

Draft Leixlip Local Area Plan 2020-2026
Sustainable Planning and Infrastructural Assessment

**The Planning Department
Kildare County Council
30th May 2019**



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1. Introduction

A Local Area Plan (LAP) for Leixlip is being prepared on foot of the Ministerial Direction to Kildare County Council under Section 31 of the *Planning and Development Act 2000* (as amended). The LAP will replace the Leixlip Local Area Plan 2017 – 2023. The key purpose of the Ministerial Direction is to ensure that additional lands are zoned for housing in Leixlip in the interests of meeting the housing allocation requirement in the core strategy of the *Kildare County Development Plan 2017-2023* (the CDP). The Ministerial Direction states that the Local Area Plan must be consistent with the following principles:

- i. “Adoption of a sequential approach to additional residential land use zoning objectives which shall prioritise development of lands adjacent to town cores and public transport, especially rail routes and access nodes such as rail stations over locations peripheral to the town at the edge of the settlement;*
- ii. The integration of transport and land use planning with significant new housing development to be focused at locations proximate to high quality public transport, especially rail access, that is easily accessible to existing local infrastructure such as schools, and local services such as neighbourhood centres, in the interest of a sustainable pattern of urban development;*
- iii. Protection of the integrity of strategic employment lands for long-term employment and economic development related activities in accordance with national, regional and county economic policy objectives; and*
- iv. The phasing of new development in tandem with the delivery of required infrastructure that should be determined through a detailed infrastructural assessment and master planning process for significant new housing development areas”.*

This report is provided to support the Leixlip Local Area Plan 2020-2026 (LAP) with regard to the delivery of infrastructure required for the LAP and additional land zonings proposed, as required by the National Planning Framework (NPF). The NPF¹ sets out a tiered approach for zoning lands:

‘Tier 1: Serviced Zoned Land, comprising lands that are able to connect to existing development services for which there is service capacity available and can therefore accommodate new development; and

Tier 2: Serviceable Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan.’

The NPF requires that where lands are identified as Tier 2 lands, the potential for delivery of the required services and / or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of the draft and final local area plan. The NPF further states that an Infrastructural Assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in

¹ (2018) Department of Housing, Planning and Local Government, *Project Ireland 2040: National Planning Framework, Appendix 3 pg 175, GovernmentPublications:Dublin.*

its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning. The infrastructural assessment must include a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands.

Further guidance will be provided by the Department Housing, Planning and Local Government in respect of Infrastructural Assessments in updated Statutory Guidelines that will be issued under Section 28 of the Planning & Development Act 2000 (as amended).

The purpose of this report is to:

- Identify potential sites for residential and employment zoning;
- Examine the suitability of a site for future development based on NPF objectives, the Kildare County Development Plan etc;
- Assess the infrastructure requirements to service each site;
- Assess and weight the planning and serviceability/infrastructural provision for each site to enable a Tier to be assigned, as may be applicable; and
- Where sites are identified as Tier 1 or Tier 2 lands, the assessment should clearly identify the likely development services² required to support new development and where possible provide an indicative timeframe for delivery i.e. short to medium term or longer term.

It noted from the outset, in terms of reasonable estimate of costs, that Irish Water, has indicated that it does not have resources or capacity to carry out such an exercise and therefore no costings have been provided in terms of water services. The Roads and Transportation Department of Kildare County Council have provided a reasonable estimate of costs.

² (2018) Department of Housing, Planning and Local Government, Project Ireland 2040: National Planning Framework, pg 175, Government Publications: Dublin. The NPF refers to 'development services' as "road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply".

2. Methodology

In the absence of Departmental guidance which is expected to issue under Section 28 of the Planning and Development Act 2000 (as amended) as referred to in the NPF, the Sustainable Planning and Infrastructural Assessment has been developed in accordance with Appendix 3 of the NPF.

The Planning Department undertook a review of the available land supply within a defined study area illustrated in **Figure 1.1** below. A range of potential sites were identified which were further examined in terms of their suitability for zoning, **Figure 1.2**. 25 potential areas for residential development were identified within the study area³. Of the 24 sites identified, four sites were previously zoned 'New Residential' in the Leixlip Local Area Plan 2017-2023 and are reassessed as part of the LAP. Sites are listed in **Table 1.1** below.

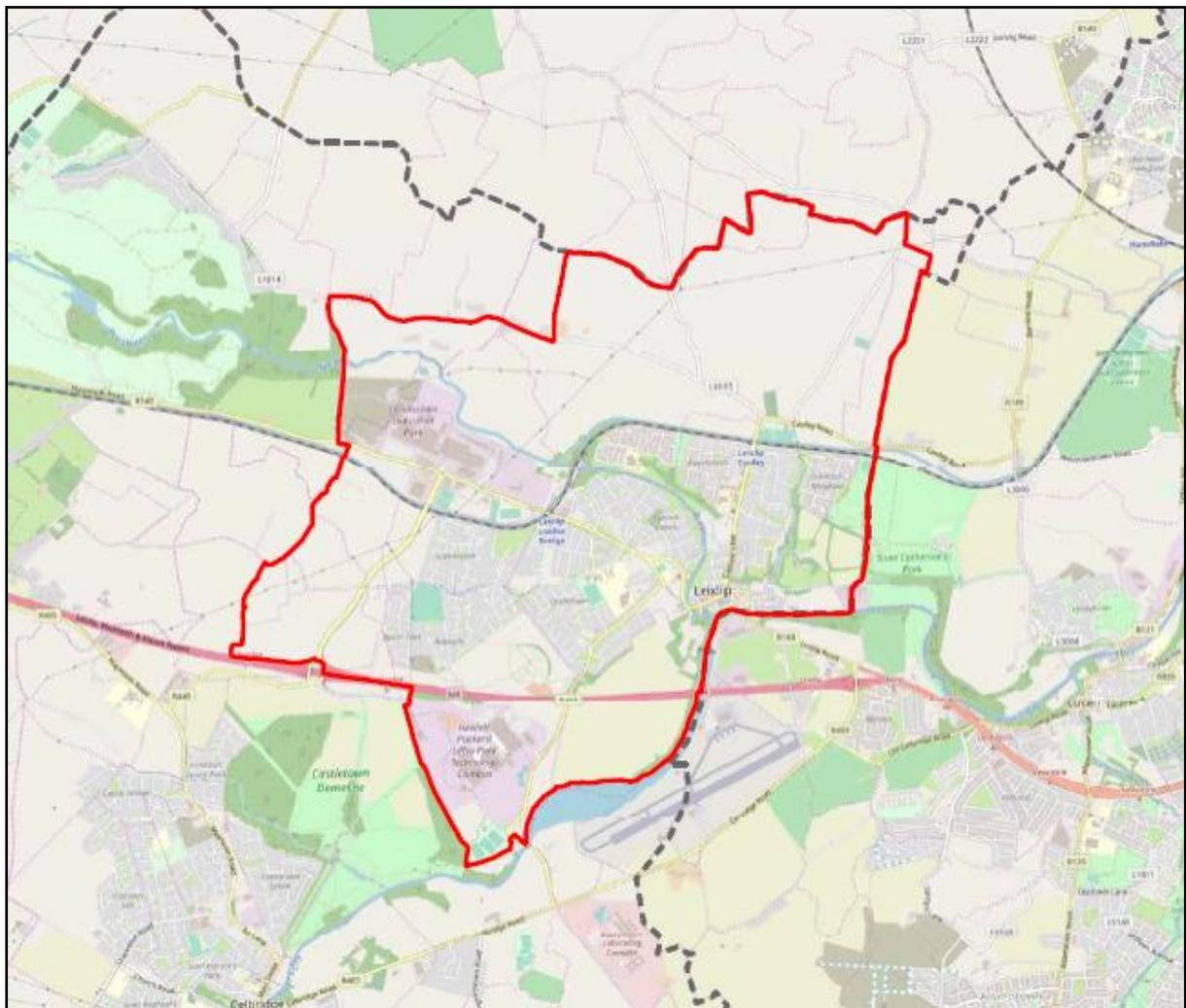
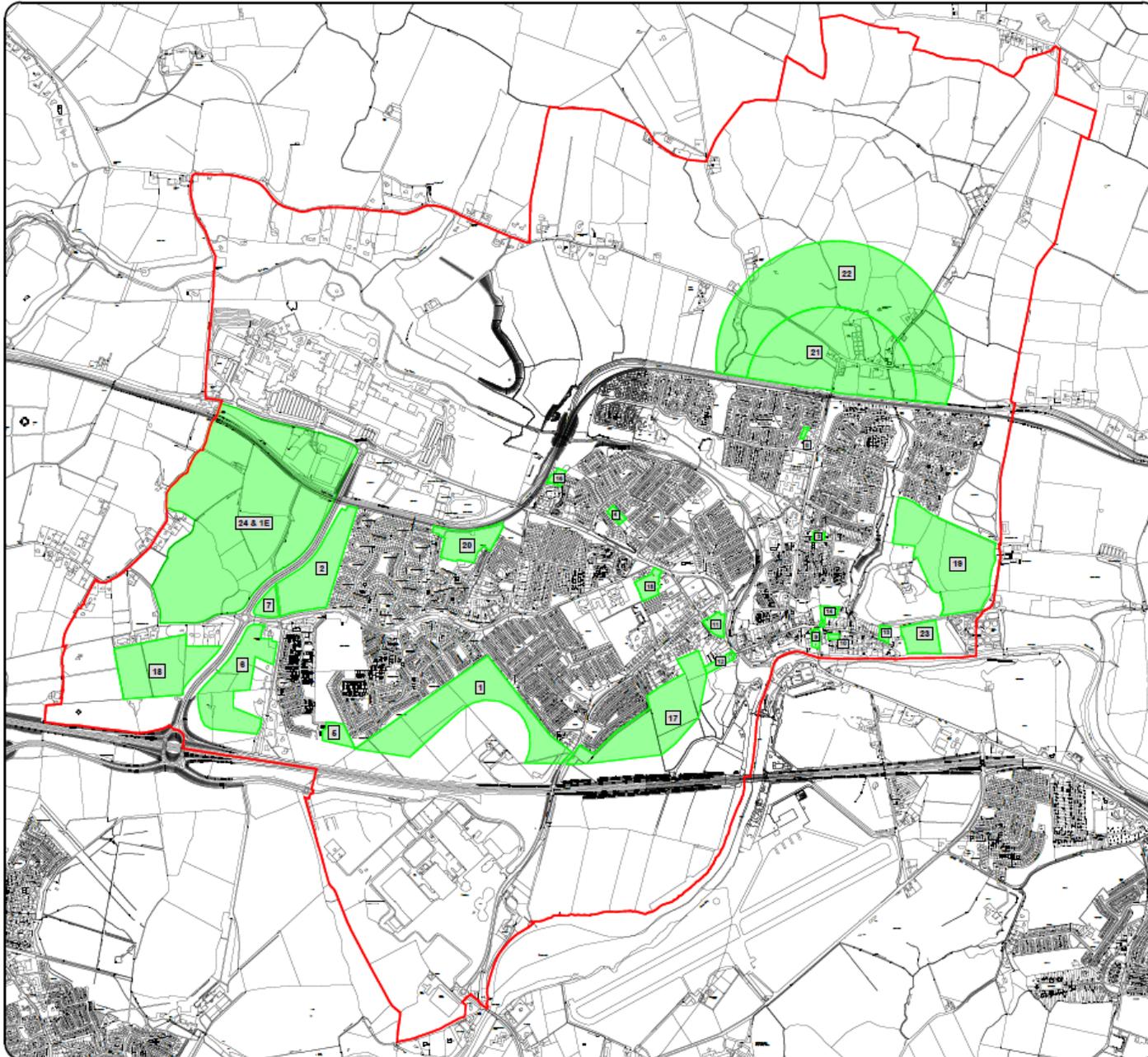


Figure 1.1: Study Area

³ Lands at Collinstown have been identified for both residential and employment and are counted as two separate sites. Site 24 and Site 1E.



**Draft Leixlip Local Area Plan
2020 - 2026**

Legend :

- Study Area
- Infrastructural Assessment Sites

Site Ref.	Site Name and Reference	Approximate Site Area
Site Ref. 1	The Woodknoll Barn	0.3 HA
Site Ref. 2	Easton	0.2 HA
Site Ref. 3	St. Mary's Park	0.2 HA
Site Ref. 4	The Green, Rockingham Avenue	0.6 HA
Site Ref. 5	Beach Park	3.3 HA
Site Ref. 6	Leixlip Gate	9.2 HA
Site Ref. 7	Easton Gateway Site	1.2 HA
Site Ref. 8	Land to rear of Newtown House	0.3 HA
Site Ref. 9	Land adjoining Liffey View Apartments	0.3 HA
Site Ref. 10	Castle Park off Mill Street	0.4 HA
Site Ref. 11	Site at OIR site, Station Rd	0.8 HA
Site Ref. 12	Land adjoining Mill off Pevard Road	0.5 HA
Site Ref. 13	Englewood, Mill Lane	0.6 HA
Site Ref. 14	Former ESB Site, Main Street	0.5 HA
Site Ref. 15	Hillford House, Station Road	3.3 HA
Site Ref. 16	Louisa Mason adjoining Louisa Bridge Rail Station	0.6 HA
Site Ref. 17	Coleridge Road East	32.8 HA
Site Ref. 18	Elmore-Edock	0.1 HA
Site Ref. 19	Black Avenue	0.5 HA
Site Ref. 20	Lough Na Mona Park	3.5 HA
Site Ref. 21/22	Cooley	46.1 HA
Site Ref. 23	Millpark Lane	2.34 HA
Site Ref. 24	Collinstown Run	34.6 HA
Site Ref. 25	Collinstown Emp	54.8 HA

Draft Infrastructural Assessment Sites

Scale:	N.T.S.	Map Ref.:	1.1
Date:	February 2019 <small>Revision Date: 03-04-2019</small>	Drawing No.:	200/19/999
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07/00MA (Kildare County Council)	Drawn by: MJK	Checked by:	~

Figure 1.2: Identified Potential Sites

Site Name and Reference	
<i>Site Ref: 1</i>	The Wonderful Barn
<i>Site Ref: 2</i>	Easton
<i>Site Ref: 3</i>	St. Mary's Park
<i>Site Ref: 4</i>	The Grove, Rockingham Avenue
<i>Site Ref: 5</i>	Beech Park
<i>Site Ref: 6</i>	Leixlip Gate
<i>Site Ref: 7</i>	Easton Gateway Site
<i>Site Ref: 8</i>	Lands to rear of Newtown House
<i>Site Ref: 9</i>	Lands adjoining Liffey View Apartments
<i>Site Ref: 10</i>	Castle Park off Mill Street
<i>Site Ref: 11</i>	Site at Old Hill, Station Rd
<i>Site Ref: 12</i>	Lands adjoining Aldi off Pound Street
<i>Site Ref: 13</i>	Inglewood, Mill Lane
<i>Site Ref: 14</i>	Former ESB Site, Main Street
<i>Site Ref: 15</i>	Hilford House, Station Road
<i>Site Ref: 16</i>	Louisa Manor adjoining Louisa Bridge Rail Station
<i>Site Ref: 17</i>	Celbridge Road East
<i>Site Ref: 18</i>	Kilmacredock
<i>Site Ref: 19</i>	Black Avenue
<i>Site Ref: 20</i>	Lough Na Mona Park
<i>Site Ref: 21/22</i>	Confey
<i>Site Ref: 23</i>	Silleachain Lane
<i>Site Ref: 24</i>	Collinstown Residential
<i>Site Ref: 1E</i>	Collinstown Employment

Table 1.1: Site Names and Reference

To inform the appropriate zoning of land, the Sustainable Planning and Infrastructure Assessment comprises of quantitative and qualitative research analysis. The qualitative analysis consists of a template of criteria to gather pertinent information from the relevant departments within Kildare County Council and Irish Water. This method was used to gain an understanding of underlying conditions and provides insights into infrastructural issues. The findings from the templates are discussed in Section 4 of this report. The quantitative assessment comprises of a weighting matrix in order to appropriately determine and allocate lands as Tier 1 or Tier 2 (or otherwise, if necessary). A quantitative method was used to quantify the data by way of generating numerical data that can be transformed into a categorisation and ranking of suitable sites. The findings are set out in Section 4 of this report.

The Planning Department consulted with the Roads and Transportation Department, Water Services Department, Environment Department and Community Department within Kildare County Council, as well as with Irish Water. This consultation has informed the assessment and infrastructural needs within the plan area. Both the Council's internal departments and Irish Water were requested to identify the specific delivery services required to service the lands, relevant to their respective areas of responsibility. In addition, they were requested to: (i) confirm if funding for service delivery has been identified in relevant budgets and is aligned with the local area plan period; and (ii) consider a

reasonable estimate for the full cost of delivery of these services. The findings are set out in Sections 4, 5 and 6 of this report.

3. Planning Overview

There have been a number of significant developments which will influence future land use zoning in County Development Plans and Local Area Plans since the adoption of the Leixlip Local Area Plan 2017-2023. In particular, the National Planning Framework (NPF) sets out a tiered approach for zoning lands as discussed in Section 1 of this report. The following National Policy Objectives are relevant:

National Policy Objective 72a: *‘Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan’.*

National Policy Objective 72b: *‘When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages’.*

National Policy Objective 72c: *‘When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development’.*

The NPF places an emphasis on the need for compact, smart and sustainable growth and requires 30% of all new housing to be within existing urban footprints (outside of the five cities), thus reducing the amount of greenfield land required to meet future housing requirements.

Moreover, the NPF specifically discusses the prioritising of development lands and states that *‘there are many other planning considerations relevant to land zoning beyond the provision of basic enabling infrastructure including overall planned levels of growth, location, suitability for the type of development envisaged, availability of and proximity to amenities, schools, shops or employment, accessibility to transport services etc. Weighing up all of these factors, together with the availability of infrastructure, will assist planning authorities in determining an order of priority to deliver planned growth and development⁴’* (emphasis Added). The NPF further notes that Guidance will be issued under Section 28 of the Planning and Development Act 2000 (as amended) in relation to infrastructure assessments.

In addition to the NPF, ministerial guidelines on Urban & Building Height, Water Services etc. highlight the importance of optimising the yield from existing investment in services and creating more compact and integrated communities.

It is therefore appropriate that sustainable planning criteria are used to inform the assessment of each site, in addition to infrastructural criteria, in line with the NPF’s requirement of the prioritisation of development land. Section 5 of this report discusses the planning criteria used in the assessment of each site. The NPF and the Kildare County Development Plan 2017-2023 are used

⁴ (2018) Department of Housing, Planning and Local Government, Project Ireland 2040: National Planning Framework, pg 137, GovernmentPublications:Dublin.

to inform the planning criteria, thus ensuring that each site is assessed on the basis of national and local policy.

4. Infrastructural Overview

4.1 Roads and Transportation

4.1.1 Responsibility for Delivery

Kildare County Council is responsible for the delivery of road infrastructure. Site access arrangements and some road improvement works will generally be developer led.

4.1.2 Infrastructure Baseline and Deficits

A number of sites require road improvement works as facilities are not in place. Improvement and upgrade works were identified generally for roads, cycle lanes and footpaths. In general, most facilities such as foot paths etc. are in place at the majority of the sites in the town centre but no cycle lanes are in place in other sections of the town.

Sites with an existing access near a junction may be difficult to access and it is advised that no access should be allowed from a site to the R148 and R449 to preserve capacity of these regional roads and access to Intel. Overall, the level of congestion in Leixlip was noted with particular reference to Main Street and Mill Street Junction.

Some of the sites are adjacent to or within walking distance of public transport facilities and others are up to a 2km from such facilities.

4.1.3 Assessment of Infrastructure Needs

Road improvement works are required at all of the sites. Road improvement works comprise of new or upgrading cycle lanes of 2.0m, widening of roads or new access road with a 6.5m carriage way, footpath of 2.0m on both sides and public lighting. Road improvement works were identified ranging from 350m to 4.5km on a number of roads in Leixlip.

In terms of new infrastructure and junction upgrades, it is considered necessary to upgrade/replace Cope Bridge, while junction works and signalised works are required at Cypress Springs Junction and Mill Lane junction. Roundabouts and junction upgrades may need to be upgraded to facilitate new access points at other locations i.e. Collinstown area.

Compulsory Purchase Orders (CPO) may be required for certain road and junction improvement works and for new access points to some of the sites. In addition, Part 8 consent process may also be required.

4.1.4 Costs and Funding Sources

Estimated costs include design, construction and site supervision but exclude land costs. The overall estimated cost for each site ranges from €0.5m to €33.25m⁵.

4.2 Water Supply

4.2.1 Responsibility for Delivery

Irish Water is responsible for the delivery of water service infrastructure.

⁵ Informed by the Roads, Transportation and Public Safety Department of Kildare County Council.

4.2.2 Infrastructure Baseline and Deficits

All sites are located in the Leixlip water supply zone, fed from Ballygoran Reservoir with 29.5MLD capacity. The Leixlip water supply zone is also fed from Leixlip pumping station which feeds directly from Leixlip Water Treatment plant in South Dublin County with 215MLD capacity.

Irish Water has confirmed that water mains are located immediately adjacent to or in close proximity to the majority of the sites with the exception of a small number of sites whereby the water mains traverse the lands. In such instances, wayleaves around the existing pipes will need to be considered. It is noted that there is also a 1940's 6" asbestos water main traversing one of the sites.

Irish Water advises that there is no adequate water main with regard to one site. This site is currently served by a 3"UPV (1969) water main and it is noted that this diameter pipe does not have the capacity to serve significant development.

4.2.3 Assessment of Infrastructure Needs

Irish Water advises that this initial assessment is indicative only and based on a desktop exercise to identify the location of adjacent local network. Water mains may need to be extended to the site boundary (by the relevant developer) for some of the sites. In addition, local upgrades may be required for some of the sites.

As discussed above Irish Water advises that substantial upgrade works (in the Confey area) to the 3"UPV (1969) main will be required.

4.2.4 Costs and Funding Sources

Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer led, and developers will need to engage with Irish Water at an early stage via the Irish Water PCE process. Options for the local network will then be reviewed and assessed. The assessment may identify infrastructure upgrades required to supply the specific site demand. The work carried out on the majority of sites will be developer led. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised).

Irish Water has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

4.3 Waste Water

Irish Water is responsible for the delivery of water service infrastructure.

4.3.1 Responsibility for Delivery

4.3.2 Infrastructure Baseline and Deficits

All sites will be served by the Leixlip Wastewater Treatment Works /Lower Liffey Valley Sewerage Scheme which has a capacity of 150,000 PE.

Irish Water has, however, advised that there is limited capacity at the treatment works and new connections will be on a first come / first served basis. Irish Water currently has two projects

underway that will divert flows from Leixlip Wastewater Treatment Works and therefore more capacity will become available. The first project will divert wastewater flows to the 9C sewer and on to Ringsend Waste Water Treatment Works and the second project will ultimately divert these flows to the Greater Dublin Drainage Project (GDD). The earliest these diversions will take place is late 2022. With regard to the sewer network, Irish Water has advised they are currently undertaking studies to prepare a Drainage Area Plan (DAP) and model for the Leixlip area. The report and model will identify the main issues in the area and propose remedies. The estimated date for completion of the study is the end of 2020.

Irish Water has confirmed that foul sewers are located immediately adjacent to or in close proximity to the majority of the sites with the exception of a small number of sites whereby trunk sewers traverse the lands. Way leaves around the existing pipes will need to be considered in such instances. There is no foul sewer network in the vicinity of a small number of sites.

4.3.3 Assessment of Infrastructure Needs

Irish Water has advised that this initial assessment is indicative only and based on a desktop exercise to identify the location of an adjacent local network. Foul sewers may need to be extended to the site boundary by the developer on some of the sites where a pumping station is in close proximity to the site. In this instance, it is likely that infrastructure will connect into the closest pumping station. In addition, local upgrades may be required for some of the sites as well as upgrades to the pumping stations.

The findings of the Drainage Area Plan may influence the location of connection points to the network and may necessitate upgrading of the local pumping stations.

4.3.4 Costs and Funding Sources

Individual site serviceability must be confirmed through the Irish Water Pre-Connection Enquiry (PCE) process. New infrastructure will generally be developer led, and developers will need to engage with Irish Water at an early stage via the Irish Water PCE process. Options for the local network will then be reviewed and assessed. The assessment may identify infrastructure upgrades required to supply the specific site demand. The work carried out on the majority of sites will be developer led. Any other costs in relation to connection fees, or work to be carried out by Irish Water, will be in line with the Connection and Developer charges as per Irish Water charges from 1st April 2019 (or as may be revised).

Irish Water has confirmed that they do not have the resources or capacity to carry out a costing exercise and therefore no costing has been provided.

4.4 Drainage/SuD s/Flooding

4.4.1 Responsibility for Delivery

Any drainage works on site will generally be developer led.

4.4.2 Infrastructure Baseline and Deficits

The majority of the sites reviewed have no known fluvial flood risk. Fluvial flood risk in both the 1:100 and 1:1000 AEP events was identified in a small number of sites. Fluvial flood risk was identified in all return periods as well as issues with drainage resulting in ponding and small-scale flooding in one site.

The proposed scheme for Leixlip contained within the OPW Flood Risk Management Plan will provide protection for existing properties and sites up to and including a 1% AEP event. However, following further examination a further study will be required to confirm if the proposed scheme could be adapted in the future to provide protection on all of the sites in question. Sites in close proximity to the River Liffey may still be at a residual risk due to their proximity to the River Liffey.⁶

Funding is available for the delivery of a Flood Risk Management Scheme for Leixlip. However this has yet to be commenced.

4.4.3 Assessment of Infrastructure Needs

It is considered that it may be possible to mitigate flood risk through the construction of a flood risk management scheme.⁷ This would require significant further study and a catchment based approach which would demonstrate that the mitigation of any existing risk would not result in increased flood risk elsewhere.⁸

4.4.4 Costs and Funding Sources

As the Flood Risk Management Scheme for Leixlip is currently not commenced, it is noted there are no plans to reduce the flood risk on the sites identified with potential flood risk. Funding is available for the delivery of the Leixlip Flood Risk Management Scheme. The delivery of the scheme is identified as a priority within County Kildare by the OPW.

4.5 Parks and Recreation

4.5.1 Responsibility for Delivery

Informal open spaces are managed by Kildare County Council.

4.5.2 Infrastructure Baseline and Deficits

Leixlip comprises of the following park and recreation areas: St. Catherine's Park, Silleachain Lane; William Roantree Park; Rye Walk; Leixlip Amenities Centre; Lough Na Mona amenity lands; and Leixlip Spa. The Parks Department of Kildare County Council have advised that open space around the Wonderful Barn has been landscaped but requires further work to make it more functional.

Additional lands are needed in Leixlip to provide both active and passive recreational needs for Leixlip.

In relation to recreation, there are 16 no. sports facilities / clubs in Leixlip and overall there are 30.96 hectares of sports area within the local area plan boundary (excluding pitches at St. Catherine's Park or sports facilities on school grounds). In addition to the sports areas, there is a total of 154.6 hectares of open space. This area excludes 85.09 hectares of open space available at St. Catherine's Park located outside of the LAP area.

4.5.3 Assessment of Infrastructure needs

The Social Infrastructure Audit (SIA) carried out as part of the preparation of the LAP considered the parks and recreation facilities required to meet the needs of the future population. These include (but are not limited to the following):

⁶ Informed by the Environment Department of Kildare County Council.

⁷ Informed by the Environment Department of Kildare County Council.

⁸ Informed by the Environment Department of Kildare County Council.

- Neighbourhood park;
- Local Park;
- Amenity Green Space;
- Playspace for children and teenagers;
- Green Corridors; and
- Natural/semi natural green space.

The findings of the SIA highlighted that open space standards are currently exceeded having regard to the existing population of Leixlip. Whilst all standards decrease with the anticipated population increase, open space provision still remains within acceptable standards except, in the provision of green corridors and natural / semi natural open space. This means that if the population of Leixlip is to increase an additional 8.67⁹ hectares of green corridors and/or natural / semi natural open space area will be required to serve the community.

There are objectives in the Liffey Valley Park Strategy (2006) to develop a park along the extent of the Liffey Valley. Direct access to the River Liffey from St Catherine's Park is desirable. This is currently not possible from lands owned by Kildare County Council. In addition, connectivity to the Royal Canal from Leixlip Amenities Centre is desirable. It is noted that Leixlip Amenities Centre is fully used and more land is needed to cater for future active recreation in Leixlip.¹⁰

Kildare County Council has developed a linear walk from Rye Bridge to Ralph Square, known as William Roantree Park. There is an area to the south along the River Liffey that would connect the walk to Salmon Leap Bridge. Furthermore, there is potential for a linear park along the Rye River.

Additional pedestrian and cycle links have been identified to provide greater connectivity throughout the town, St. Catherine's Park and Royal Canal.

St Catherine's Park

Kildare County Council is in ownership of a small portion of the park with pedestrian access from Kildare only. St Catherine's Park can only be accessed by motor vehicle through Fingal County Council lands. Potential exists for adjacent lands within Kildare to provide an open space and amenity link. Furthermore, the development of a connectivity link would fulfil the Liffey Valley Strategy objectives by providing for the future recreational needs of Leixlip and enhancing the green belt provided by St Catherine's Park lands. It would enhance the green infrastructure land connecting Lucan and Leixlip.

4.5.4 Costs and Funding Sources

Costings for the delivery of additional parks and recreation infrastructure are not available. Delivery of projects is dependent upon planning consent and associated environmental assessments; developer led funding; or development works associated with a planning consent. Delivery of projects may also be secured through funding opportunities and / or local authority delivery (i.e. via the Development Contributions Scheme).

⁹ Kildare County Council and HRA Planning, (March 2019) 'Leixlip Social Infrastructure Audit', pg38.

¹⁰ Informed by the Economic Community & Cultural Development Department of Kildare County Council.

4.6 Social Infrastructure

4.6.1 Responsibility for Delivery

The State¹¹, Kildare County Council and developers are responsible for the delivery of social infrastructure.

4.6.2 Infrastructure Baseline and Deficits

A total of 12 no. education and training facilities were identified in the area. This consisted of 7 no. primary schools, 2 no. secondary schools and 3 no. further education facilities. As of the end of November 2018 there were 13 no. childcare facilities registered with Tusla Child and Family Agency. Overall childcare facilities are operating at 95% capacity in Leixlip.

A total of 21 no. health facilities were identified in the town comprising 8 no. GP practices; 1 no. health centre; 1 no. 131 bed nursing home; 6 no. pharmacies; 3 no. dental surgeries and 2 no. physiotherapists. Leixlip is serviced by 8 no. social / community facilities of varying types and purposes. Included in this category is the Fire Station and Garda Station. There are 4 no. arts and culture facilities within the town.

4.6.3 Assessment of Infrastructure Needs

The Department of Education and Skills (DoES) has confirmed that having regard to anticipated population growth in Lexlip and having regard to existing school capacity, there will be a need for 2 no. additional primary schools (16 classrooms expandable to 24 no. classrooms in each school) and 1 no. post primary school (1,000 student capacity) in the town.

A 'walkability' analysis of crèche facilities highlights that the existing residential areas are reasonably well served by Crèche facilities within a 10 minute walk time with only a small proportion of newly residential zoned land and existing residential zoned land located beyond a 10 minute walk time¹². All new residential developments, particularly those in excess of a 10 minute walk time will be required to comply with Appendix 2 of the 'Childcare Guidelines for Planning Authorities' which establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas.

There is a requirement for a primary care centre in Lexlip. The HSE has confirmed that it will be issuing an advertisement seeking expressions of interest from persons who are developing or planning to develop health facilities in Leixlip.

There are no relevant standards in Ireland for sports facilities. Fields in Trust (FIT) are a UK organisation which established general benchmarks for the provision of open space and sports facilities. FIT guidance from Scotland recommends that 1.6 hectares of outdoor sports area should be provided per 1,000 population. Based on the existing population of Lexlip the current outdoor sports area standard is 1.96 hectares per 1,000 population. Accordingly, there is more than adequate outdoor sports area in the town to serve the existing population. However, with the anticipated population increase an additional 7 hectares of outdoor sports area would be required to serve the community.

¹¹ To include public bodies such as Health Service Executive (HSE), Department of Education and Skills (DoES), etc and private interests.

¹² Kildare County Council and HRA Planning, (March 2019) 'Leixlip Social Infrastructure Audit', pg30.

The findings of the SIA conclude that the existing population is adequately served for community facilities. However, with the anticipated population increase an additional 2 no. community facilities¹³ are required in the town.

4.6.4 Costs and Funding Sources

Costings for the delivery of social infrastructure are not available. Delivery of projects is dependent upon planning consent and associated environmental assessments and will be achieved through State/Local Government allocations alongside private sector delivery and new residential or commercial development.

¹³ *Kildare County Council and HRA Planning, (March 2019) 'Leixlip Social Infrastructure Audit', pg51.*

5. Criteria and Assessment Scoring

For this assessment, criteria have been developed both from a planning and infrastructural perspective. While a site may be fully serviceable it may not comply with the objectives of the National Planning Framework (NPF) and the Kildare County Development Plan 2017-2023 therefore planning criteria must be assessed. The 24 sites within the study area were identified and analysed against each criteria with a weighting applied. Each site was assessed against the criteria set out below in **Table 1.2** in a two stage process in order to assess a site's overall suitability for zoning within the Leixlip Local Area Plan 2020-2026. Stage one assessed the sustainability of a site; stage two assessed the infrastructural provisions to service the site. Each stage was assigned a weighting score. Both scores were then added together to provide an overall ranking. Each option was ranked according to the scoring system as described below and from this the preferred options emerged. **Table 1.3 and 1.4** presents the weighted scoring matrix.

Matrix Assessment Criteria			
Stage	Criteria	Explanation	Weight
1	County Development Plan Core Strategy Compliance	<i>Whether or not the subject lands comply with the provisions of the Core Strategy of the Kildare County Development Plan 2017-2023 with regard to compliance with the settlement and growth strategy for the County, economic development objectives, objectives relating to sustainable and integrated communities, appropriate development and climate change.</i>	400
	Does the site adhere to the National Planning Framework Strategic Outcomes	<i>A) Compact Growth B) Enhanced Regional Accessibility; A Strong Economy supported by Enterprise, Innovation and Skills; and High-Quality International Connectivity. C) Sustainable Mobility; and Transition to a Low Carbon and Climate Resilient Society D) Enhanced Amenity and Heritage</i>	
2	Roads and Transportation	<i>This criterion examines the site's accessibility to the existing road network, the level of existing infrastructure, (i.e footpaths, lighting etc) constraints envisaged, any existing plans in place or committed funding for upgrade works, the estimated costs, where known, of such works and whether such works were aligned to an approved infrastructural investment programme. In terms of public transportation, the site's proximity and accessibility to existing public transport infrastructure was examined.</i>	600
	Water Supply	<i>Existing network infrastructural issues were examined alongside the level and cost of upgrades required. In addition the sites proximity to existing public water mains was examined.</i>	
	Waste Water	<i>Existing network infrastructural issues were examined alongside level and cost of upgrades required. In addition the site's proximity and potential accessibility to the existing public waste water network was examined.</i>	
	Drainage, Extent of SUDs requirements and Flood Risk	<i>This criterion was examined to ascertain whether there were existing drainage works in place on the subject lands, the potential extent of Sustainable Urban Drainage Systems (SUDS) that may be required to serve the subject lands. In addition, an examination was also carried out with regard to the potential flood risk associated with the subject lands. The assessment of lands, where applicable, was carried out using local technical knowledge of the lands, OPW CFRAM mapping and assessing the baseline findings which form part of the Strategic Flood Risk Assessment carried out for the plan area. Where it was found that lands were identified as falling within the 1 in 100 or 1 in 1000 year flood zoning, such lands were subject to the justification test in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009 (DEHLG and OPW). Once the justification test had been completed and where lands were found to pass the justification test a mark of 50 was applied to complete the infrastructural assessment table. In cases where the justification test failed, a site scored 0 and the subject lands <u>were not considered further.</u></i>	
	Parks, Recreation and Amenity enhancement	<i>This criterion examined sites with regard to their proximity to existing facilities, the extent of connectivity works required to access such facilities and the potential opportunities that the development of such lands would present for enhancing such facilities.</i>	
	Social Infrastructure	<i>The examination of social infrastructure was informed by the Social Infrastructure Audit (SIA) carried out as part of the overall plan making process and involved assessing the proximity of lands to existing service infrastructure such as crèche facilities, schools, health care facilities, town centre services and neighbourhood centres.</i>	

Table 1.2: Matrix Assessment Criteria

Stage 1: Planning Criteria

Leixlip Local Area Plan 2020-2026 - Planning Criteria Weighted Scoring Matrix																									
Criteria	Weighting/Site No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21/22	23	24	1E
<i>Kildare County Development Plan 2017-2023</i>	200.00																								
<i>Does the Site adhere to the National Planning Framework Strategic Outcomes</i>	200.00																								
Totals	400.00	330	300	330	360	315	262	300	335	332	311	350	360	290	347	325	368	360	49	223	380	349	290	40	240

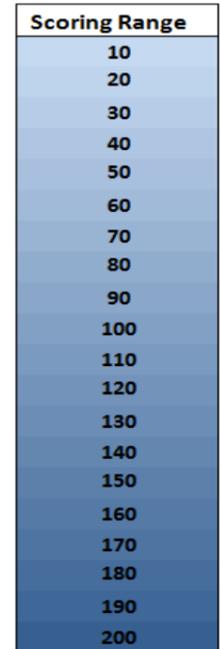


Table 1.3: Infrastructural Assessment Weighted Scoring Matrix

Stage 2: Infrastructural Criteria

Leixlip Local Area Plan 2020-2026 - Infrastructural Assessment Weighted Scoring Matrix																									
Criteria	Weighting/Site No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21/22	23	24	1E
<i>Roads & Transportation</i>	100.00																								
<i>Water Supply</i>	100.00																								
<i>Waste Water</i>	100.00																								
<i>Drainage, SuDS & Flooding</i>	100.00																								
<i>Parks and Recreation</i>	100.00																								
<i>Social Infrastructure</i>	100.00																								
Totals	600.00	484	460	435	416	466	299	460	476	394	415	444	484	432	392	450	430	489	294	381	418	281	Not Considered Further¹⁴	368	368

Table 1.4: Infrastructural Assessment Weighted Scoring Matrix

As per the matrix criteria assessment, it is recommended that Site Ref: 23 ‘Silleachain Lane’ is determined for ‘No Development’ as a result of failing the justification test as set out in ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’, November 2009 (DEHLG and OPW).

**Note: The cells outlined in red represent sites that were identified as falling within the 1 in 10, 1 in 100 or 1 in 1000 year flood zoning and were subject to the justification test in accordance with ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’, November 2009 (DEHLG and OPW).

¹⁴ Lands failed the justification test therefore the site scored 0 and the subject lands were not considered further and therefore removed from ranking and categorisation tables.

5.1 Categorisation of Sites

All selected sites within the study area were identified and analysed against each category with a weighting applied. The scoring applied to a site is represented by colours and range from:

- a strong level of planning and serviceability/infrastructural provision with a high ranking score (dark green) to;
- a medium level of planning and serviceability/infrastructural provision with a medium ranking score (orange / light red) to;
- a poor level of planning and serviceability/ infrastructure provision with a low ranking score (dark red).

In the case of lands identified as falling within the ‘extremely high’ or ‘high’ level of serviceability rating a high ranking score was applied which equates to Tier 1 lands in accordance with the National Planning Framework tiered approach to zoning. Such lands are serviced land, comprising of lands that are able to connect to existing development services for which there is service capacity¹⁵ available and therefore shall be able to accommodate new development. In such instances the site scores well on sustainable planning criteria also.

Where lands fall within a medium ranking score such lands were deemed to have a ‘medium to high’ or ‘medium’ level of serviceability. These lands can be described as serviceable land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan or where there are planned infrastructure upgrades. In such instances the site scores moderately on sustainable planning criteria also.

All lands with a very low score were deemed to demonstrate a poor level of serviceability and were excluded from consideration in forming the designation of zonings for the plan area. There are major infrastructural deficiencies and/or these sites score poorly on sustainable planning criteria. These lands are classed as ‘No Development’ and excluded from the assessment.

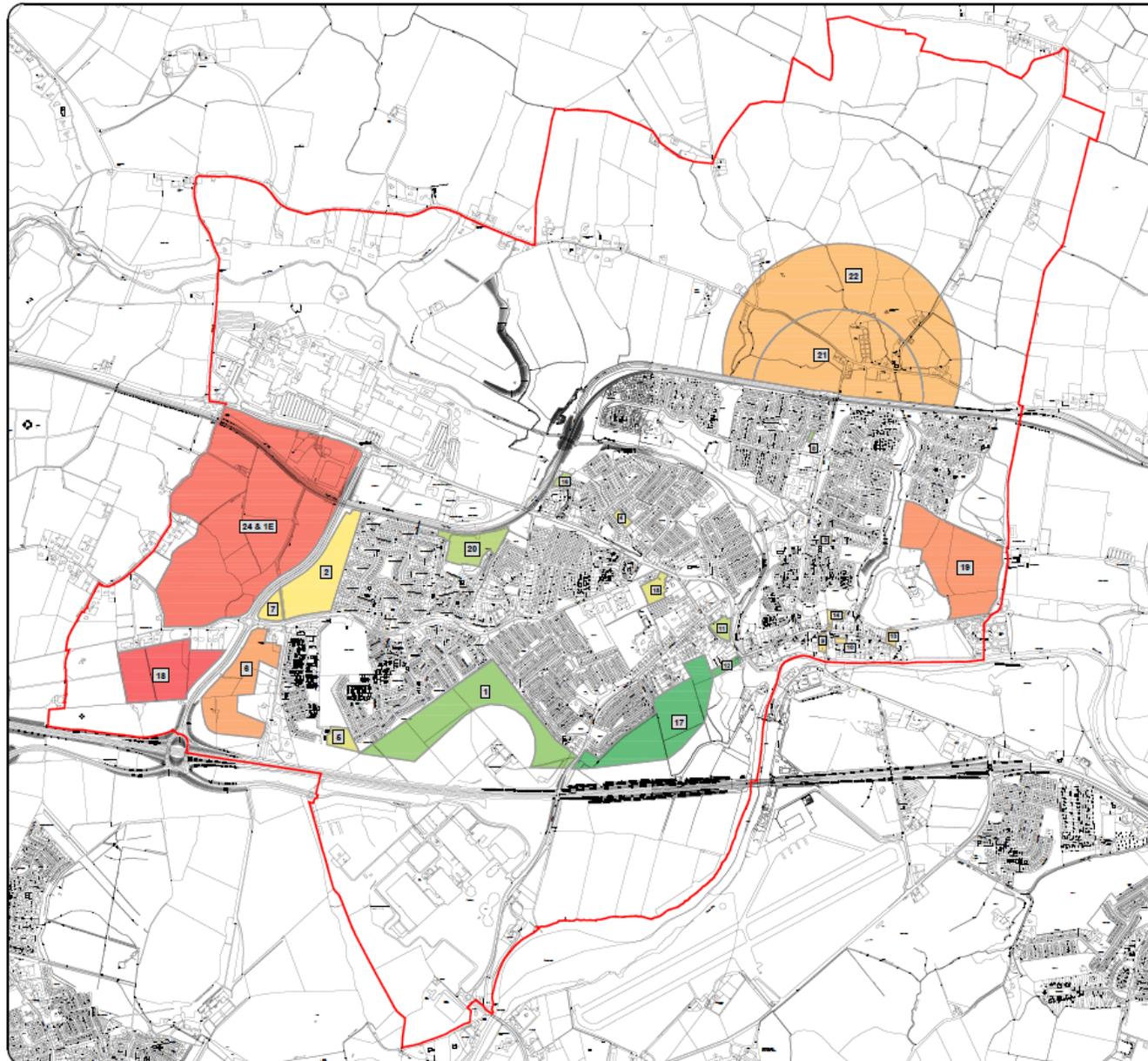
Table 1.5 below identifies the overall score and ranking of each site identified, while **Table 1.6** categorises the sites into Tier 1 and Tier 2 lands. **Figure 1.3** provides a visual illustration of the site ranking while **Figure 1.4** illustrates the tiered status of each site.

Site Ranking		
Site Name and Reference		Total Score
Site Ref: 1	The Wonderful Barn	814
Site Ref: 2	Easton	760
Site Ref: 3	St. Mary's Park	765
Site Ref: 4	The Grove, Rockingham Avenue	776
Site Ref: 5	Beech Park	781
Site Ref: 6	Leixlip Gate	561
Site Ref: 7	Easton Gateway Site	760
Site Ref: 8	Lands to rear of Newtown House	811
Site Ref: 9	Lands adjoining Liffey View Apartments	726
Site Ref: 10	Castle Park off Mill Street	725
Site Ref: 11	Site at Old Hill, Station Rd	793
Site Ref: 12	Lands adjoining Aldi off Pound Street	844
Site Ref: 13	Inglewood, Mill Lane	722
Site Ref: 14	Former ESB Site, Main Street	739
Site Ref: 15	Hilford House, Station Road	774
Site Ref: 16	Louisa Manor adjoining Louisa Bridge Rail Station	798

¹⁵ As per information received from internal departments of Kildare County Council and external agencies Irish Water has, however, advised that there is limited capacity at the treatment works and new connections will be on a first come / first served basis.

<i>Site Ref: 17</i>	Celbridge East	849
<i>Site Ref: 18</i>	Kilmacredock	342
<i>Site Ref: 19</i>	Black Avenue	604
<i>Site Ref: 20</i>	Lough Na Mona Park	798
<i>Site Ref: 21/22</i>	Confey	630
<i>Site Ref: 24</i>	Collinstown Residential	408
<i>Site Ref: 1E</i>	Collinstown Employment	608

Table 1.5: Site Ranking



Kildare County Council
Planning Department
Áras Chill Dara,
Devoy Park, Naas,
Co Kildare.

**Draft Leixlip Local Area Plan
2020 - 2026**

Legend :

- Study Area
- Infrastructural Assessment Sites

Site Ref.	Site Name and Reference	Approximate Site Area	Score
Site Ref: 1	The Woodruff Barn	15.3 HA	816
Site Ref: 2	Beane	8.5 HA	760
Site Ref: 3	St. Marys Park	0.2 HA	765
Site Ref: 4	The Grove, Buckingham Avenue	0.4 HA	776
Site Ref: 5	Beach Park	1.1 HA	781
Site Ref: 6	Leixlip Gate	0.2 HA	561
Site Ref: 7	Eastern Gateway Site	3.2 HA	780
Site Ref: 8	Lands to rear of Newtown House	0.5 HA	811
Site Ref: 9	Lands adjoining Liffey View Apartments	0.3 HA	758
Site Ref: 10	Castle Park off Mill Street	0.5 HA	725
Site Ref: 11	Site at Old Mill, Station Rd	0.8 HA	793
Site Ref: 12	Lands adjoining Auld off Pound Street	0.5 HA	844
Site Ref: 13	Ingkwood, Mill Lane	0.4 HA	732
Site Ref: 14	Former B&B Site, Main Street	0.5 HA	730
Site Ref: 15	Hilford House, Station Road	3.1 HA	774
Site Ref: 16	Garage House adjoining Louisa Bridge Rail Station	0.4 HA	760
Site Ref: 17/22	Carbridge Road East	12.8 HA	540
Site Ref: 18	Réamarcobik	10.1 HA	342
Site Ref: 19	Black Avenue	15.2 HA	404
Site Ref: 20	Lough Na Mona Park	3.5 HA	798
Site Ref: 21/22	Canley	86.1 HA	430
Site Ref: 23	Callinstown Hes	99.6 HA	408
Site Ref: 24	Callinstown Bwp	58.8 HA	408

Draft Infrastructural Assessment - Site Ranking

Scale: N.T.S.	Map Ref.: 1.2		
Date: February 2019 <small>Revision Date: 02/04/2019</small>	Drawing No.: 200/19/1000		
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07/OCMA (Kildare County Council)	Drawn by: MJK	Checked by:	~

Figure 1.3: Site Ranking

Site Categorisation			
Site Category *	Site Ref	Site Name	Ranking
Tier 1	17	Celbridge Road East	
Tier 1	12	Lands adjoining Aldi off Pound Street	
Tier 1	1	The Wonderful Barn	
Tier 1	8	Lands to rear of Newtown House	
Tier 1	16	Louisa Manor adjoining Louisa Bridge Rail Station	
Tier 1	20	Lough Na Mona Park	
Tier 1	11	Site at Old Hill, Station Rd	
Tier 1	5	Beech Park	
Tier 1	4	The Grove, Rockingham Avenue	
Tier 1	15	Hilford House, Station Road	
Tier 1	3	St. Mary's Park	
Tier 1	2	Easton	
Tier 1	7	Easton Gateway Site	
Tier 1	14	Former ESB Site, Main Street	
Tier 1	9	Lands adjoining Liffey View Apartments	
Tier 1	10	Castle Park off Mill Street	
Tier 1	13	Inglewood, Mill Lane	
Tier 2	21/22	Confey	
Tier 2	1E	Collinstown Employment	
Tier 2	6	Leixlip Gate	
Tier 2	19	Black Avenue	
No Development	24	Collinstown Residential	
No Development	18	Kilmacredock	

Table 1.6: Site Categorisation

** Irish Water has, however, advised that there is limited capacity at the treatment works and new connections will be on a first come / first served basis.*

The findings of both the qualitative and quantitative assessments have informed an evidence based assessment of each site. As a result of this assessment it is clear that, for a range of infrastructural reasons, some sites are not well placed to deliver housing in the short to medium term. Four sites have been identified as Tier 2 lands and having some potential to deliver housing within the lifetime of the plan. Site specific assessments are recommended for some sites to address issues such as potential flood risk. It is noted that only one site (Site 23: Silleachain Lane) has been removed from further assessment.

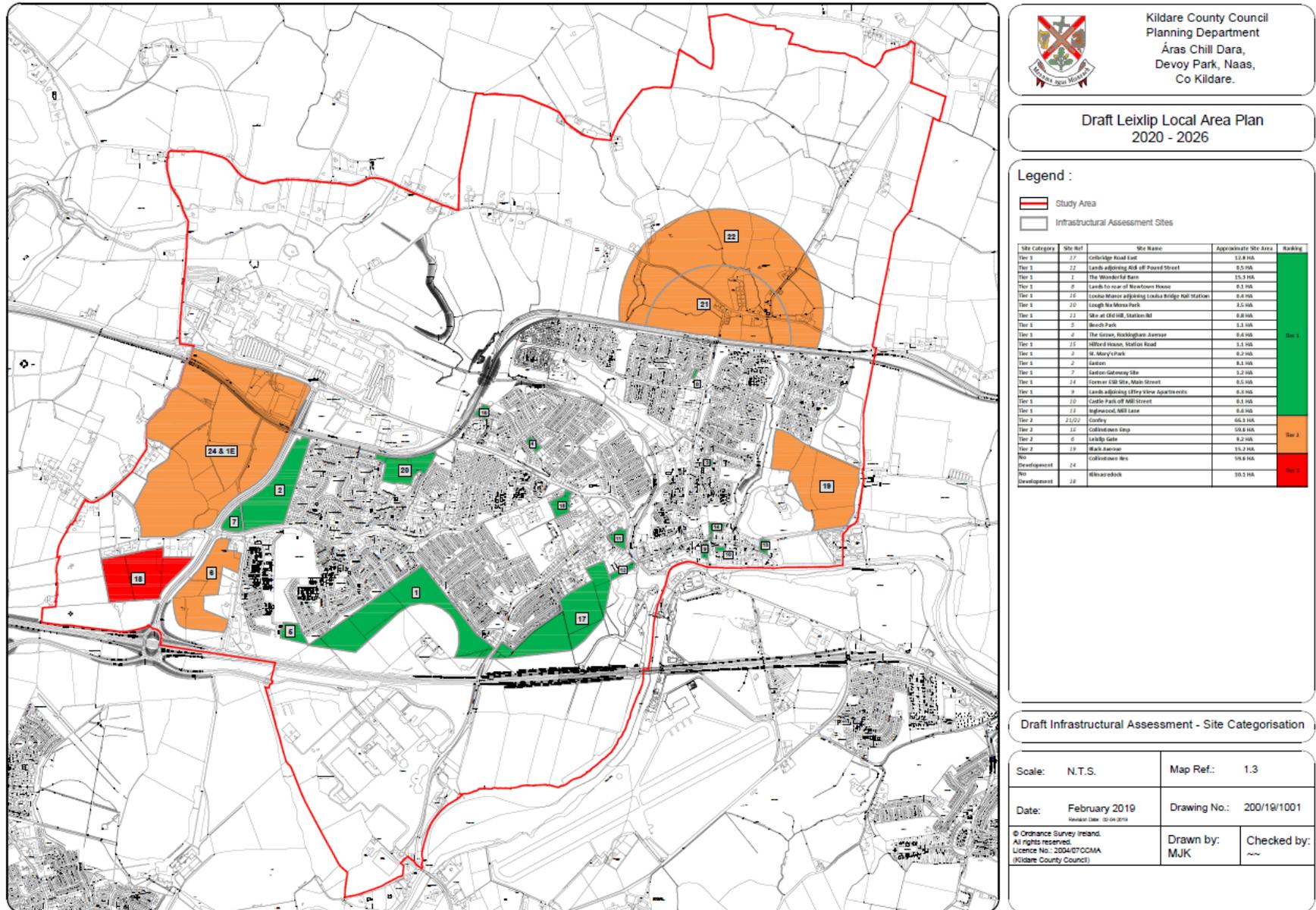


Figure 1.4: Site Categorisation

6. Findings and Infrastructure Implementation/Delivery Schedule

All 24 residential sites and one employment site have been extensively appraised and the results of the appraisals have been discussed and analysed in preceding sections.

Whilst it is acknowledged that 24 sites have potential and could present strategic opportunities for development in the long term, the assessment indicates that 17 sites are suitable to potentially deliver housing in the short to medium term and three sites are suitable to deliver housing in the longer term together with one employment site (i.e beyond the lifetime of the plan).

As a result of the findings of this Sustainable Planning and Infrastructural Assessment, it is recommended that 20 sites are zoned either 'Town Centre', 'Existing Residential' or 'New Residential' in the Leixlip Local Area Plan 2020-2026. Of the 20 sites, it is noted that 17 sites are classed as Tier 1 lands with three sites classed as Tier 2 lands. In addition, it is recommended that one employment site is zoned and classed as Tier 2 lands. Two sites displayed major infrastructural deficiencies and/or score poorly on sustainable planning criteria and therefore zoning of their lands has not been recommended in this plan. In addition, one site was discounted following the initial scoring assessment as the site was identified as falling within the 1 in 100 or 1 in 1000 year flood zoning and was subject to the Justification Test in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009 (DEHLG and OPW). The site failed the justification test and therefore was no longer considered.

The realisation of the Leixlip Local Area Plan 2020-2026 will be dependent on the timely delivery of a wide range of infrastructure. This Sustainable Planning and Infrastructure Assessment provides an assessment of transportation, water and waste water utilities, community and social infrastructure and services that will be required to inform appropriate land use zoning and support future development. **Table 1.7** sets out the key infrastructure necessary and funding sources, in a staged delivery schedule, in order to achieve the timely delivery of the objectives of the Leixlip Local Area Plan 2020-2026.

6.1 Funding Sources

This Sustainable Planning and Infrastructural Assessment identifies a range of strategic and local infrastructure necessary to facilitate development in the Plan Area. The delivery of all infrastructure is funding dependant. The key funding sources for the delivery of infrastructure are:

<u>Developer</u>	The developer of the land / infrastructure provides the funding to deliver the infrastructure or provides the infrastructure directly.
<u>State</u>	LIHAF funding, Urban/Rural Regeneration Development Funding, Smarter Travel funding, Irish Water (IW), Transport Infrastructure Ireland (TII), National Transport Authority (NTA), OPW, Department of Education, LEADER/SICAP funding, other government departments, etc.
<u>Kildare County Council</u>	Kildare County Council Development Contribution Schemes, Supplementary Contribution Scheme ¹⁶ , KCC Capital Works Programme, etc.

¹⁶ In accordance with the provisions of Section 49 of the Planning and Development Act 2000 (as amended), a Supplementary Development Contribution Scheme shall be investigated for the plan area to provide for the delivery of strategic public infrastructure

6.2 Implementation & Infrastructure Delivery Schedule

The lifetime of the Local Area Plan is six years. The delivery schedule is divided in to the following four phases as well as an on-going stage with delivery throughout the plan lifetime and beyond:

<u>Immediate term</u>	Year 1 and Year 2
<u>Short term</u>	Year 2 to Year 4
<u>Medium term</u>	Year 4 to Year 6
<u>Long term</u>	6 years plus
<u>On - going</u>	Throughout the plan lifetime and beyond

This schedule is a 'living' programme. It will be reviewed at regular intervals to assess how the implementation is progressing, the availability of resources and as new sources of funding and/or providers emerge. The delivery schedule is presented to correlate with **Table 1.6** 'Site Categorisation' and represents the sites that the scored the highest to lowest.

Site Ref/ Name	Infrastructure	Delivery Schedule	Funding
17. Guinness Lands/ Leixlip Castle			
Roads and Transportation			
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026..		Immediate – Long Term	Developer, State, KCC
General Cycle Improvements.		On-going	Developer, State, KCC
Water and Waste Water			
General water supply network upgrade and extension.		On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.		On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.		Short to Medium Term	Developer, State (IW)
12. Lands adjoining Aldi			
Roads and Transportation			
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.		Immediate – Long Term	Developer, State, KCC
General Cycle Improvements.		On-going	Developer, State, KCC
Water and Waste Water			
General water supply network upgrade and extension.		On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.		On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.		Short to Medium Term	Developer, State (IW)
1. The Wonderful Barn			
Roads and Transportation			
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.		Immediate – Long Term	Developer, State, KCC
General Cycle Improvements.		On-going	Developer, State, KCC
Water and Waste Water			
General water supply network upgrade and extension.		On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.		On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.		Short to Medium Term	Developer, State (IW)
8. Lands to rear of Newtown House			
Roads and Transportation			
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.		Immediate – Long Term	Developer, State, KCC
Water and Waste Water			
General water supply network upgrade and extension.		On-going	Developer, State (IW)

including principal route connections, strategic open space and associated pedestrian and cyclist infrastructure, which could support the delivery of the required infrastructure outlined in the Strategic Transport Assessment.

General wastewater treatment network upgrade and extension.	On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
16. Louisa Manor adjoining Louisa Bridge Rail Station		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New Access Road.	Immediate – Medium Term	Developer
General Cycle, Foot Path and Public Lighting Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
General water supply network upgrade and extension.	On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.	On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
20. Lough Na Mona Park		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New Access Road.	Immediate – Medium Term	Developer
General Cycle, Foot Path and Public Lighting Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
General water supply network upgrade and extension.	On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.	On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
11. Site at Old Hill, Station Rd		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
5. Beech Park		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
4. The Grove Rockingham Avenue		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New Access Road.	Immediate – Medium Term	Developer
General Cycle, Foot Path and Public Lighting Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
General water supply network upgrade and extension.	On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.	On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
15. Hilford House		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer	Short to Medium Term	Developer, State (IW)

network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.		
3. St. Marys Park		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
2. Easton		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
7. Easton Gateway Site		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New Access Road.	Immediate – Medium Term	Developer
General Cycle, Foot Path and Public Lighting Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
14. Former ESB Site		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New Access Road.	Immediate – Medium Term	Developer
General Cycle, Foot Path and Public Lighting Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
Drainage, SuDS and Flooding		
Site partly covered by the OPW Flood Risk Management Plan for Leixlip. Remainder of the site will be subject to a site specific Flood Risk Assessment to provide protection for the remainder of the site.	On-going	Developer, KCC
9. Lands adjoining Liffey View Apartments		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New Access Road.	Immediate – Medium Term	Developer
General Cycle, Foot Path and Public Lighting Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
Drainage, SuDS and Flooding		
Site partly covered by the OPW Flood Risk Management Plan for Leixlip. Remainder of the site will be subject to a site specific Flood Risk Assessment to provide protection for the remainder of the site.	On-going	Developer, KCC
10. Castle Park off Mil Street		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)

13. Inglewood, Mill Lane		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
Water and Waste Water		
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
20/21. Confey		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
New distributor Roads Required.	Medium – Long Term	Developer, State, KCC
New Cycle, Foot Path and Public Lighting Required.	Medium – Long Term	Developer, State, KCC
Upgrades and extensions of existing bridges.	Medium – Long Term	Developer, State, KCC
Water and Waste Water		
New Water main required .	Medium – Long Term	Developer, State (IW)
General water supply network upgrade and extension.	Medium – Long Term	Developer, State (IW)
General wastewater treatment network upgrade and extension.	Medium – Long Term	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
Drainage, SuDS and Flooding		
Flood Risk Management Protection Scheme Required.	Medium – Long Term	Developer, KCC
Areas of the site will be subject to a site specific Flood Risk Assessment to provide protection for the remainder of the site.	Medium – Long Term	Developer, KCC
1E. Collinstown Employment		
Roads and Transportation		
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
Water and Waste Water		
General water supply network upgrade and extension.	On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.	On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
6. Leixlip Gate		
Roads and Transportation		
Implement measures identified in 'Leixlip Strategic Transport Assessment' and Leixlip Local Area Plan 2020-2026.	Immediate – Long Term	Developer, State, KCC
General Cycle Improvements.	On-going	Developer, State, KCC
Water and Waste Water		
General water supply network upgrade and extension.	On-going	Developer, State (IW)
General wastewater treatment network upgrade and extension.	On-going	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)
19. Lands adjoining St. Catherine's Park		
Roads and Transportation		
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
New Cycle, Foot Path and Public Lighting Required.	Medium – Long Term	Developer, State, KCC
Upgrade of existing Road and Junction.	Medium – Long Term	Developer, State, KCC
Water and Waste Water		
Water supply network upgrade and extension. Possibly new water main scheme required.	Medium – Long Term	Developer, State (IW)
General wastewater treatment network upgrade and extension.	Medium – Long Term	Developer, State (IW)
Outcome of Drainage Area Plan (DAP) may impact on location of connection points to the sewer network and may necessitate the upgrading of the local pumping station. Study due for completion in 2020.	Short to Medium Term	Developer, State (IW)

Social Infrastructure/ Parks and Recreation	Delivery Schedule	Funding
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c.13 ha Green Corridors and Natural/Semi Natural Open Space.	Medium term	Levies / Developer, KCC
7-10ha of Outdoor Sports Area.	Medium term	Levies / Developer
Medical/Primary Care Centre.	Short - Medium term	Developer, State
Crèche/ Childcare facilities.	Short - Medium term	Developer
2 no. Community facilities.	Short - Medium term	Developer
2 no. Primary Schools.	Short – Medium term	State (DoES)
1 no. Post Primary School.	Short – Medium term	State (DoES)

Table 1.7: Infrastructure Delivery Schedule

6.3 Implementation, Monitoring and Review

Kildare County Council is committed to taking a proactive approach to progress the delivery of the Leixlip Local Area Plan 2020-2026. The LAP will have effect for a period of six-years from the date of adoption, unless otherwise extended, amended or revoked, in accordance with the Planning and Development Act 2000 (as amended).

Appendix 1 – Maps

Map 1.1: Identified Sites

Map 1.2: Site Ranking

Map 1.3: Site Categorisation



Kildare County Council
 Planning Department
 Áras Chill Dara,
 Devoy Park, Naas,
 Co Kildare.

Draft Leixlip Local Area Plan
 2020 - 2026

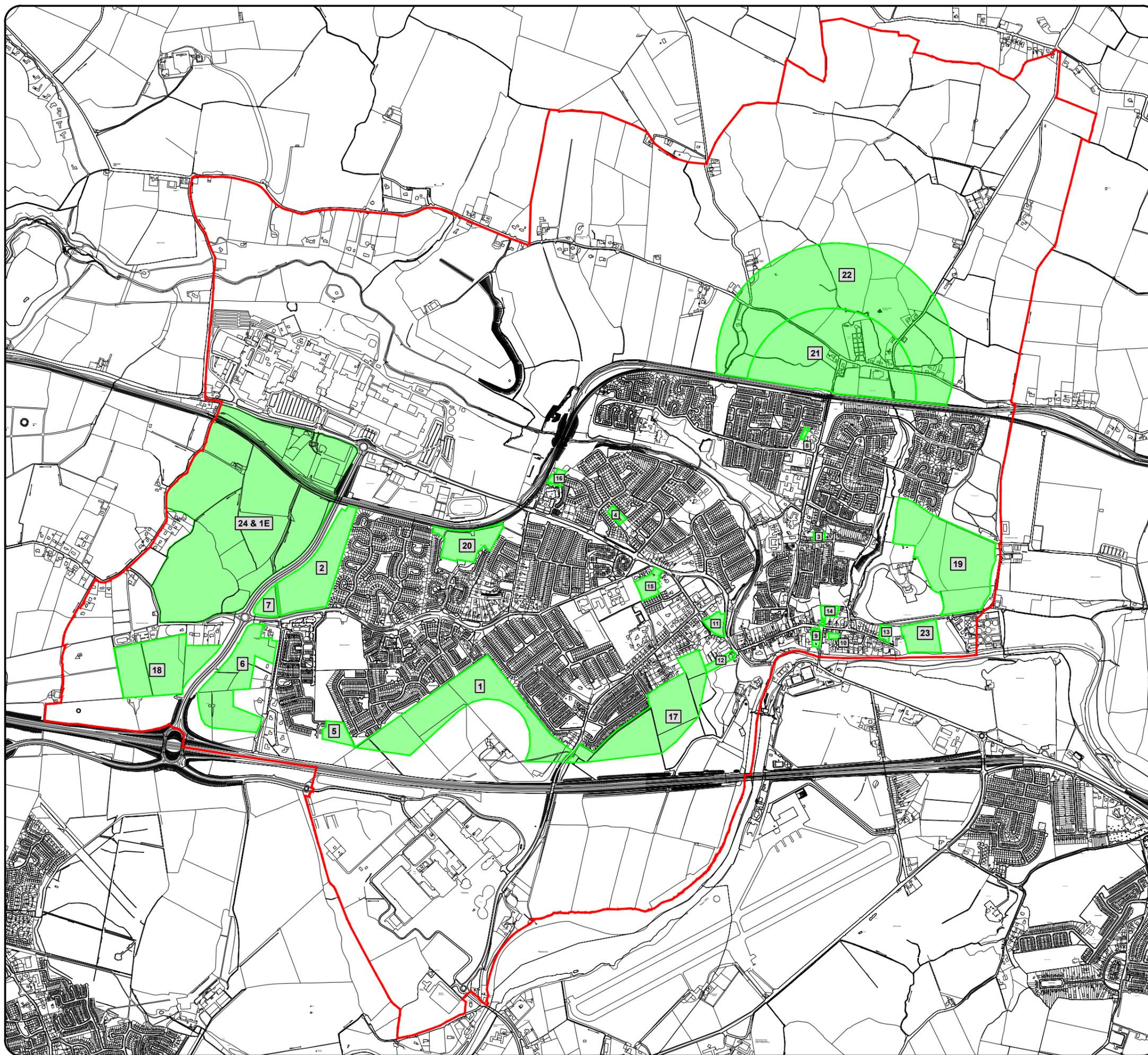
Legend :

-  Study Area
-  Infrastructural Assessment Sites

Site Ref:	Site Name and Reference	Approximate Site Area
Site Ref: 1	The Wonderful Barn	15.3 HA
Site Ref: 2	Easton	8.1 HA
Site Ref: 3	St. Mary's Park	0.2 HA
Site Ref: 4	The Grove, Rockingham Avenue	0.4 HA
Site Ref: 5	Beech Park	1.1 HA
Site Ref: 6	Leixlip Gate	9.2 HA
Site Ref: 7	Easton Gateway Site	1.2 HA
Site Ref: 8	Lands to rear of Newtown House	0.1 HA
Site Ref: 9	Lands adjoining Liffey View Apartments	0.3 HA
Site Ref: 10	Castle Park off Mill Street	0.1 HA
Site Ref: 11	Site at Old Hill, Station Rd	0.8 HA
Site Ref: 12	Lands adjoining Aldi off Pound Road	0.5 HA
Site Ref: 13	Inglewood, Mill Lane	0.4 HA
Site Ref: 14	Former ESB Site, Main Street	0.5 HA
Site Ref: 15	Hillford House, Station Road	1.1 HA
Site Ref: 16	Louisa Manor adjoining Louisa Bridge Rail Station	0.4 HA
Site Ref: 17	Celbridge Road East	12.8 HA
Site Ref: 18	Kilmacredock	10.1 HA
Site Ref: 19	Black Avenue	15.2 HA
Site Ref: 20	Lough Na Mona Park	3.5 HA
Site Ref: 21/22	Confey	66.1 HA
Site Ref: 23	Silleachain Lane	2.34 HA
Site Ref: 24	Collinstown Res	59.6 HA
Site Ref: 1E	Collinstown Emp	59.6 HA

Draft Infrastructural Assessment Sites

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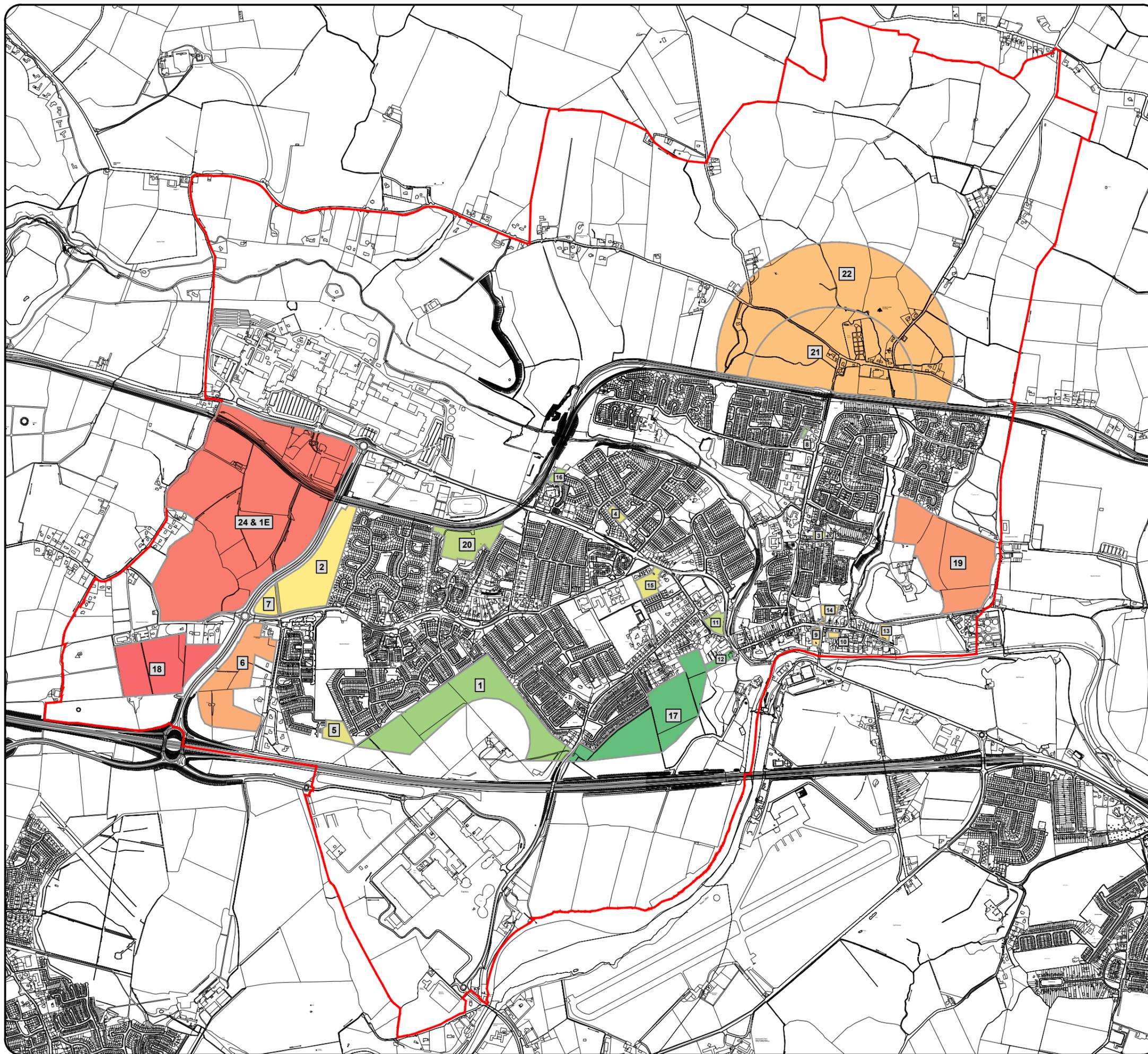
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 Planning Department
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 Co Kildare.

Draft Leixlip Local Area Plan
 2020 - 2026

Legend :

- Study Area
- Infrastructural Assessment Sites

Site Name and Reference	Approximate Site Area	Score
Site Ref: 1 The Wonderful Barn	15.3 HA	814
Site Ref: 2 Easton	8.1 HA	760
Site Ref: 3 St. Marys Park	0.2 HA	765
Site Ref: 4 The Grove, Rockingham Avenue	0.4 HA	776
Site Ref: 5 Beech Park	1.1 HA	781
Site Ref: 6 Leixlip Gate	9.2 HA	561
Site Ref: 7 Easton Gateway Site	1.2 HA	760
Site Ref: 8 Lands to rear of Newtown House	0.1 HA	811
Site Ref: 9 Lands adjoining Liffey View Apartments	0.3 HA	726
Site Ref: 10 Castle Park off Mill Street	0.1 HA	725
Site Ref: 11 Site at Old Hill, Station Rd	0.8 HA	793
Site Ref: 12 Lands adjoining Aldi off Pound Street	0.5 HA	844
Site Ref: 13 Inglewood, Mill Lane	0.4 HA	722
Site Ref: 14 Former ESB Site, Main Street	0.5 HA	739
Site Ref: 15 Hilford House, Station Road	1.1 HA	774
Site Ref: 16 Louisa Manor adjoining Louisa Bridge Rail Station	0.4 HA	798
Site Ref: 17 Celbridge Road East	12.8 HA	849
Site Ref: 18 Kilmacredock	10.1 HA	342
Site Ref: 19 Black Avenue	15.2 HA	604
Site Ref: 20 Lough Na Mona Park	3.5 HA	798
Site Ref: 21/22 Conley	66.1 HA	630
Site Ref: 24 Collinstown Res	59.6 HA	408
Site Ref: 1E Collinstown Emp	59.6 HA	608



Draft Infrastructural Assessment - Site Ranking

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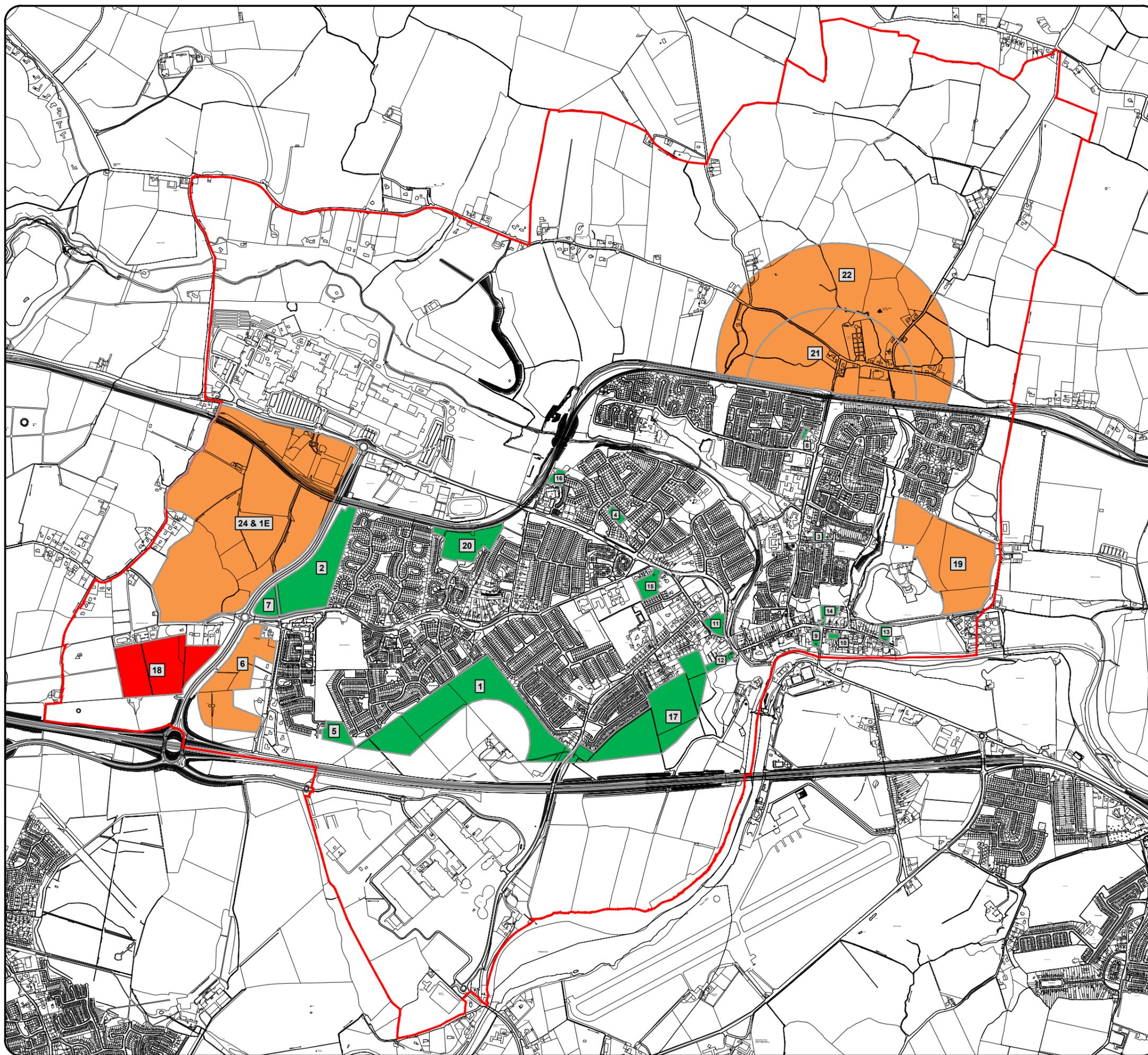
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Draft Leixlip Local Area Plan
 2020 - 2026

Legend :

-  Study Area
-  Infrastructural Assessment Sites

Site Category	Site Ref	Site Name	Approximate Site Area	Ranking
Tier 1	17	Celbridge Road East	12.8 HA	Tier 1
Tier 1	12	Lands adjoining Ald off Pound Street	0.5 HA	
Tier 1	1	The Wonderful Barn	15.3 HA	
Tier 1	8	Lands to rear of Newtown House	0.1 HA	
Tier 1	16	Louisa Manor adjoining Louisa Bridge Rail Station	0.4 HA	
Tier 1	20	Lough Na Mona Park	3.5 HA	
Tier 1	11	Site at Old Hill, Station Rd	0.8 HA	
Tier 1	5	Beech Park	1.1 HA	
Tier 1	4	The Grove, Rockingham Avenue	0.4 HA	
Tier 1	15	Hilford House, Station Road	1.1 HA	
Tier 1	3	St. Mary's Park	0.2 HA	
Tier 1	2	Easton	8.1 HA	
Tier 1	7	Easton Gateway Site	1.2 HA	
Tier 1	14	Former ESB Site, Main Street	0.5 HA	
Tier 1	9	Lands adjoining Liffey View Apartments	0.3 HA	
Tier 1	10	Castle Park off Mill Street	0.1 HA	
Tier 1	13	Inglewood, Mill Lane	0.4 HA	
Tier 2	21/22	Conley	66.1 HA	Tier 2
Tier 2	1E	Collinstown Emp	59.6 HA	
Tier 2	6	Leixlip Gate	9.2 HA	
Tier 2	19	Black Avenue	15.2 HA	Tier 3
No Development	24	Collinstown Res	59.6 HA	
No Development	18	Kilmacredock	10.1 HA	



Draft Infrastructural Assessment - Site Categorisation

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