



Comhairle Contae Chill Dara Kildare County Council

Kildare County Council

Statement to accompany Part 8 Public Consultation

PLANNING AND DEVELOPEMTN ACT 2000 (AS AMENDED)

Planning and Development Regulations 2001 (AS AMENDED)

Upgrading of Public Lighting on Main Street, Celbridge

Reference P082017.012

August 2017

**Kildare County Council
Roads, Transportation and Public Safety
Level 4, Áras Chill Dara
Devoy Park
Naas, Co. Kildare**

Upgrading of Public Lighting on Main Street, Celbridge Planning Proposal

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1.0 INTRODUCTION

Kildare County Council is seeking Part VIII planning approval to replace the existing ESB poles and attached public lighting at Main Street, Celbridge, Co. Kildare. The proposed scheme will result in the removal the existing ESB poles with attached public lighting and overhead cables, and the installation of new public lighting columns and luminaires with associated civil works on the existing carriageway, and the undergrounding of all overhead cables. The scheme will extend from the entrance to Castletown House to the junction of Main Street and the Liffey Bridge. These upgrades will help improve the existing historic streetscape and landscape setting by reducing unwarranted street furniture while providing the appropriate lighting requirements.

1.1 Background

The architectural heritage of Celbridge primarily comprises the eighteenth century houses of the gentry, the residential and commercial architecture of Main Street and its approach roads, a number of civic, religious and institutional buildings and the mill complexes associated with the River Liffey. There is a distinctive Georgian streetscape with a tree lined avenue that links the Main Street to Castletown House. Castletown House is the most significant building in the area and is of National and European importance. Built between 1722 and 1729 for William Conolly, speaker of the Irish House of Commons, it is Ireland's largest and earliest Palladian style house. A number of notable town houses are located in the vicinity of Castletown gates that include Jasmine House and Kildrought House.

In 1999, Kildare County Council commissioned the preparation of the Celbridge Urban Renewal Plan, 1999 which included the upgrading of traffic lights and other town improvement works on Main Street, Celbridge. Such works included the undergrounding of overhead ESB cables. Funding constraints delayed the completion of the project until 2015, when further undergrounding of overhead cables was carried out, which included the removal of overhead Eircom poles and cables. The final phase of the project, which forms this Part VIII proposal, is to remove the remainder of overhead cables and ESB poles and provide new public lighting on Main Street, Celbridge. The proposed project will complete the overall upgrading plan, improve public lighting levels and yield a reduction in energy costs of approximately 40%.

1.2 Description of the Project

Main Street, Celbridge public lighting is currently provided in the form of 12 SON/SOX luminaires fixed to existing ESB poles at an approximate height of 10 metres. These ESB poles also support redundant electricity cables that feed to buildings on the street.

Electricity feeds to buildings on the street were undergrounded as part of a previous streetscape upgrade project. The proposal is to remove the existing street luminaires, ESB poles and overhead cables and replace with new LED luminaires with electricity supplied via underground ducting. The objective of the scheme is to create a visual clear roof top vista along Main Street, install new lighting columns to improve the visual appearance of the street, improve the standard of lighting at night, and significantly reduce energy costs by approximately 40%.

The scheme on Main Street will commence at the Liffey Bridge end and finish at Castletown House entrance. The layout and design of new street lights will be determined in the final design. The objective of the proposed project is to reduce the visual and urban clutter of the street and the final design will not result in a visual impact on the architectural heritage on Main Street or the vista and scenic views from Castletown House.

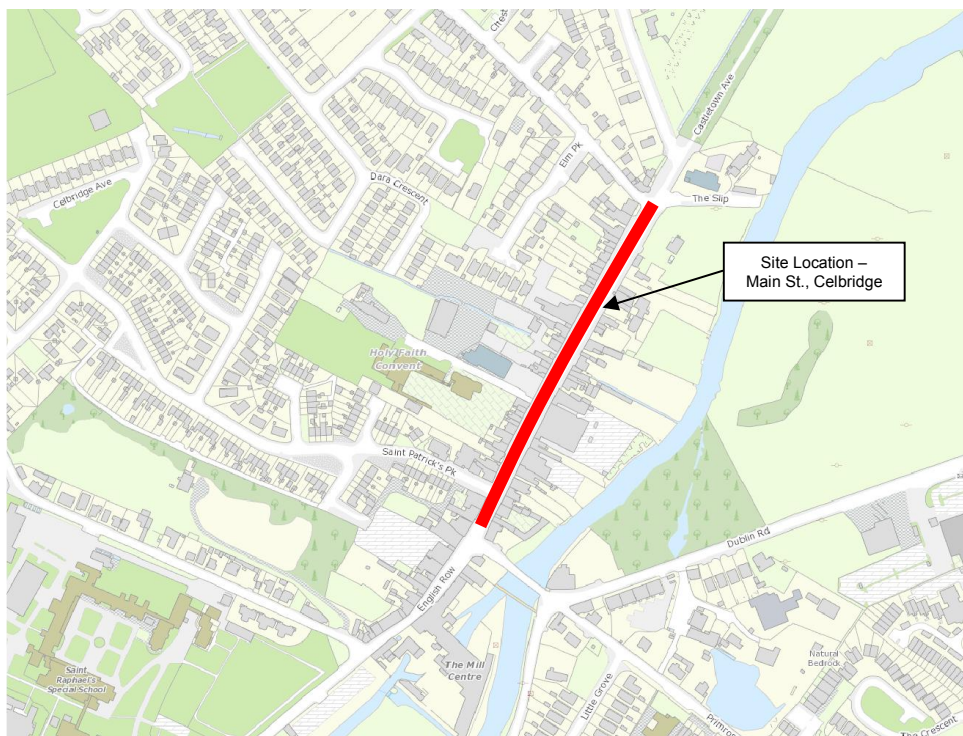


Figure 01: Location of Proposed Public Lighting Upgrade Scheme



Figure 02 & 03: Image of Proposed Site – Main Street, Celbridge



Figure 04 & 05: Image of Proposed Site – Main Street, Celbridge

2.0 PLANNING CONTEXT

2.1 Kildare County Council Development Plan 2017-2023

A primary objective of the Kildare County Development Plan 2017-2023 (CDP) is the proper planning and sustainable development of County Kildare over the period 2017-2023 and beyond. The development plan sets out the overall vision, with strategies, policies and objectives for the county as a whole. The proposal is in compliance with the CDP strategy as set out in Chapter 15 on Urban Design to ensure that the physical environment and streetscape is enhanced, that streets are designed and well lit and therefore encourage pedestrian activity, and that the streetscape should be characterised by a high standard of street furniture.

In accordance with the Planning and Development Act 2000 (as amended), the planning authority is authorised to incorporate Local Area Plans (LAPs) for towns with a population less than 5,000 within the framework of the C.D.P. The current Local

Area Plan for Celbridge is the 2010 Plan, and a new Draft Celbridge Local Area Plan 2017-2023 has now been published.

2.2 Draft Celbridge Local Area Plan 2017-2023

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

In order to preserve the areas of architectural value, it is an objective of the Draft LAP plan to initiate the process of designating two Architectural Conservation Areas (ACA) in Celbridge (Policy BH3 – Architectural Conservation Areas), which one of these ACAs will be Main Street, Celbridge. It is also a policy of the LAP (BH03.7), to reduce and prevent visual and urban clutter within the proposed ACAs including, where appropriate, traffic management structures, utility structures and all signage.

This proposal seeks to comply with a key priority of the Proposed Draft Celbridge Local Area Plan 2017 of '**enhancement and improvement of the physical fabric and environment of the town centre**'. The proposal also seeks to comply with the following Policies as set out in the Draft LAP:

❖ Chapter 5 – Urban Centres and Retailing

➤ Policy TC1 - TOWN CENTRE

TCO1.4: To promote a high standard of urban design in the town centre that contributes to the creation of safe and attractive streets and spaces and creates a desirable place in which to work, live and visit.

➤ 5.4 TOWN CENTRE PUBLIC REALM

This LAP seeks to support the regeneration of Main Street as Celbridge's principal public space and destination.

A series of incremental measures to improve access, shop front design, signage, paving materials, street furniture and building finishes will also yield significant improvements over time.

➤ **Policy PR1 – PUBLIC REALM**

It is the policy of the Council to actively encourage, support and facilitate environmental and public realm improvements in Celbridge Town Centre and at neighbourhood centres to address environmental quality, urban design, safety, identity and attractiveness.

PRO1.1: To ensure that all new development in the town centre and in neighbourhood centres contributes positively to and enhances the streetscape and public realm and presents a positive edge to streets and the public roadway.

❖ **Chapter 9 – Infrastructure**

➤ **Policy INF4 – ENERGY AND COMMUNICATIONS**

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

INFO4.3: To seek the undergrounding of all electricity, telephone and television cables in the town.

❖ **Chapter 10 – Built and Natural Heritage**

The following information sources were checked as part of a desktop exercise to check for possible impact on built and natural heritage:

- The National Monuments Service Sites and Monuments Record (SMR) and The Records of Monuments and Places (RPS) – 10.2.1 of the Celbridge Draft Local Area Plan 2017-2023
 - a) KD011-012001 (Town – Castletown/Celbridge)
- The Record of Protected Structures (RPS) and The National Inventory of Architectural Heritage (NIAH) for Celbridge – 10.3.1 of the Celbridge Draft Local Area Plan 2017-2013
 - (i) B11-23/11805062 (Kildrought House, Main Street)
 - (ii) B11-27/11805035 (Main Street, Celbridge)
 - (iii) B11-39/11805003 (Jassamine House, Main Street)
 - (iv) B11-40/11805034 (Landscape House, Main Street)

- (v) B11-85/11805002 (Round House (The), Main Street)
- (vi) B11-88/11805005 (Michelangelo, Main Street)
- (vii) B11-89/11805022 (Gogarty, Main Street)
- (viii) B11-93/11805031 (Celbridge Parochial House, Main Street)
- (ix) B11-94/11805033 (Celbridge Town Hall (Former) Main Street)
- (x) B11-95/11805036 (Blake's Pharmacy, Main Street)
- (xi) B11-96/11805037 (Castletown Videos, Main Street)
- (xii) B11-97/11805038 (Finey House, Main Street)
- (xiii) B11-98/11805040 (Main Street)
- (xiv) B11-99/11805042 (St. Patricks Catholic Church, Main Street)
- (xv) B11-108/11805063 (Castletown House, Main Street)
- (xvi) B11-109/11805064 (Main Street)

➤ **Policy BH1 – ARCHAEOLOGICAL HERITAGE**

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

BHO1.1: To protect and preserve those items of archaeological interest listed from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

➤ **Policy BH2 – PROTECTED STRUCTURES**

It is the policy of the Council to preserve and enhance the building identified and to carefully consider any proposals for development that would affect the special value of such structures, including their historic cartilage, both directly and indirectly.

BHO2.1: To ensure the protection and preservation of all protected structures, (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures contained in the Records of Protected Structures.

➤ **10.3.2 (i) – PROPOSED ARCHITECTURAL CONSERVATION AREAS**

In order to preserve the areas of architectural value, it is an objective of this plan to initiate the process of designating two Architectural Conservation Areas (ACA) in Celbridge.

➤ **Policy BH3 – ARCHITECTURAL CONSERVATION AREAS**

It is the policy of the Council to preserve the historic character of proposed Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of these areas.

BHO3.7: To reduce and prevent visual and urban clutter within the proposed ACAs including, where appropriate, traffic management structures, utility structures and all signage.

It is determined that the works will not impinge on or affect any built or natural heritage. No long term impacts requiring mitigation are expected to arise.

3.0 DESIGN AND GENERAL FACTORS

The design of this scheme considered the existing streetscape and landscape setting of Main Street, Celbridge. It also considered the potential to reduce energy use and provide the required lighting demands set out by Kildare County Council Public Lighting Policies and Specifications.

All works will be designed in line with current standards and regulations outlines in the Street Lighting Policy & Planning Guidance (2016) and the Kildare County Council Street Lighting Technical Specifications (2015).

The recommendations have been incorporated into this preliminary proposal, and will be further implemented at detailed design once application has received approval.

4.0 PRE-PART 8 CONSULTATIONS

Pre-Part 8 consultations were undertaken with the following key stakeholders:

Kildare County Council

- a) Planning Department
- b) Celbridge/Leixlip Municipal District Area Engineer
- c) Architectural Services Department
- d) Roads, Transportation and Public Safety Department
- e) Water Services Department
- f) Environment Department
- g) Community and Cultural Department
- h) Heritage Officer

- i) Fire Services
- j) Health and Safety Department
- k) Conservation Officer

Celbridge/Leixlip Municipal District Elected Members

A Pre-Part consultation took place with the Celbridge/Leixlip Municipal District Members prior to the Municipal District Meeting held on the 21st July 2017. All the Municipal District Elected Members listed below were in attendance:

- a) Councillor Kevin Byrne
- b) Councillor Bernard Caldwell
- c) Councillor Ide Cussen
- d) Councillor Antony Larkin
- e) Councillor Joe Neville
- f) Councillor Brendan Young
- g) Councillor Michael Coleman

5.0 ENVIRONMENTAL ASSESSMENT

An Appropriate Assessment Screening report was undertaken by Kildare County Council's Heritage Department in June 2017. The report concluded that 'no significant effects on any Natura 2000 sites (European Sites) individually or in combination with other plans or projects can be expected from the carrying out of the projects as described above and therefore no further assessment required. A copy of the Screening Report is shown in Appendix A.

Special Areas of Conservation (SACs) and Special Protections Areas (SPAs) are legally protected under the EU Habitats Directives and are selected for the conservation of Annex 1 and Annex II species. There are no SACs or SPAs located within the proposal area. The nearest SAC to Celbridge is the RyeWater Valley/Carton SAC (Site Code 002162) which lies north of Celbridge. The River Liffey flows into Dublin Bay SAC and as such the potential for downstream effects from works or development needs to be considered. Natural Heritage Areas (pNHAs) are sites of significance for wildlife habitats and are protected under the Wildlife Amendment Act, 2000. There are no pNHAs within the proposal area. The Royal

Canal (Site Code 002103) and the Grand Canal (Site Code 002104) are located North and South of Main Street, Celbridge as identified in Appendix B.

Screening for Appropriate Assessment

The screening report was produced to fulfil the requirements of EU Habitats Directive (92/34/EEC). The screening document provides the information required in order to establish whether or not the proposed development is likely to have a significant impact on the Natura 2000 sites in the context of their conservation objectives and specifically on the habitats and species for which the Natura 2000 sites have been designated.

The proposed development is located approximately 5 kilometres from the Rye Water Valley at Carton Special Area of Conservation, also designated as a Natural Heritage Area. Due to the nature, scale and location of the proposed development and the distance from, and lack of a hydro geological link to the SAC, no direct or indirect adverse impacts have been identified.

6.0 ARCHITECTURAL HERITAGE

Celbridge possesses a rich architectural heritage which provides a valuable cultural, educational and tourism resource. The proposal will underground cables on Main Street, Celbridge and thus improve and enhance the physical environment and public streetscape.

The proposal will have no impact on the vista or scenic views from Castletown House.

7.0 ENVIRONMENTAL MITIGATION

As the proposed project will not adversely impact on the environment, no mitigation measures are required.

8.0 PART 8 CONSULTATIONS

It is intended that details of the proposed scheme will be referred to the following in conjunction with the public advertising of the proposals.

Celbridge/Leixlip Municipal District Elected Members

- a) Councillor Kevin Byrne
- b) Councillor Bernard Caldwell
- c) Councillor Ide Cussen
- d) Councillor Antony Larkin
- e) Councillor Joe Neville
- f) Councillor Brendan Young
- g) Councillor Michael Coleman

Prescribed Bodies

The following relevant prescribed bodies were notified under Article 82 of the Planning and Development Regulations 2001 (as amended).

- 1) An Comhairle Ealaíon (The Arts Council)
- 2) An Taisce
- 3) Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
- 4) Department of Housing, Planning, Community and Local Government
- 5) Heritage Council
- 6) Irish Water
- 7) National Transport Authority
- 8) National Tourism Development Authority
- 9) Transport Infrastructure Ireland
- 10) Roads Safety Authority
- 11) Waterways Ireland
- 12) Minister for Transport, Tourism and Sport
- 13) Department of Transport, Tourism and Sport
- 14) Garda Síochána
- 15) ESB Head Office

- 16) Minister for Art, Heritage, Regional, Rural and Gaeltacht Affairs
- 17) Minister for Housing, Planning, Community and Local Government
- 18) Office of Public Works
- 19) Gáis Networks Ireland
- 20) Bus Éireann
- 21) Eir Group HQ
- 22) Celbridge Tidy Towns
- 23) Environmental Protection Agency

Particulars of the proposed scheme will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during public opening hours from Tuesday 22nd August until Wednesday 20th September, at the following locations:

Kildare County Council,
Roads Transportation and Public Safety Department,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

Celbridge Library,
St. Patricks Park,
Donaghcumper,
Celbridge,
Co. Kildare

Particulars of the proposed scheme will also be available to view on Kildare County Councils webpage at www.kildare.ie/countycouncil

Submissions and observations may be made in writing to:

Senior Executive Officer,
Kildare County Council,
Roads, Transportation and Public Safety Department,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

or by email to roadssubmissions@kildarecoco.ie on or before **12 noon** on Thursday 5th October.

Submissions should be titled:

“Upgrading of Public Lighting on Main Street, Celbridge – Reference P082017.012”

All comments, including names of those making comments, submitted to the Council in regard to this scheme will form part of the statutorily required report to be

presented to the monthly meeting of Kildare County Council. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

9.0 APPENDIX

Appendix A Appropriate Assessment Stage 1 Screening Matrix
Finding of No Significant Effects Report Matrix

Appendix B Site Location Map 1:25,000 A3