources around the country and the demand for drinking water over the short, medium and long-term. This will allow planning for the future and ensure the provision of sufficient safe, clean drinking water to facilitate the social and economic growth of Ireland. Kildare County Council will work with and support Irish Water in delivering the NWRP.</i></p>

Item No.	Proposed Motion	
75	<p><u>Motion: Cllr Íde Cussen</u> That, in recognition of Climate Change adaptation and mitigation requirements that Kildare take precautionary principle and it be applied to any zonings where there is flood risk and that de-zoning or not zoning be the preferred model.</p>	<p><u>Chief Executive's Response</u> 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 possible. Where neither is possible, mitigation and management of risks must be proposed. Justification tests were carried out on seven sites and are detailed in the SFRA report accompanying this Plan.</p> <p>All sites that have undergone the Development Plan Justification Test will undergo the Development Management Justification Test and a Site-Specific Flood Risk Assessment in accordance with Objective I3.2 contained in the Draft LAP where appropriate. As per the Flood Risk Guidelines a precautionary approach should be taken to allow for uncertainties in data and risk assessment procedures and to enable adaptability to future changes in risk, including the effects of climate change.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
76	<p><u>Motion: Cllr Nuala Killeen</u> What are the timelines for a Strategic Flood Risk Assessment (SFRA) to identify flood risk management options for the Confey Area to inform the preparation of the masterplan for these lands.</p>	<p><u>Chief Executive's Response</u> A Strategic Flood Risk Assessment was undertaken during the preparation of the Draft LAP and informs the development strategy for the town of Leixlip. A Justification Test was carried out for the area within the Confey Urban Design Framework which stated that any development of the area will be subject to a Site-Specific Flood Risk Assessment.</p> <p>Item 114 further expands on required details for the Site-Specific Flood Risk Assessment specifically for the Confey area. Similarly, the Motion relating to Objective Con 1.1 Section 12 of this report now states that a Site-Specific Flood Risk Assessment is required as part of the masterplan for the area.</p>

		<u>Chief Executive's Recommendation</u> No change recommended.
77	<u>Motion: Cllr Joe Neville</u> That as part of the Plan that a policy be put in place for the serious ongoing odour issue in Leixlip that has not been resolved before any new KDA is developed.	<u>Chief Executive's Response</u> The operation of the wastewater treatment plant is the responsibility of Irish Water. <u>Chief Executive's Recommendation</u> No change recommended.
78	<u>Motion: Cllr Joe Neville</u> A designated place to be identified for glass bottle recycling to service the requirements of the Confey area as part of any retail planning.	<u>Chief Executive's Response</u> It is an objective of the Draft LAP as detailed under I5.1 to maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with development. The requirement for recycling for retail developments will be subject to Section 17.10.3 Bring Banks and Recycling Facilities as contained in the County Development Plan which is the overarching policy document. <u>Chief Executive's Recommendation</u> No change recommended.

Section 10 – Built Heritage and Archaeology

Item No.	Chief Executive's Proposed Material Alteration
79	Proposed Material Alteration No. 37 Insert new objective under BH 1.9 as follows; BH1.9 <i>To address dereliction, vacancy and promote appropriate and sensitive reuse and rehabilitation of Protected Structures.</i>

Item No.	Proposed Motion
80	<u>Motion: Cllr Íde Cussen</u> That 33 Main Street, the birthplace of William Francis Roantree, to be added to the Record of Protected Structures. <u>Chief Executive's Response</u> This is a matter for the review of the County Development Plan or initiation of the special procedures under Section 55 of the Planning and Development Act 2000 (as amended). A structure cannot be entered on

		<p>the Record of Protected Structures through the Local Area Plan process.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
81	<p><u>Motion: Cllr Íde Cussen</u> That a Statement of Character for the Leixlip Architectural Conservation Area (ACA) must be urgently prepared in order to ensure that the ACA Policy is adhered to.</p>	<p><u>Chief Executive's Response</u> Objective BH2.5 of the Draft LAP requires the preparation of a statement of character and area specific policy objectives for the Leixlip ACA.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
82	<p><u>Motion: Cllr Joe Neville</u> The creation and promotion of either a Discovery Park in the Wonderful Barn Parkland for the residents of North Kildare or a large playground. Also, the continued improvement of The Wonderful Barn parkland with the creation of a picnic area.</p>	<p><u>Chief Executive's Response</u> It is an objective of the Draft LAP as detailed under BH1.6 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 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 shall be investigated.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
83	<p><u>Motion: Cllr Joe Neville</u> To promote the restoration of the Boat-house on the River Liffey where it meets the River Rye and to include the whole area along the Liffey in Leixlip village as a place for picnics, families and river-walks.</p>	<p><u>Chief Executive's Response</u> It is an objective of the Draft LAP (BH1.8) 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.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
84	<p><u>Motion: Cllr Joe Neville</u> To support the implementation of the conservation plan for the restoration and management of the Wonderful Barn and associated lands in association with key stakeholders</p>	<p><u>Chief Executive's Response</u> Objective BH1.6 refers.</p> <p><u>Chief Executive's Recommendation</u></p>

	and the community. Which would include a layer of public consultation to address any community conservation concerns regarding the proposed housing development.	No change recommended.
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Section 11 – Natural Heritage, Green Infrastructure and Strategic Open Spaces

Item No.	Chief Executive’s Proposed Material Alteration
85	<p>Proposed Material Alteration No. 38 Amend Objective GIO1.10 as follows: GIO1.10 (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. <i>No road proposal shall be considered by this Council through the park within the Council’s ownership or jurisdiction. as a dedicated public open space area and to provide for increased connectivity from Leixlip Main Street to the existing car park through the provision of a new linear parkland access with dedicated off road pedestrian and cycle access points (Refer to Black Avenue KDA).</i></p>
86	<p>Proposed Material Alteration No. 39 Omit Figure 11-2 Green Infrastructure Mapping for Leixlip and amend Section 11.3 Open Space (Social Infrastructure Recommendations) As recommended in the Social Infrastructure Audit (SIA), the LAP has made provision for new green corridors and/or natural/semi natural open space area to include those outlined in Table 11-1. The green corridors and/or natural/semi natural open space requirements set out below is in addition to the public open space requirements and shall not be <i>considered as constituting the open space of any a development proposal.</i></p>
87	<p>Proposed Material Alteration No. 40 Insert new objective OS1.7 <i>OS1.7 To support and facilitate the development of a sensory garden within the grounds of St. Catherine’s Park.</i></p>
88	<p>Proposed Material Alteration No. 41 Insert new objective OS1.8 <i>OS1.8: To promote and provide amenities features such as picnic tables, playgrounds or outdoor gym equipment facilities in existing open spaces within the plan area.</i></p>

Item No.	Proposed Motion	
89	<p><u>Motion: Cllr Nuala Killeen</u> To protect the amenity of St. Catherine's Park. No road proposal shall be considered by this Council through the park within the Council's ownership or jurisdiction.</p>	<p><u>Chief Executive's Response</u> Proposed Material Alteration No. 38 refers</p> <p>Amend Objective GIO1.10 as follows: GIO1.10 (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. <i>No road proposal shall be considered by this Council through the park within the Council's ownership or jurisdiction.</i></p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
90	<p><u>Motion: Cllr Joe Neville</u> That we insert into the LAP that it would be our policy to object to any link road going through St Catherine's Park that would limit access and spoil our public park.</p>	<p><u>Chief Executive's Response</u> Material Alteration No. 38 proposes to amend Objective GIO1.10 to state that no road proposal shall be considered by this Council through the park within the Council's ownership or jurisdiction.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
91	<p><u>Motion: Cllr Joe Neville</u> That Ecology reports be made mandatory on all KDA's.</p>	<p><u>Chief Executive's Response</u> It is an objective of the Draft LAP as detailed under G11.1 to protect identified key Green Infrastructure and 'Stepping Stone' habitats (according to their value, enhance where possible and integrate existing and new Green Infrastructure as an essential component of new developments and restrict development that would fragment the Green Infrastructure Network. 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.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>

<p>92</p>	<p><u>Motion: Cllr Joe Neville</u> 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 and should not be carried out on an ad-hoc basis by developers.</p>	<p><u>Chief Executive’s Response</u> It is an objective of the Draft LAP as detailed under objective GI1.1 to protect identified key Green Infrastructure and ‘Stepping Stone’ habitats (according to their value, enhance where possible and integrate existing and new Green Infrastructure as an essential component of new developments and restrict development that would fragment the Green Infrastructure Network. 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.</p> <p><u>Chief Executive’s Recommendation</u> No change recommended.</p>
<p>93</p>	<p><u>Motion: Cllr Joe Neville</u> To <i>(encourage the development)</i> develop <i>(of)</i> amenity lands at Lough na Mona to cater for active recreation for residents of Leixlip.</p>	<p><u>Chief Executive’s Response</u> As per Table 7-1 Social Infrastructure Needs contained in the Draft LAP the lands at Lough na M6n6 have been indicated for local equipped play areas and neighbourhood equipped play areas. The Plan also states that the development of Lough na M6n6 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. To support this Objective OS1.3 states that the Council will encourage the development of amenity lands at Lough na M6n6 to cater for active recreation for residents of Leixlip.</p> <p><u>Chief Executive’s Recommendation</u> No change recommended.</p>

Section 12 – Key Development Areas, Confey and Collinstown

Item No.	Chief Executive’s Proposed Material Alteration
94	<p>Proposed Material Alteration No. 42 Amend Section 12.1.2 Phasing and Implementation as follows; Design proposals in the Key Development Areas (KDAs) will be subject to <i>the delivery of infrastructure</i> a schedule of phasing. The purpose of the phasing is to ensure that infrastructure, facilities and, amenities <i>and servicing</i> are provided <i>either in tandem together with or prior to the delivery of</i> new residential development.</p> <p>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.</p> <p>The key infrastructure to be phased in conjunction with housing input in Leixlip relates to roads infrastructure, water/waste infrastructure, open space and recreational facilities. The phasing as outlined in Section 12.6 below is designed to ensure the delivery of priority infrastructure within each development in tandem with development and has been informed by the Sustainable Planning and Infrastructure Assessment (SPIA) which accompanies this plan.</p> <p>Each 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.</p> <p><i>The phasing of each KDA development shall be agreed in writing with the planning authority having full regard to the delivery of infrastructure as outlined in Table 12-6. Accordingly, a</i> A statement of compliance with the phasing requirements of the LAP shall be included with planning applications for new housing development in the KDA 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.</p>
95	<p>Proposed Material Alteration No. 43 (a-c) (a) Section 12.2 The Wonderful Barn Key Development Area Planning applications for significant development on these lands shall be accompanied by a <i>Traffic Transport</i> Impact Assessment.</p> <p>(b) Section 12.4 Leixlip Gate Key Development Area (Kilmacredock)</p>

Planning applications for significant development on these lands shall be accompanied by a **Traffic Transport** Impact Assessment.

(c) Section 12.5 Black Avenue Key Development Area

Any planning application for the development of these lands shall be accompanied by a **Traffic Transport** Impact Assessment which takes into consideration the impact of the proposed development on Mill Lane and Main Street Leixlip.

96

Proposed Material Alteration No. 44 (a) + (b)

(a) Amend Figure 12-2 Celbridge Road East KDA as follows:



1. Reorganise the internal design and layout of the KDA to reflect the reduction in numbers from 355 units to 280 units.
2. Clearly identify the presence of the Leixlip Castle demesne wall and adjacent vegetation and incorporate into the public open space of the site by creating a buffer zone of open space between any built form and the demesne wall.

3. Omit the proposed pedestrian/cycle routes between the KDA and residential areas to the north.
4. Provide for increased landscaping measures in the strategic open space adjacent to the boundary along the M4 Motorway.

(b) Amend text box in Section 12.3 as follows:

Vision

To consolidate the urban area of Leixlip through new residential development and a new public parkland setting delivering connectivity to the town centre.

Connectivity / Movement

Connections will be integrated into the existing urban form and the natural and built environments to allow for ease of movement of both vehicles and pedestrians. Vehicular access to the Key Development Area (KDA) will be via a new signalised junction and single access point on the Celbridge Road. Roads will be designed for low speeds to ensure that pedestrians, cyclists and vehicles can mix safely. Design all roads and streets in accordance with the Design Manual for Urban Roads and Streets (DMURS). To reduce impact and ensure road safety, the through public road to connect the Celbridge Road (at Former HP Site) to M4 Interchange, Junction 6 must be completed and operational prior to the commencement of Celbridge Road East KDA in accordance with objective MT3.13 as outlined in Section 8.

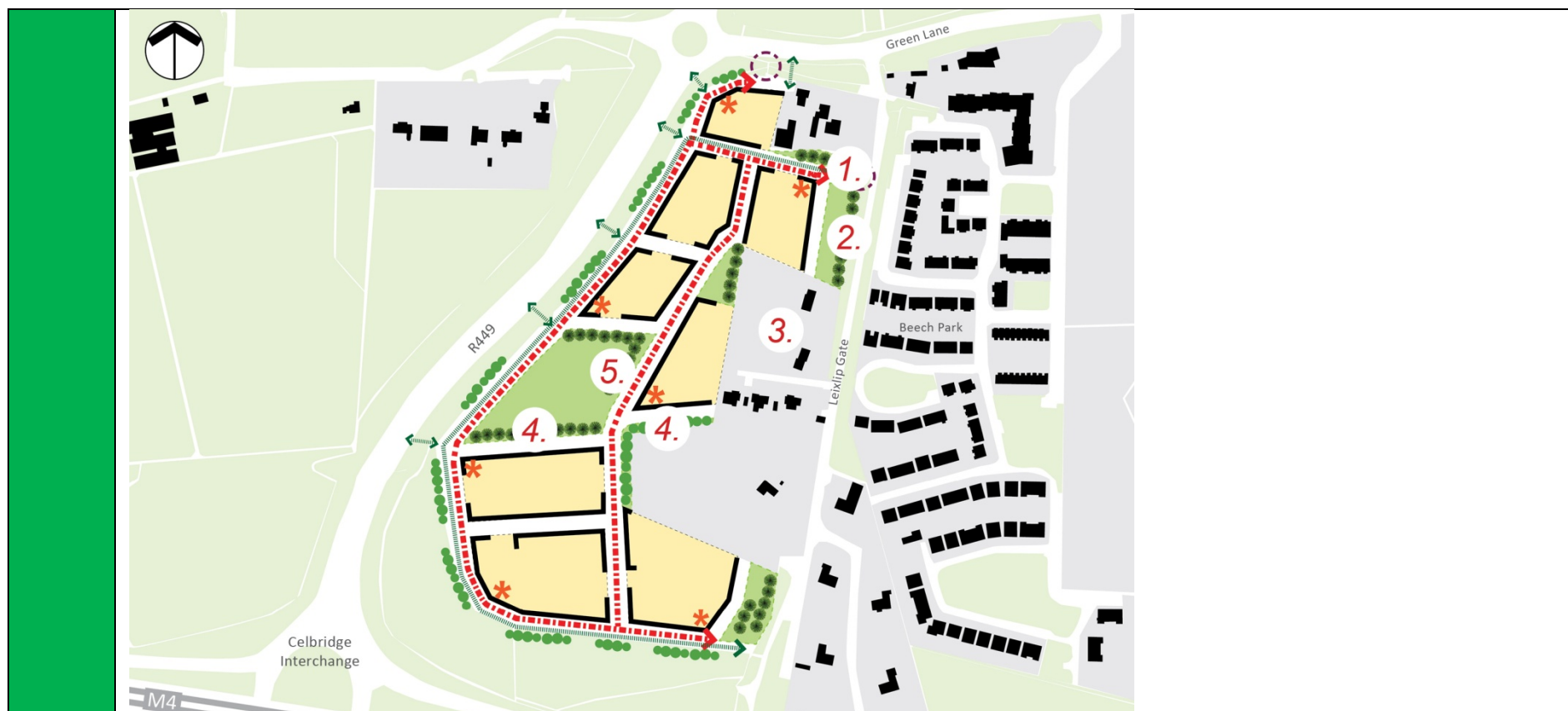
The development of this KDA shall *seek to* provide for increased permeability and connectivity to Leixlip Town Centre ~~via new pedestrian access points. A number of pedestrian linkages through this KDA will address the connections between people and places by considering the needs of people to access jobs and key services. Potential linkages shall provide for full movement through this KDA and passively overlooked where possible.~~ *with P*potential linkages to Pound Street to be investigated (acknowledging level differences). ~~Any proposed scheme shall be designed in such a manner that serves and facilitates opportunities for increased permeability and connectivity through established residential areas and provides~~ in *order to provide* access to ~~town centre~~ *retail* services and open space and amenity areas.

Built Form

Create a legible development with a sense of place which understands the cultural heritage of the surrounding area. Provide for buildings generally 2 storey in height however any development proposals shall be required to have regard to residential amenity of existing dwellings at the perimeter, with particular attention paid to the single storey dwellings located at Highfield Park. Where the quality of the design and layout is particularly high and it is

	<p>determined that it would not impact unduly on the setting of the subject lands or adjoining established residential areas, higher densities may be achievable.</p> <p><i>Except for the portion of land adjacent to the motorway, proposals to address the difference in site levels shall be provided and same shall be reduced to a level which is similar to that of the adjoining residential estates to the north of the KDA. In this regard, the impact of changing the drainage patterns of the land shall also be taken into consideration by the carrying out of a site-specific flood risk analysis of the KDA which shall accompany any planning application for the KDA.</i></p> <p>Any proposed scheme shall incorporate appropriate increases in density and respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users. This KDA will accommodate medium density residential development in the order of 35 units per hectare, subject to also minimising impact on Leixlip Castle.</p> <p>In recognition of the KDA's proximity to the M4 motorway, a number of noise mitigation measures should be incorporated in the design of any proposed scheme for the subject lands. A minimum 91m set back from the M4 shall be provided in the form of a landscaped open space area <i>that is densely planted with trees and shrubs consisting of native species as per Table 17.2 of the Kildare County Development Plan</i>. The boundary wall of Leixlip Castle should be retained and incorporated into future development proposals.</p> <p>Where sections of the original wall need to be removed to facilitate pedestrian access or at the proposed vehicular access along the Celbridge road such proposals shall be subject to detailed design where materials removed shall be re-integrated as part of the overall new access design in order to minimise impact.</p>	
	<p>Landscape and Open Spaces</p> <p>Opportunities occur to use the intrinsic landscape positively in the design of this KDA. Building layouts shall have regard to the protection of key views within the site and appropriate landscaping should minimise the visual impact of any new residential development. Layouts should allow for a 'Local Access Street' with generous landscaping and appropriate traffic calming measures. The measures should be designed with pedestrians, cyclists, public transport, service and emergency vehicles in mind e.g. raised junctions make it easier for pedestrians to cross.</p>	

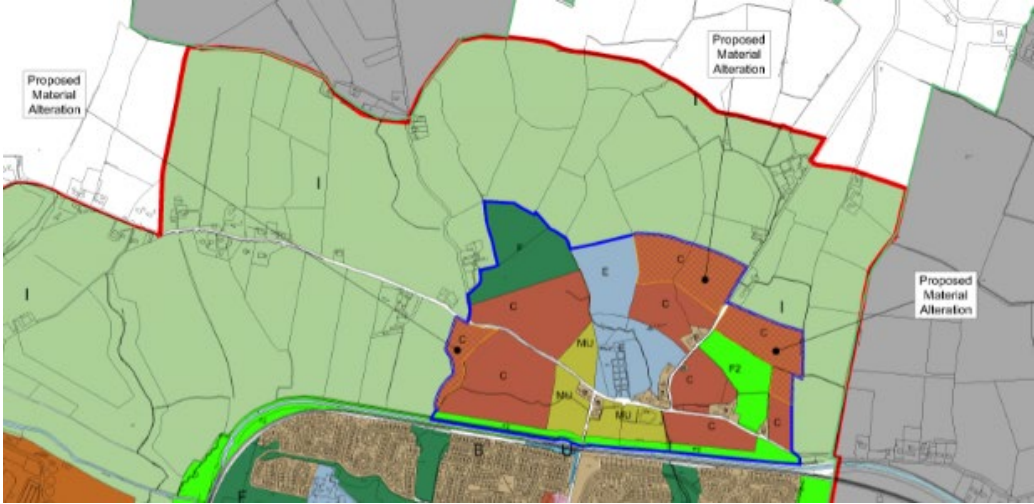
	<p>Emphasis should be placed on a linear park connecting the Wonderful Barn to this Key Development Area whilst <i>enhancing the landscape and heritage surrounding Leixlip Castle Demesne. In this regard the boundary of the KDA to the north comprising of the demesne wall and mature trees/vegetation shall become a feature of the KDA and be separated from any built form by an open space buffer zone</i> A linear park will provide the definition that contributes to a sense of place and parkland distributed within the site ensures a range of recreational needs are within close proximity to homes and workplaces. Visual links between Leixlip Castle Demesne beyond the site can be used to create 'view corridors', in which the linear park and open space can run. A portion of the site at the southern boundary is zoned 'Open Space and Amenity' and should be connected with the linear park and should be designed positively, with clear definition and enclosure. There should be no ambiguity or left over space. The linear park and open space, the majority of which will be publicly accessible, shall provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. The proposed new parkland setting shall be provided by the developer in a phased manner alongside the delivery of new housing and shall retain natural heritage and existing green infrastructure features. The new parkland shall incorporate amenity walks with the potential to connect the site to the main street via Leixlip Demesne providing a new tourism trail from the main street via Leixlip Castle/Demesne the subject lands and the future development of the Wonderful Barn complex as a tourist attraction/adventure space.</p> <p>Within the identified residential blocks, building layouts shall 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. A minimum of 15% quality open space within the c. 10 ha of residential lands identified shall be provided.</p>	
97	<p>The proposed material alterations will necessitate consequential amendments in other parts of the Draft Plan including amendments to the zoning designations with the KDA.</p> <p>Proposed Material Alteration No. 45 (a) + (b) (a) Amend Figure 12-3 Leixlip Gate KDA as follows:</p>	



1. Remove from the KDA designation around the area to the northeast which has planning permission for a single dwelling.
2. Move indicative entrance onto Leixlip Gate to the south.
3. Incorporate the two residential properties south of Kilmacredock House into the KDA.³
4. Clearly identify the presence of the former demesne wall of Castletown House in Figure 12-3.
5. Redesign the internal street layout and open space provision having regard to the proposed amendments above.

³ The zoning of this land will remain 'Existing Residential and Infill' with any housing units developed being included in the figure provided under the Town Centre/ Infill category of Table 4.1.

	<p>(b) Amend Section 14.4 – Text box – under Landscape and Spaces include the following additional text:</p> <div style="border: 1px solid black; padding: 5px; background-color: #e6f2ff;"> <p>Landscape and Open Spaces Provide for minimum 15% quality open space within the residential lands. Retain natural heritage and existing 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. <i>The Demesne Wall should be retained as far as practicable and be incorporated as a key feature within the open space of any development proposed on these lands. Where sections of the original demesne wall need to be removed to facilitate pedestrian/vehicular access within the KDA proposals shall be subject to detailed design.</i> Use landscaping to create buffer from R449 and M4.</p> </div> <p>It is noted that the proposed material alterations will necessitate consequential amendments in other parts of the Draft Plan including amendments to Map Ref. 1 – Map Ref. 6.</p>
98	<p>Proposed Material Alteration No. 46 (a + b) (a) Remove the KDA designation from the Black Avenue lands on Map Ref. 4 Land Use Zoning Objectives and amend the zoning from ‘C: New Residential’ and ‘F2: Strategic Open Space’ to ‘F: Open Space and Amenity’ and delete Section 12.5 Black Avenue Key Development Area. (b) Delete Section 12.5 Black Avenue Key Development Area in its entirety.</p>
99	<p>Proposed Material Alteration No. 47 Remove Figure 12-6 Indicative Design Concept (for Collinstown) from the LAP and any consequent reference to same.</p>
100	<p>Proposed Material Alteration No. 48 To insert the following new objective into Section 12.7.2 of the Plan: <i>COL1.1: To require the preparation of a Masterplan (to be developed in conjunction with relevant traffic/transport assessments) for Collinstown giving full consideration to the type and intensity of development relative to future transport options and in particular public transport provision (the potential for a rail station at Collinstown, park and ride facilities, bus network revisions and the principles and priorities set out in Section 12.7.3) and to work with the NTA in this regard. Individual applications for smaller sections of these lands will not be considered until such time as a single masterplan has been prepared and agreed in writing with the Planning Department of Kildare County Council.</i></p>
101	<p>Proposed Material Alteration No. 49 Amend Figure 12-5 <i>Collinstown Boundary with constraints</i> to remove the 30 metre development set back from the Overhead Powerlines (OHL’s).</p>
102	<p>Proposed Material Alteration No. 50 Amend Table 12-3 Collinstown Infrastructure Delivery Schedule as follows</p>

	Collinstown Infrastructure Delivery Schedule		
	Roads and Transportation		
	Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026 ⁴ .	Immediate– Long Term	Developer, State, KCC
	New Access Road	Medium – Long Term	Developer, State, KCC
	Junction and Roundabout Upgrades Required	Medium – Long Term	Developer, State, KCC
	<i>Provision of Rail Station</i>	<i>Long Term</i>	<i>Developer, State, KCC</i>
103	<p>Proposed Material Alteration No.51 Amend the Map Ref. 4 Land Use Zoning Objectives for the Confey UDF lands as follows:</p>  <p>It is noted that this will necessitate consequential material amendments throughout the document and the Confey Urban Design Framework.</p>		
104	<p>Proposed Material Alteration No. 52 Amend 12.7.3.1 Urban Design Principles after first paragraph add the following text;</p>		

⁴ May change to 2023 subject to the adoption of Proposed Material Alteration No. 1.

	<i>Key principles of development are as follows:</i>
105	<p>Proposed Material Alteration No. 53 Amend Fourteenth bullet in 12.7.3.1 Urban Design Principles point as follows;</p> <ul style="list-style-type: none"> To ensure that street furniture would be treated as high quality, practical and useful elements <i>that are fully integrated in the streetscape.</i>
106	<p>Proposed Material Alteration No. 54 Amend third and fourth bullet points in 12.7.3.3 Open Space and Landscaping as follows;</p> <ul style="list-style-type: none"> To ensure existing boundary and inland trees and hedgerows are retained where possible and 'opened' to facilitate access, <i>permeability and visual connections.</i> To ensure new roadways include a continual tree line <i>continuous line of street trees</i> providing an element of separation between the plots and larger industrial units.
107	<p>Proposed Material Alteration No. 55 (a +b) Amend Section 2.1.6.2 of the Confey Urban Design Framework as follows:</p> <p>(a) RESIDENTIAL AREA R1 - add the following sentence to the first bullet point:</p> <ul style="list-style-type: none"> This character area will be designed in a manner that complements the design and layout of MU 1 providing residential development in the form of principally apartment style living within buildings of 3-4 storeys with a strong architectural design facilitating this level of development. <i>While apartment style living is the suggested model other design approaches which deliver the required density will also be welcomed.</i> The overall residential capacity of this character area is c. 411 units. <p>(b) RESIDENTIAL AREA R5 (A and B) - add the following sentence to the second bullet point:</p> <ul style="list-style-type: none"> Built form shall provide for apartment living within buildings of 3-4 storeys to the west. <i>While apartment style living is the suggested model of development in R5A other design approaches which deliver the required density will also be welcomed.</i> with Mmore traditional housing typologies of 2-3 storeys <i>should be located</i> to the east of these lands within R5B. The overall residential capacity of this character area is c. 142 units.
108	<p>Proposed Material Alteration No. 56 Amend Section 2.1.2 of the Confey Urban Design Framework as follows: Section 2.1.2 Surface Water, and Drainage <i>and Infrastructural Services</i> Add the following paragraph after paragraph one: <i>In relation to various wayleaves which traverse the area, the final alignment of roads/cycleways/footways and the location of open spaces and public areas shall have regard to the wayleaves for gas and water services.</i></p>
109	<p>Proposed Material Alteration No. 57 Amend Section 2.1.3 Land Use (third paragraph) of the Confey Urban Design Framework as follows: The location of Confey GAA centrally within the subject lands and within close proximity to Confey Railway Station has been identified as being an underutilisation of these strategic lands. <i>In view of the close proximity of the GAA club to Confey Railway Station and the limited capacity of the club to expand on its present site, #</i>it is proposed to zone lands further north and in close</p>

	proximity to the proposed 'Community Hub' ensuring ease of access.
110 Amended by Item 114	Proposed Material Alteration No. 58 Amend objective CON 1.1 as follows: CON 1.1 To ensure the future development of the lands identified within the Confey Urban Design Framework are subject to a detailed Masterplan the contents of which shall be agreed in writing with the Planning Department of Kildare County Council and which shall include proposals for the funding and delivery of key infrastructure in accordance with phasing arrangements.
111 Amended by Item 114	Proposed Material Alteration No. 59 Insert new objective, Reference CON 1.5 under Section 12.8 Confey. CON 1.5 <i>To require the preparation of a Strategic Flood Risk Assessment (SFRA) to identify flood risk management options for the Confey Area to inform the preparation of the masterplan for these lands. The SFRA will ensure any issues are assessed and mitigated further upstream and that there is no adverse impact on existing properties upstream, or in the area, whilst also demonstrating that the development of this land shall not create an adverse impact on those downstream between the proposed Confey UDF area and the confluence with the River Liffey.</i>

Item No.	Proposed Motion	
112	<u>Motion: Cllr Bernard Caldwell</u> That the built form for Leixlip Gate KDA be low to medium density with a maximum of 3-storey height permitted.	<u>Chief Executive's Response</u> Section 28 Guidelines on Local Area Plans (2013) issued by the DHPLG highlight that plans should provide a general minimum density of between 35 and 50 dwellings per hectare in urban areas. This is also reinforced in other Section 28 Guidelines such as Urban Development and Building Heights: Guidelines for Planning Authorities (2018) and the Sustainable Residential Development in Urban Area (2009) to which the Council must adhere. The Leixlip Gate KDA proposes a density of 35 units per hectare which is at the lower end of density levels. The indicative built form in the Draft Plan states that "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". It is proposed to remove reference to the height and any application on the land will be assessed on its own merits.

		<p><u>Chief Executive's Recommendation</u> Amend Section 12.4 Leixlip Gate Key Development Area (Kilmacredock) Under section on Built Form.</p> <p>High quality development form along the R449 should announce the town and buildings <i>should have regard to 3-4 storeys may be provided at</i> the roundabout junction of the R449 and Green Lane”.</p>
<p>113</p>	<p><u>Motion: Cllr Íde Cussen</u> In order to protect the approach to Leixlip that the Built Form for Leixlip Gate KDA be amended to “This site will accommodate low-medium density, with high quality developments along the R449 announcing the town with buildings of 2-3 storeys (no higher) permitted.</p>	<p><u>Chief Executive's Response</u> See response above to item 112.</p> <p><u>Chief Executive's Recommendation</u> As per recommendation to item 112.</p>
<p>114</p> <p>Refer to Items 14, 59, 110 & 111</p>	<p><u>Motion: Cllr Íde Cussen</u> That CON 1.1 be amended as follows:</p> <p>(a) No residential development shall take place within the lands identified within the Confey Urban Design Framework Masterplan until such time as a Masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).</p> <p>(b) The Masterplan must include (but not be restricted to):</p> <p>(i) Phasing infrastructure deliver programme which ensures the delivery of high capacity public transport and necessary physical, social and economic infrastructure</p> <p>(ii) Strategic Flood Risk Assessment.</p> <p>(iii) Transport Impact Assessment (including details for proposals (if any) to the R149.</p> <p>(iv) Necessary upgrades to Cope Bridge.</p> <p>(v) Details of any upgrade works to Captains Hill, to</p>	<p><u>Chief Executive's Response</u> The submitted motion in relation to Confey is considered acceptable in terms of the future development of the area. Objective CON 1.1 should be amended in the Plan to reflect the motion submitted.</p> <p><u>Chief Executive's Recommendation</u> Delete To ensure the future development of the lands identified within the Confey Urban Design Framework are subject to a detailed Masterplan the contents of which shall be agreed in writing with the Planning Department of Kildare County Council.</p> <p>Insert new objective as follows: CON 1.1 <i>(a) No residential development shall take place on the lands identified within the Confey Urban Design Framework Masterplan until such time as a Masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to</i></p>

	<p>include entrances/exists to existing housing estates from same.</p> <p>(vi) Statement of Compliance with Urban Design Framework.</p> <p>(vii) Water and Waste Water network requirements.</p> <p>(c) Individual applications for smaller sections of the Confey Masterplan lands shall not be considered by the Planning Authority or An Bord Pleanála until the Masterplan is integrated into the Local Area Plan in accordance with (a) above.</p> <p>All consequential amendments in LAP as a result of this Motion.</p>	<p><i>Section 20 of the Planning and Development Act 2000 (as amended).</i></p> <p><i>(b) The Masterplan should include (but not be restricted to):</i></p> <p><i>(i) Phasing infrastructure programme including physical, social, transport and economic infrastructure</i></p> <p><i>(ii) Site-Specific Flood Risk Assessment for the masterplan lands;</i></p> <p><i>(iii) Transport Impact Assessment including proposals (if any) for Captain's Hill (R149).</i></p> <p><i>(iv) Upgrades to Cope Bridge.</i></p> <p><i>(v) Details of any upgrade works to Captain's Hill, to include entrances/exits to existing housing estates from same.</i></p> <p><i>(vi) Statement of Compliance with Urban Design Framework.</i></p> <p><i>(vii) Water and wastewater network requirements.</i></p> <p><i>(c) Individual applications for smaller sections of the Confey Masterplan lands shall not be considered by the Planning Authority or An Bord Pleanála until the Masterplan is integrated into the Local Area Plan in accordance with (a) above.</i></p> <p>Consequential Amendments: Delete CON 1.2, CON 1.3, CON 1.4.</p>
<p>115</p>	<p><u>Motion: Cllr Nuala Killeen</u> Masterplan for the Confey area and agreement on this in advance of any development. It is the view of the NTA that the Masterplan should include a transport assessment.</p>	<p><u>Chief Executive's Response</u> See response to item 114 above.</p> <p><u>Chief Executive's Recommendation</u> As per previous recommendation.</p>
<p>116</p>	<p><u>Motion: Cllr Nuala Killeen</u> Remove KDA2 Should this land be rezoned for housing it will undermine Leixlip Castle/Demesne as the Historic Centre of Leixlip. The Demesne Lands are listed as protected in the LAP which conflicts with the proposed rezoning.</p>	<p><u>Chief Executive's Response</u> The principle of the development, and the decision to include the KDA at Celbridge Road East is based on the principles of compact growth and the sequential development of settlements as outlined in national strategic planning policy documents such as NFP and RSES. The lands within the Key Development Area are physically and visually separated from Leixlip Castle by a woodlands belt. The</p>

		<p>design brief and in addition Proposed Material Alteration no. 44 (a) + (b) recommends that a redesign of the layout of the KDA would ensure that the demesne wall becomes a defining feature within the KDA and is set within a buffer of public open space, with a resultant reduction in the number of units proposed and reorganization of same within the design concept. Furthermore, Proposed Material Alteration no 44 (a) + (b) also requires proposals to address the difference in site levels, which will ensure that there are no negative impacts from the proposed development on the castle and demesne.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
<p>117</p>	<p><u>Motion: Cllr Joe Neville</u> Celbridge Road East KDA 2 Removal of KDA 2 from the Leixlip LAP due to its unsuitability for development.</p>	<p><u>Chief Executive's Response</u> The principle of the development, and the decision to include the KDA at Celbridge Road East is based on the principles of compact growth and the sequential development of settlements as outlined in national strategic planning policy documents such as NFP and RSES. The lands within the Key Development Area are physically and visually separated from Leixlip Castle by a woodlands belt. The design brief and in addition PMA no. 44 (a) + (b) recommends that a redesign of the layout of the KDA would ensure that the demesne wall becomes a defining feature within the KDA and is set within a buffer of public open space, with a resultant reduction in the number of units proposed and reorganization of same within the design concept. Furthermore, PMA no 44 (a) + (b) also requires proposals to address the difference in site levels, which will ensure that there are no negative impacts from the proposed development on the castle and demesne.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
<p>118</p>	<p><u>Motion: Cllr Nuala Killeen</u> To protect Leixlip Castle Demense.</p>	<p><u>Chief Executive's Response</u> Leixlip Castle and Demense are listed as protected structures in the Kildare County Development Plan and detailed in the Draft LAP.</p>

		<p>The structures and their attendant grounds are subject to protection under Section 57 of the Planning and Development Act (as amended). The Kildare County Development Plan the overarching document, contains policies and objectives to ensure the integrity of protected structures and their curtilage are protected.</p> <p>Policy BH1 and associated objectives (BH1.1) within the Draft LAP ensure that Leixlip Castle and other protected structures within the plan area are preserved and enhanced and any proposals for development that would affect the special value of such structures, including their historic curtilage are carefully considered.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
119	<p><u>Motion: Cllr Joe Neville</u> Ecology surveys mandatory on all KDA's given the significant green infrastructure on each of the areas.</p>	<p><u>Chief Executive's Response</u> Objective GI1.1 of the Draft LAP sets out the need for site specific ecological surveys on a case by case basis as part of the planning consent process.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
120	<p><u>Motion: Cllr Joe Neville</u> Noise impact study mandatory on KDAs given proximity to M4</p>	<p><u>Chief Executive's Response</u> As detailed in the Draft LAP under Objective HC2.2 the Council requires that residential schemes in close proximity to heavily trafficked roads within/adjointing Leixlip are designed and constructed to minimise noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
121	<p><u>Motion: Cllr Joe Neville</u> Prohibit development of 4 story buildings on any Leixlip KDA.</p>	<p><u>Chief Executive's Response</u> Local area plans have a key role in translating overarching national, regional and development plan policy at the local level. Nationally there is greater emphasis on compact growth and achieving the</p>

		<p>best use of land and increased building heights are part of this policy.</p> <p>The Government's Section 28 Guidelines on Urban Development and Building Heights: Guidelines for Planning Authorities (2018) states that increased building height is a significant component in making optimal use of the capacity of sites. Therefore, prohibiting sites to a certain height would not be in compliance with the Section 28 Guidelines.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
122	<p><u>Motion: Cllr Joe Neville</u> Complete vehicular junction at Celbridge Road including improved access to The Wonderful Barn. Also, an in-depth study on the traffic impact on Castletown Estate from any new developments and safety measure to be put in place for the through road in Castletown.</p>	<p><u>Chief Executive's Response</u> Proposals for new developments within the LAP area are subject to the preparation of a Transport Impact Assessment which would address the impact of any additional traffic on existing junctions and roads. The management of the traffic and the implementation of road safety measures on an existing public road is a function of the Roads, Transportation and Public Safety Department.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>
123	<p><u>Motion: Cllr Joe Neville</u> Black Avenue KDA 4 Removal of KDA 4 from the Leixlip LAP.</p>	<p><u>Chief Executive's Response</u> Proposed Material Alteration 46 (a) and (b) propose the removal of the Black Avenue KDA.</p> <p><u>Chief Executive's Recommendation</u> No change recommended.</p>

Section 13 – Land Use Zoning Objectives

Item No.	Chief Executive’s Proposed Material Alteration													
124	<p>Proposed Material Alteration No. 60 Amend Table 13-3 Land Use Zoning Matrix Insert the rows for Park & Ride Facility and Cinema in list of land uses and amend Q zoning title to Enterprise & Employment:</p>													
	A – Town Centre	B - Existing Residential and Infill	C – New Residential	MU- Mixed Use	E – Community and Educational	F – Open Space and Amenity	F2 – Strategic Open Space	N Neighbourhood Centre	H - Industrial and W/housing	I - Agriculture	Q – Enterprise & Employment	T - Tourism	U -Public Utilities	
	<i>Park and Ride Facility</i>	N	N	N	N	N	N	N	N	N	O	N	N	
	<i>Cinema</i>	O	N	N	O	N	N	N	N	N	N	N	N	

Map illustrating Proposed Material Alterations (for indicative purposes only)

