

# Leixlip Draft Local Area Plan Proposed Material Alterations



Planning Department  
Kildare County Council  
4<sup>th</sup> October 2019



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## Section 1

### 1.1 Introduction

The Draft Leixlip Local Area Plan 2020-2026 (Draft LAP) was placed on public display from the 30<sup>th</sup> May to the 11<sup>th</sup> July 2019. The Chief Executive's Report on submissions and observations received in respect of the Draft LAP was submitted to the Members of Kildare County Council for their consideration on the 21<sup>st</sup> August 2019.

Having considered the Draft Leixlip LAP and the Chief Executive's Report, it was resolved by the Members at a Special Meeting of Kildare County Council on the 23<sup>rd</sup> September 2019 to alter the Draft Leixlip LAP, and that these alterations constitute a material alteration to the Draft LAP.

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

### 1.2 How to Read the Proposed Material Alterations

The proposed Material Alterations are referred to as proposed **Material Alterations Nos. 1 – 64** in Section 2 below and are accompanied by associated maps where appropriate with changes cross-referenced.

Where Proposed Material Alterations affect land use zonings, same have been identified on Map Ref 4 (August 2019) and a copy of this is attached to this report.

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

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

### 1.3 Environmental Assessments

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

The proposed Material Alterations have also been screened for Appropriate Assessment under the EU Habitats Directive. It is considered that the proposed Material Alterations will not result in additional impacts to those already identified in the Natura Impact Statement (NIS).

SEA and AA Screening Reports on the proposed Material Alterations have been prepared in accordance with the Planning and Development Regulations 2001 (as amended) and Article

6 (3) of the Habitats Directive. These reports are addendums to the existing SEA and AA Reports prepared in relation to the Draft Leixlip LAP 2020 – 2026.

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

#### **1.4 Your Role – Making a Submissions/ Observation**

A copy of the proposed Material Alterations is on display from Friday 4<sup>th</sup> October until Friday 1<sup>st</sup> November 2019 inclusive at the following locations:

- Planning Section, Kildare County Council Offices, Áras Chill Dara, Devoy Park, Naas, Co. Kildare;
- Leixlip Library, Captain’s Hill, Newtown, Leixlip, Co Kildare;
- Kildare County Council Website [www.kildare.ie/countycouncil](http://www.kildare.ie/countycouncil)

Written submissions or observations with respect to the Proposed Material Alterations of the Draft LAP may be made to the Planning Authority within the above period. Written submissions or observations should be clearly marked Proposed Material Alterations to the Draft Leixlip Local Area Plan 2020-2026 and be submitted either;

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

#### **OR**

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

Please make your submission in one medium only, i.e. online or hard copy. Any submission or observation should state your name and where relevant, the body or organisation represented. E-mail and fax submissions will not be accepted.

All submissions or observations with respect to the Proposed Material Alterations to the Draft Leixlip Local Area Plan 2020-2026 will form part of the statutory Chief Executive’s Report to be presented to the Elected Members.

Please note that only submissions or observations made in respect of the **Proposed Material Alterations and accompanying documents** can be considered. Submissions or observations in relation to any other aspects of the Draft LAP cannot be considered at this stage in the process.

#### **1.5 Next Steps**

Following the above public consultation period, the Chief Executive will prepare a report on any submissions or observations received with respect to the proposed Material Alterations of the Draft LAP and submit the report to the Elected Members of Kildare County Council for their consideration. Members shall consider the proposed Material Alterations and the

Chief Executive's Report and, shall no later than a period of 6 weeks after the Chief Executive's Report has been furnished, make or amend the Local Area Plan as appropriate.

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

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

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

## Section 2 Proposed Material Alterations

The proposed Material Alterations to the Draft Leixlip Local Area Plan 2020 – 2026 are set out hereunder.

### LAP General

#### Proposed Material Alteration No. 1

Amend the LAP title as follows:

*Leixlip Local Area Plan 2020 – 2023* ~~2026~~ (with consequential amendments throughout the LAP).

### Section 2 – Leixlip In Context

#### Proposed Material Alteration No. 2

Insert the following text in new Section 2.3 (page 12):

##### ***Section 2.3 Consistency with Hierarchy of Plans***

*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 (NPF) and RSES into the Development Plan. The RSES was made on 28<sup>th</sup> 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.*

#### Proposed Material Alteration No. 3

Insert new objective (page 12):

***PC1.1*** *It is an 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 thereof) following the incorporation of the National Planning Framework and Regional Spatial & Economic Strategy for the Midlands & Eastern Region into same.*

### Section 3 – Vision for Leixlip

#### Proposed Material Alteration No. 4

Amend S1 of Section 3.2 (Page 14) as follows:

**S1** To accommodate housing growth in Leixlip in accordance with the Kildare County Development Plan Core Strategy *and any review, replacement or variation thereof.*

## Section 4 - Core Strategy

### Proposed Material Alteration No. 5

(a) Insert the following text in new Section 4.1 (page 15):

*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 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. 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 growth<sup>1</sup>.*

*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 persons<sup>2</sup> across the County for that 10 year period.*

*Applying these new targets and the assumption (without prejudice) 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.*

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<sup>1</sup> See proposed new objective PC1.1 regarding the requirement to review the LAP

<sup>2</sup> 11,665 housing units based on the County occupancy rate of 2.7.



*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 wastewater. 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;

Paragraph 3, 4 and 5 of Section 4.1 Function, Population and Scale of Leixlip as follows;  
~~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 occupancy<sup>2</sup>. 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 units<sup>4</sup> 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 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.~~

Delete paragraph 1 of Section 4.4 Economic Retail and Social Infrastructure Capacity as follows;

~~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.~~

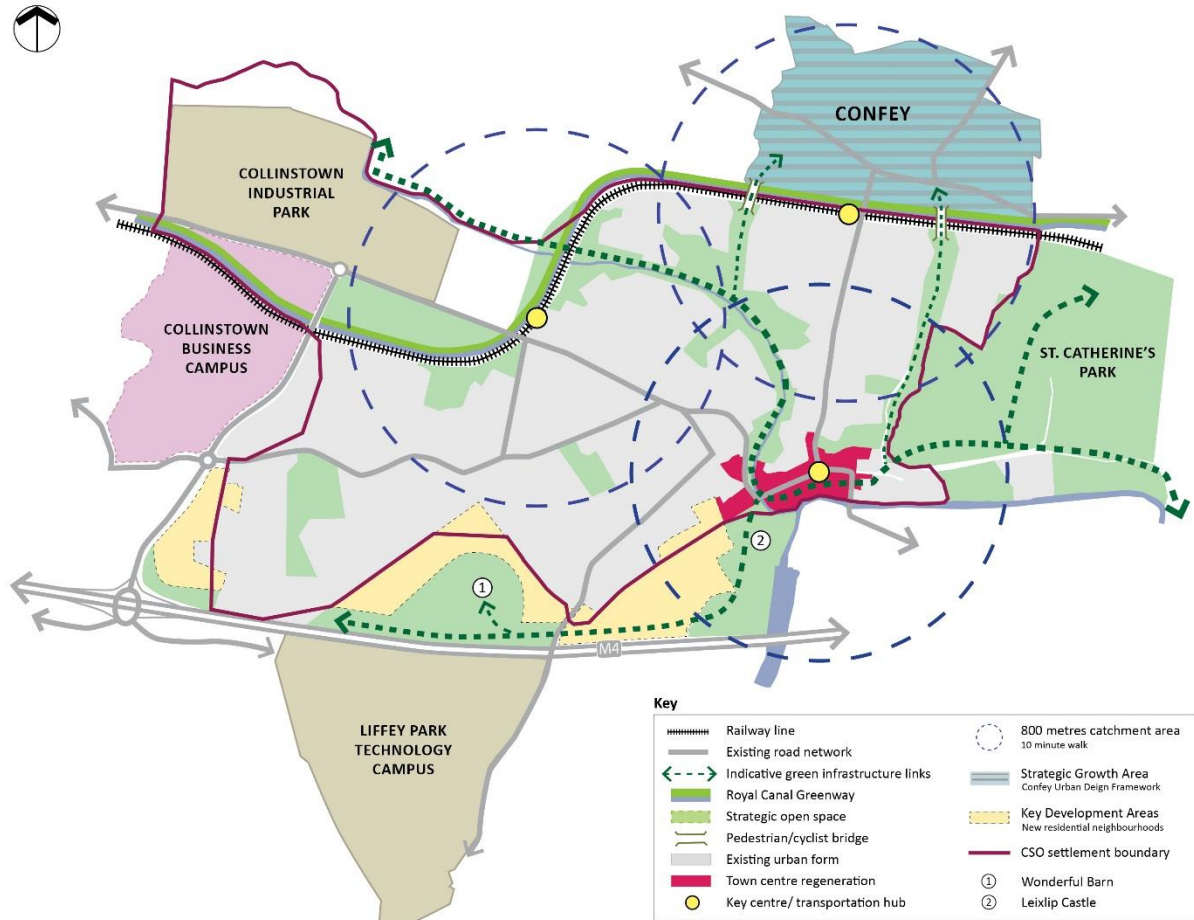
**Proposed Material Alteration No. 6**

Amend Table 4.1 (page 17) 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
<b>Infill Development</b>				
Town Centre/ Infill	-	256	35-50 <i>(where appropriate)</i>	±
Easton Gateway Lands	1.17	41	35	±
Easton	8.5	200 (Permitted & Under Construction)	-	±
<b>Phase 1: Key Development Areas</b>				
KDA - The Wonderful Barn	13.2	450 (Permitted & under construction )	35	±
KDA - Leixlip Gate	9.23	323	35	±
KDA – Celbridge Road East	<del>10.1</del> 8	<del>355</del> 280	35	±
<del>KDA – Black Avenue</del>	<del>10</del>	<del>350</del>	<del>35</del>	<del>±</del>
<b>Sub Total</b>	<del>52.2</del> 40.1	<del>1975</del> 1,550	<b>35</b>	
<b>Phase 2: Urban Design Framework Lands at Confey (Mixed Use/Residential)</b>				
	<del>30</del> 42.1	<del>1340</del> 1,765	Range 35-50	±
<b>Sub Total</b>		<del>1340</del> 1,765		
<b>TOTAL</b>	<del>82.2</del> 82.1	<b>3,315</b>		

**Note:** Consequential amendments throughout the LAP will result from the amendments proposed above including amending Figure 4.1 Core Strategy Map (see overleaf)

**Figure 4-1 Leixlip Gate KDA (a consequential amendment of Proposed Material Alteration No. 6)**



**Proposed Material Alteration No. 7**

Amend Policy CS1 (page 19) 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 *(or any variation of same)*, the provisions of the National Planning Framework and the ~~draft~~ Regional Spatial and Economic Strategy.

**Proposed Material Alteration No. 8**

Amend objective CS1.2 (page 19) as follows:

CS1.2: To focus new residential development on appropriately zoned lands ~~at~~ *Confey*, *within the* Key Development Areas *identified as Phase 1* and on appropriate infill sites *in the town* and *the Phase 2 lands at Confey*, in a phased manner alongside *the delivery of* appropriate physical and social 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 objective CON 1.1.*

## **Section 5 – Urban Centre & Retailing**

### **Proposed Material Alteration No. 9**

Insert under Section 5.1 (page 21) an additional objective:

*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.*

### **Proposed Material Alteration No. 10**

Amend Action under Section 5.1 (page 21):

Action: *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.~~*

### **Proposed Material Alteration No. 11**

Insert new Objective and new Action under Section 5.1 (page 21) as follows:

*UCR1.6 To encourage owners of premises on Main Street when renewing their shopfronts to use the Irish language.*

Action: *To promote the Shop Front Improvement and Accessibility grant scheme and assist where appropriate the implementation of the scheme.*

### **Proposed Material Alteration No. 12**

Include the following new objective in Section 5.2 Retailing (page 24).

*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.*

### **Proposed Material Alteration No. 13**

Include the following new objective in Section 5.2 Retailing (page 24).

*UCR2.10 To ensure that new shop front and signage design contributes positively to and enhances the streetscape and is in accordance with the guidance set out in the County Kildare Shopfront Guidelines (July 2013) and Kildare County Council Policy of Signage (April, 2013).*

**Proposed Material Alteration No. 14**

Additional text under Section 5.3 to provide for a third paragraph (page 24).

*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.*

**Proposed Material Alteration No. 15**

Additional text under Section 5.4 on the final paragraph (page 26).

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. *These measures should have regard to any future Leixlip Town Renewal Plan.*

**Proposed Material Alteration No. 16 (a-d)**

Section 5.4 Town Centre Public Realm (page 26).

Amend the following 4 objectives:

- (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 Leixlip Town Renewal Plan.*
- (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 *having regard to the Leixlip Town Renewal Plan.*
- (c) UCR3.3 To reduce the use of line-marking and signage on Main Street *along with other interventions, as part of the preparation of a Town Renewal Plan for Leixlip.*
- (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, *having regard to the outcome of the Town Renewal Plan.*

**Proposed Material Alteration No. 17**

Additional text under Section 5.5 on the final paragraph (page 27) as follows:

Figure 5-3 provides an indicative framework for three improvements. These would need to be progressed having regard to the necessary approval requirements and processes, *having regard to the emerging Leixlip Town Renewal Plan.*

## Section 6 – Enterprise, Economic Development and Tourism

### Proposed Material Alteration No. 18

#### Section 6.2.1 Supporting Employment Growth (Second Paragraph, page 32)

The Barnhall site (*the Liffey Business Campus*) comprises the 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. *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).*

### Proposed Material Alteration No. 19

Amend all references to land zoned Q: Enterprise and Employment at Collinstown to '*Collinstown Business Campus*'.

### Proposed Material Alteration No. 20

Insert new objective under Section 6.4 Tourism (page 36).

*EDT3.13 To support, encourage and promote historical linkages with William Francis Roantree Leixlip's Forgotten Fenian.*

## Section 7 – Housing and Community

### Proposed Material Alteration No. 21

Insert new objective under Policy HC 2 (page 39) as follows:

*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).*

### Proposed Material Alteration No. 22

Section 7.4.3 Recommendations

Table 7-1 Social Infrastructure Needs (page 43)

Under the theme of 'Childcare' amend the following:

20 child places ~~+~~ *per 75 new residential* units

### Proposed Material Alteration No. 23

Amend objective HC4.3 (page 48) as follows:

**HC4.3** To *support, and* promote, *and facilitate* the development of cultural, arts and performance spaces in Leixlip.

**Proposed Material Alteration No. 24**

Insert new objective under Policy HC 4 (page 48) as follows:

*HC4.4 To support and facilitate the development of a Primary Care Centre in Leixlip.*

**Section 8 – Movement and Transport**

**Proposed Material Alteration No. 25**

Delete objective MT1.6 (page 52):

~~MT1.6 To provide a footbridge over the Rye Water with associated paths to connect Confey Community College to nearby housing estates.~~

**Proposed Material Alteration No. 26**

Amend objective MT1.7 (page 52) 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 ~~footbridge~~ *pedestrian/cycle bridge* to provide direct access to the Royal Canal greenway and nearby amenities.

**Proposed Material Alteration No. 27**

Amend objective MT1.13 (page 52) 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 *subject to appropriate public consultation.*

**Proposed Material Alteration No. 28**

Amend objectives MT2.3 and MT2.4 under Section 8.2 Public Transport (page 54) as follows:

**(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~~ *To engage with the 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.*

**(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.~~ *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.*

(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.~~

### **Proposed Material Alteration No. 30**

Insert new objective MT2.6 (page 54) as:

*MT 2.6 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.*

### **Proposed Material Alteration No. 29**

Delete objective MT 2.6 under Section 8.2 Public Transport (page 54):

~~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.~~

And insert the following new Objective as:

*MT 2.7 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.*

### **Proposed Material Alteration No. 31**

Amend objective MT3.2(i) (page 56) as follows:

(i) The improvement of the bridge at Confey Railway Station to provide two traffic lanes, segregated cycle tracks and footways *and the adjacent junctions at the entrances to Glendale and River Forest estates.*

### **Proposed Material Alteration No. 32**

#### **Section 8.3 Roads and Street Network**

Amend objective MT3.2(v) (page 56) as follows:

(v) Capacity enhancements of the ~~M4 mainline and M4 / R449 junction~~ *M4 Leixlip to Maynooth* as provided for in the NTAs Transport Strategy for the Greater Dublin Area 2016-2035 and the ~~Draft~~ Regional Spatial and Economic Strategy.

### **Proposed Material Alteration No. 33**

Amend objective MT3.11 (page 57) as follows:

MT3.11 To ensure that all significant development proposals for KDAs and *masterplan* lands at Collinstown ~~and~~ Confey *and the Liffey Business Campus (former Hewlett Packard site)* are subject to ~~Traffic Transport~~ Impact Assessments (TIA), to be carried out in accordance with the Traffic and



Transport Assessment Guidelines, NRA 2014 *and informed by the 'Area Based Transport Assessment' Advice Note, TII/NTA 2018* ~~to assess the individual and cumulative impact of the planned development in the area on the strategic road network.~~

**Proposed Material Alteration No. 34**

Amend Section 8.4 of the Draft LAP (page 58) there is a reference to “~~Abbey Square~~”. This should read as “*Arthur Guinness Square*”.

**Proposed Material Alteration No. 35**

Insert at Section 8.3 of the Draft LAP (page 57) as follows:

*MT3.14 To investigate the installation of appropriate traffic safety and calming measures to address the issue of through traffic using the Castletown housing estate.*

## **Section 9 – Infrastructure and Environmental Services**

**Proposed Material Alteration No. 36**

Insert the following text as second paragraph in Section 9.2 (page 60) Water Supply and Wastewater:

*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.*

## **Section 10 – Built Heritage and Archaeology**

**Proposed Material Alteration No. 37**

Insert new objective under BH 1.9 (page 69) as follows;

*BH1.9 To address dereliction, vacancy and promote appropriate and sensitive reuse and rehabilitation of Protected Structures.*

## Section 11 – Natural Heritage, Green Infrastructure and Strategic Open Spaces

### Proposed Material Alteration No. 38

Amend Objective GI1.1 under Section 11.2 Green Infrastructure (page 80) as follows:

**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. *All development within the Key Development Areas (KDAs) and masterplan areas shall be subject to* ~~The need for~~ site specific ecological surveys ~~will be determined on a case by case basis~~ as part of the planning consent process.

### Proposed Material Alteration No. 39

Amend Objective GI1.9 (page 81) as follows:

**GI1.9** (A) To seek to protect, preserve and develop St. Catherine’s Park as a public amenity.  
(B) To protect the amenity of St. Catherine’s Park. *No road proposal shall be considered by this Council through the park within 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).~~

### Proposed Material Alteration No. 40

Omit Figure 11-2 Green Infrastructure Mapping for Leixlip (page 79) and amend Section 11.3 Open Space (*Social Infrastructure Recommendations*) (*paragraph three, page 83*) as follows: As recommended in the Social Infrastructure Audit (SIA), the LAP has made provision for the following 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 *considered as constituting the open space of any development proposal.*

### Proposed Material Alteration No. 41

Amend objective OS1.1 Section 11.3 Open Space (page 85) as follows:

**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:

- (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; *and,*
- (iv) *At the confluence of the River Liffey and the Rye River.*

**Proposed Material Alteration No. 42**

Insert new objective OS1.7 (page 85)

*OS1.7 To support and facilitate the development of a sensory garden and other appropriate amenities within the grounds of St. Catherine's Park.*

**Proposed Material Alteration No. 43**

Insert new objective OS1.8 (page 85)

*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.*

## Section 12 – Key Development Areas, Confey and Collinstown

**Proposed Material Alteration No. 44**

Amend Section 12.1.2 Phasing and Implementation (page 87) as follows:

Design proposals in the Key Development Areas (KDAs) will be subject to *the delivery of infrastructure a schedule of phasing. The purpose of the phasing is* to ensure that *infrastructure, facilities and, amenities and servicing* are provided *either in tandem together with or prior to the delivery of* new residential development.

~~The phasing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on the provision of a pre-determined amount of infrastructure, facilities and amenities to serve each phase. To ensure flexibility, the proposed phasing schedule is sequential (linked to housing output) rather than time specific.~~

The key infrastructure to be phased in conjunction with housing input in Leixlip 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.

~~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.~~

*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 12-1. Accordingly, 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.

**Proposed Material Alteration No. 45 (a-b)**

(a) Amend Section 12.2 The Wonderful Barn Key Development Area Connectivity/Movement (p. 89) as follows:

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

(b) Amend Section 12.4 Leixlip Gate Key Development Area (Kilmacredock) (page 94) as follows:

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

**Proposed Material Alteration No. 46 (a) + (b)**

(a) Amend Figure 12-2 Celbridge Road East KDA (page 90) as follows:

- Reorganise the internal design and layout to reflect the reduction in numbers from 355 units to 280 units (as per proposed MA No. 6).
- 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.
- Omit the proposed pedestrian/cycle routes between the KDA and residential areas to the north.
- Provide for increased landscaping measures in the strategic open space adjacent to the boundary along the M4 Motorway.

**Figure 12-2 Leixlip Gate KDA incorporating proposed Material Alteration No 46 (a)**



**Key**

Local route/street		Water bodies	
Pedestrian/cycle route		Strategic open space	
Potential historic/tourist trail		Existing hedgerow/vegetation	
Residential block		Landscape reinforcement	
Key building frontage		Noise buffer/open space	
Focal building		Potential location of crèche	
Demesne Wall			

(b) Amend text box in Section 12.3 (page 90) as follows:

<p><b>Vision</b></p> <p>To consolidate the urban area of Leixlip through new residential development and a new public parkland setting delivering connectivity to the town centre.</p>
<p><b>Connectivity / Movement</b></p> <p>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.</p> <p>The development of this KDA shall <i>seek to</i> provide for increased permeability and connectivity to Leixlip Town Centre <del>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.</del> <i>with P</i>potential linkages to Pound Street to be investigated (acknowledging level differences). <del>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</del> in <i>order to provide</i> access to all to <del>town centre</del> <i>retail</i> services and open space and amenity areas.</p>
<p><b>Built Form</b></p> <p>Create a legible development with a sense of place which understands the cultural heritage of the surrounding area. Provide for buildings <del>generally 2 storey</del> <i>limited to 3 storeys</i> 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 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</p>

future development proposals.

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.

### Landscape and Open Spaces

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.

Emphasis should be placed on ~~a linear park connecting the Wonderful Barn to this Key Development Area whilst~~ *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* ~~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.

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 ~~€ 10 ha of~~ residential lands identified shall be provided.

It is noted that the proposed material alterations will necessitate consequential amendments in other parts of the Draft Plan including amendments to the zoning designations with the KDA.

**Proposed Material Alteration No. 47 (a) + (b)**

(a) Amend Figure 12-3 Leixlip Gate KDA (page 93) as follows:

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

**Figure 12-3 Leixlip Gate KDA incorporating proposed Material Alteration No. 47 (a)**



**Key**

Local route/street		Focal building	
Pedestrian/cycle route		Strategic open space	
Potential vehicular access		Existing hedgerow/vegetation	
Residential block		Demesne wall	
Key building frontage		Landscape reinforcement	



(b) Amend Section 12.4– Text box – under Built Form & Landscape and Spaces (page 94) to include the following additional text:

**Built Form**

This site will accommodate medium density residential development in the order of 35 units per hectare. The layout shall have regard to the residential amenity of existing dwellings, with building heights respecting the adjoining properties. High quality development form along the R449 should announce the town and buildings *limited to 3 storeys* ~~3–4 storeys~~ may be provided at the roundabout junction of the R449 and Green Lane. Provide passive surveillance of roads and open spaces. The existing avenue entrance gate (Leixlip Gate) is a Protected Structure (Ref. B11-59) and leads to a tree lined avenue, formerly part of Castletown Demesne. Proposals should seek to minimise impact on the Protected Structure and avenue. Buildings shall maintain an appropriate set back from the roundabout at the R449 and Green Lane.

**Landscape and 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. *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.* Use landscaping to create buffer from R449 and M4.

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.

**Proposed Material Alteration No. 48 (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 (page 94-96).

**Proposed Material Alteration No. 49**

Amend Figure 12-5 *Collinstown Boundary with Constraints* (page 99) to remove the 30-metre development set back from the Overhead Powerlines (OHL’s).

**Proposed Material Alteration No. 50**

To insert the following new objective into Section 12.7.2 (page 100) of the Plan:

*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.*

**Proposed Material Alteration No. 51**

Remove Figure 12-6 Indicative Design Concept (for Collinstown, page 103) from the LAP and any consequent reference to same.

**Proposed Material Alteration No. 52**

Amend Table 12-3 Collinstown Infrastructure Delivery Schedule (page 104) as follows:

<b>Collinstown Infrastructure Delivery Schedule</b>		
<b>Roads and Transportation</b>		
Implement measures identified in ‘Leixlip Strategic Transport Assessment’ and Leixlip Local Area Plan 2020-2026.	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>

**Proposed Material Alteration No. 53**

Amend 12.7.3.1 Urban Design Principles (page 100) after first paragraph add the following text;

*Key principles of development are as follows:*

**Proposed Material Alteration No. 54**

Amend Fourteenth bullet in 12.7.3.1 Urban Design Principles (page 101) point as follows:

- To ensure that street furniture would be treated as high quality, practical and useful elements *that are fully integrated in the streetscape.*

**Proposed Material Alteration No. 55**

Amend third and fourth bullet points in 12.7.3.3 Open Space and Landscaping (page 101) as follows:

- To ensure existing boundary and inland trees and hedgerows are retained where possible and ‘opened’ to facilitate access, *permeability and visual connections.*
- To ensure new roadways include a ~~continual tree line~~ *continuous line of street trees* providing an element of separation between the plots and larger industrial units.

### **Proposed Material Alteration No. 56**

Insert new objective under Section 12.8 Confey (page 106) as follows:

#### **CON 1.1**

- (a) No residential development shall take place on the lands identified within the Confey Urban Design Framework 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).*
- (b) The Masterplan should include (but not be restricted to):*
  - (i) Phasing infrastructure programme including physical, social, transport and economic infrastructure*
  - (ii) Site-Specific Flood Risk Assessment for the masterplan lands;*
  - (iii) Transport Impact Assessment including proposals (if any) for Captain's Hill (R149).*
  - (iv) Upgrades to Cope Bridge.*
  - (v) Details of any upgrade works to Captain's Hill, to include entrances/exits to existing housing estates from same.*
  - (vi) Statement of Compliance with Urban Design Framework.*
  - (vii) Water and wastewater network requirements.*
  - (viii) Associated Environmental Assessments.*
- (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.*

Delete CON 1.1, CON 1.2, CON 1.3, CON 1.4 under Section 12.8 (page 106) 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.~~

~~CON 1.2 — To ensure no development is permitted until a detailed Masterplan has been prepared for the Urban Design Framework lands. Individual applications for smaller sections of the Framework lands will not be considered until such time as an agreement in writing has been received from the Planning Department of Kildare County Council.~~

~~CON 1.3 — To require that the Masterplan prepared for the Confey Lands is accompanied by a statement of compliance which demonstrates how proposals for future development are consistent with the overall design principles, concept and character area details set out in section 2 of the Urban Design Framework.~~

~~CON 1.4 — To ensure the development of the Framework lands and Masterplan are consistent with the phasing/sequencing schedule set out in section 3 of the Confey Urban Design Framework.~~

**Note;** Consequential amendments may occur throughout the Plan as a result of the above MA (if adopted).

### **Proposed Material Alteration No.57**

Amend the Map Ref. 4 Land Use Zoning Objectives for the Confey UDF lands to provide for an increased in the amount of land zoned 'C – New Residential' in accordance with proposed Material Alteration No. 6. The lands are located to the west, north/northeast and

east of Confey. Refer to Map Ref. 4 Proposed Material Alterations (to land use zoning objectives) attached to this report.

It is noted that this will necessitate consequential material amendments throughout the document and the Confey Urban Design Framework.

### Section 13 – Land Use Zoning Objectives

**Proposed Material Alteration No. 58**

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 from Business and Technology (page 109):

Land Use	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 – Business and Technology Enterprise & Employment	T - Tourism	U -Public Utilities
<i>Park and Ride Facility</i>	N	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	N

**Proposed Material Alteration No. 59**

Amend the land use zoning objective set out under Table 13-1 of Section 13 (page 107) of the Draft LAP as follows:

*Q – Enterprise and Employment: To provide and facilitate the provision of high job-generating employment uses.*

**Proposed Material Alteration No. 60**

Amend the zoning designation on Map Ref. 4 Land Use Zoning Objectives, on lands at Leixlip Amenity Centre and Wonderful Barn, Barnhall, Leixlip from F2: Strategic Open Space to F: Open Space and Amenity. Refer to Map Ref. 4 Proposed Material Alterations (to land use zoning objectives) attached to this report.

**Proposed Material Alteration No. 61**

**Appendix A: Confey – Urban Design Framework**

Amend Section 2.1.2 of the Confey Urban Design Framework (page 9) as follows:

Section 2.1.2 Surface Water, and Drainage *and Infrastructural Services*

Add the following paragraph after paragraph one:

*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.*

#### **Proposed Material Alteration No. 62**

##### **Appendix A: Confey – Urban Design Framework**

Amend Section 2.1.3 Land Use (third paragraph, page 10) 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.~~ *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,* it is proposed to zone lands further north ~~relocate the existing GAA lands facility to a larger site further north~~ and in close proximity to the proposed 'Community Hub' ensuring ease of access.

#### **Proposed Material Alteration No. 63 (a + b)**

##### **Appendix A: Confey – Urban Design Framework**

Amend Section 2.1.6.2 (page 18) of the Confey Urban Design Framework as follows:

(a) RESIDENTIAL AREA R1 - add the following sentence to the first bullet point:

- 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. *While apartment style living is the suggested model other design approaches which deliver the required density will also be welcomed.* The overall residential capacity of this character area is c. 411 units.

(b) RESIDENTIAL AREA R5 (A and B) - add the following sentence to the second bullet point:

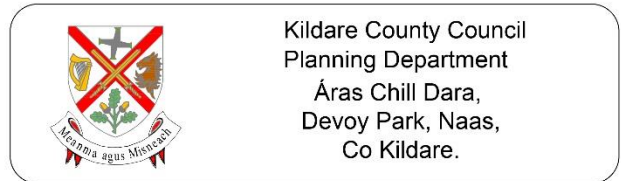
- Built form shall provide for apartment living within buildings of 3-4 storeys to the west. *While apartment style living is the suggested model of development in R5A other design approaches which deliver the required density will also be welcomed.* ~~with M~~more traditional housing typologies of 2-3 storeys *should be located* to the east ~~of these lands~~ within R5B. The overall residential capacity of this character area is c. 142 units.

#### **Proposed Material Alteration No. 64**

##### **Appendix A: Confey – Urban Design Framework**

##### **Section 2.1.6.3 The Community Hub (CH) Character Area (page 21)**

- A civic/community building *incorporating a dedicated performance space* within lands to the immediate east of the existing cemetery *and any other suitable sites in Leixlip;*



**Draft Leixlip Local Area Plan 2020 - 2026  
Proposed Material Alterations**

**Legend :**

- Local Area Plan Boundary
- Confey Urban Design Framework
- Key Development Area
- Town Centre regeneration Area
- County Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community & Education
- F: Open Space & Amenity
- F2: Strategic Open Space
- H: Industry & Warehousing
- I: Agricultural
- T: Tourism
- N: Neighbourhood Centre
- Q: Enterprise & Employment
- MU: Mixed Use
- U: Utilities / Services
- River/Canal/Lakes

**Land Use Zoning Objectives  
Proposed Material Alterations**

Scale:	N.T.S.	Map Ref.:	4
Date:	October 2019 <small>Revision Date: 01/10/2019</small>	Drawing No.:	200/18/945
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		MO'L	LC

This drawing is to be read in conjunction with the written statement

