

2.0 POLICY AND DEVELOPMENT FRAMEWORK

Introduction

- 2.1 This section of the report highlights the key elements of both Transport21, and the Celbridge Development Plan 2002, both of which include a number of traffic and development related issues, providing a context for the development of the Celbridge Traffic Management Plan.

Transport21

- 2.2 The main element of Transport21 related to Celbridge is the Kildare Route Project. This includes four-tracking the railway from Hazelhatch to Cherry Orchard, together with the upgrading of Hazelhatch Station. The related service improvements will double frequency and treble the capacity of the rail service.
- 2.3 Iarnród Éireann report that Hazelhatch Station *'will be manned in the future and include improved facilities such as full accessibility, toilet facilities, sheltered seating, ticket vending machines and emergency call points'*.
- 2.4 It is understood that current construction works include 3 additional platforms, a new wider bridge over the railway on Hazelhatch Road, a new link road from Loughlinstown Road to Hazelhatch Road, and a 396 space car park, some 300 spaces more than the current provision. The whole Kildare Route Project should be complete by the end of 2009.
- 2.5 As part of Transport21 there are longer term proposals to electrify the rail line between Kilcock, Maynooth and Dublin, which will increase the service level and reduce journey times. As part of these proposals there is the potential to provide for a North Kildare Bus route connecting Kilcock, Maynooth station, Celbridge and Hazlehatch Station.

Celbridge Development Plan 2002

- 2.6 Kildare County Council produced the Celbridge Development Plan in 2002, to establish a framework for the orderly development of the town, whilst ensuring the provision of infrastructure and facilities and maintaining its character.
- 2.7 The Plan includes a number of transport and traffic policies, some of which are now complete or in hand. The policies are:
- To continue to provide local distributor roads as required and to protect the lines of these roads from development;
 - To provide the Celbridge link to the proposed interchange on the M4 - Complete
 - To provide off-street car parking in and around the central area with priority being given to potential sites on arterial routes;
 - To ensure that all development complies with the Council's long-term road proposals for Celbridge;
 - To ensure a safe and comprehensive roads system capable of satisfying the requirements of both vehicular and pedestrian traffic within and through the town;
 - To progressively improve all urban roads, junctions, dangerous bends and footpaths and maintain these to the highest possible standards, having regard to the availability of finance for the work and subject to the amenity and townscape provisions of this Plan;

- To ensure that all roads, footpaths and car parks are constructed to provide for the needs of children and persons with disabilities.
- To provide for a clearly defined system of safe pedestrian routes linking residential areas and the Main Street with schools, shops, work-places and open spaces;
- To examine the feasibility of providing cycleways along major roads and through housing areas and provide them where appropriate;
- To examine, in conjunction with Bus Éireann, Bus Átha Cliath (Dublin Bus), Private Bus Operators and Iarnród Éireann, ways of improving the transport network as it affects the town and its links with surrounding towns and the city;
- To co-operate with the DTO in implementing the DTI policy;
- To introduce, traffic calming measures, particularly in residential areas near schools.
- To progressively improve the footpaths along Main Street including undergrounding of cables, re-paving, provision of street furniture and appropriate tree planting and litter bins;
- To improve public lighting facilities in the town and environs;
- To seek agreement with private car park owners adjacent to the town centre with a view to making their facilities available to the public on a basis to be agreed with the council;
- To investigate the feasibility of joint ventures between the Council and the private sector to provide car parking facilities adjacent to the town centre;
- To carry out traffic management studies at the bridge, in Main Street and for the arterial routes into the town; and
- To seek inclusion of Celbridge in the Dublin Taxi-Meter Area’.

2.8 A number of transportation objectives are also outlined (refer to Figure 3 for locations where appropriate):

T1. *To construct the following roads in phase with development and in the interim to protect routes of future roads listed hereunder from development:-*

1. *between Clane Road and Willowbrook - Complete*
2. *between Dublin Road and the Main Street (including new bridge over the River Liffey at Castletown gates “The Slip”) if then deemed to be required.*
3. *between Dublin Road and Hazelhatch Road - Complete*
4. *between Hazelhatch Road and Newtown/Templemills Road - Complete*
5. *between Clane Road and Newtown/Templemills Road (including new bridge over the River Liffey) and to investigate possible alternative lines for this new road and bridge crossing.*
6. *any other roads that are required to facilitate the implementation of planning and development objectives.*

T2. *Carry out the following road improvements:-*

1. *realign and improve Maynooth Road - Complete*
2. *improve and widen the existing road bridge*
3. *following traffic studies subsequent to the opening of the M4 interchange and the Maynooth Road/Clane Road connection, if then deemed necessary, to provide a bridge over the Liffey at Castletown Gates*
4. *realign and improve the bend near Setanta Hotel - Complete*
5. *improve and widen some sections of Newtown Road*
6. *reconstruct the Main Street pavement - Complete*
7. *realign and improve Hazelhatch Road between the Railway Station and the town*
8. *resurface some sections of Oldtown Road*
9. *resurface some sections of Maynooth Road*

10. resurface sections of Loughlinstown Road, and provide public lighting
11. continue the improvement of the Dublin road to the Country boundary
12. reconstruct the Kilwoghan Road
13. provide traffic calming measures particularly in residential areas and near schools

T3. Improve the junctions:-

1. between Clane road and Church Road
2. between Clane road and Main Street
3. between Hazelhatch, Templemills Road and Dublin Road
4. between Maynooth Road and Main Street,
5. between Loughlinstown Road and Dublin Road

T4. Provide footpaths and public lighting:-

1. on both side of Clane Road between the development boundary and the existing footpath
2. on south side of Hazelhatch Road between the town and the Railway Station – Complete
3. on the east side of Newtown Road between the town and the development boundary,
4. on the south side of Oldtown Road between the National School and Clane Road,
5. refurbish Main Street footpaths, in sympathy with the Georgian character of the town - Complete
6. resurface footpaths on Dublin Road - Complete
7. resurface and provide footpaths at some sections of Maynooth Road

T6. To investigate sites for further public car parks and acquire the most suitable and to regulate on street parking in the town centre.

T7. Ensure the provision of permanent macadam surface to all, private and public car parks – Complete

T8. To provide the Celbridge link road from the Maynooth road to the proposed interchange on the M4 - Complete

T9. To seek inclusion of Celbridge in the Dublin Taxi-Meter Area. - Superceded by National Policy Change

T10. To seek the development of a Secure Park and Ride facility at Hazelhatch Rail Station – Under construction

T11. To examine the options for further river crossings including from the Clane Road to the Ardclough Road and any other options that may be identified through the proposed Land Use and Transportation Study.

T12. To examine the feasibility of a river crossing at Celbridge Abbey.

T13. To examine the possibility of carrying out the road improvement works on the Newtown road, on the Liffey side of sam'.

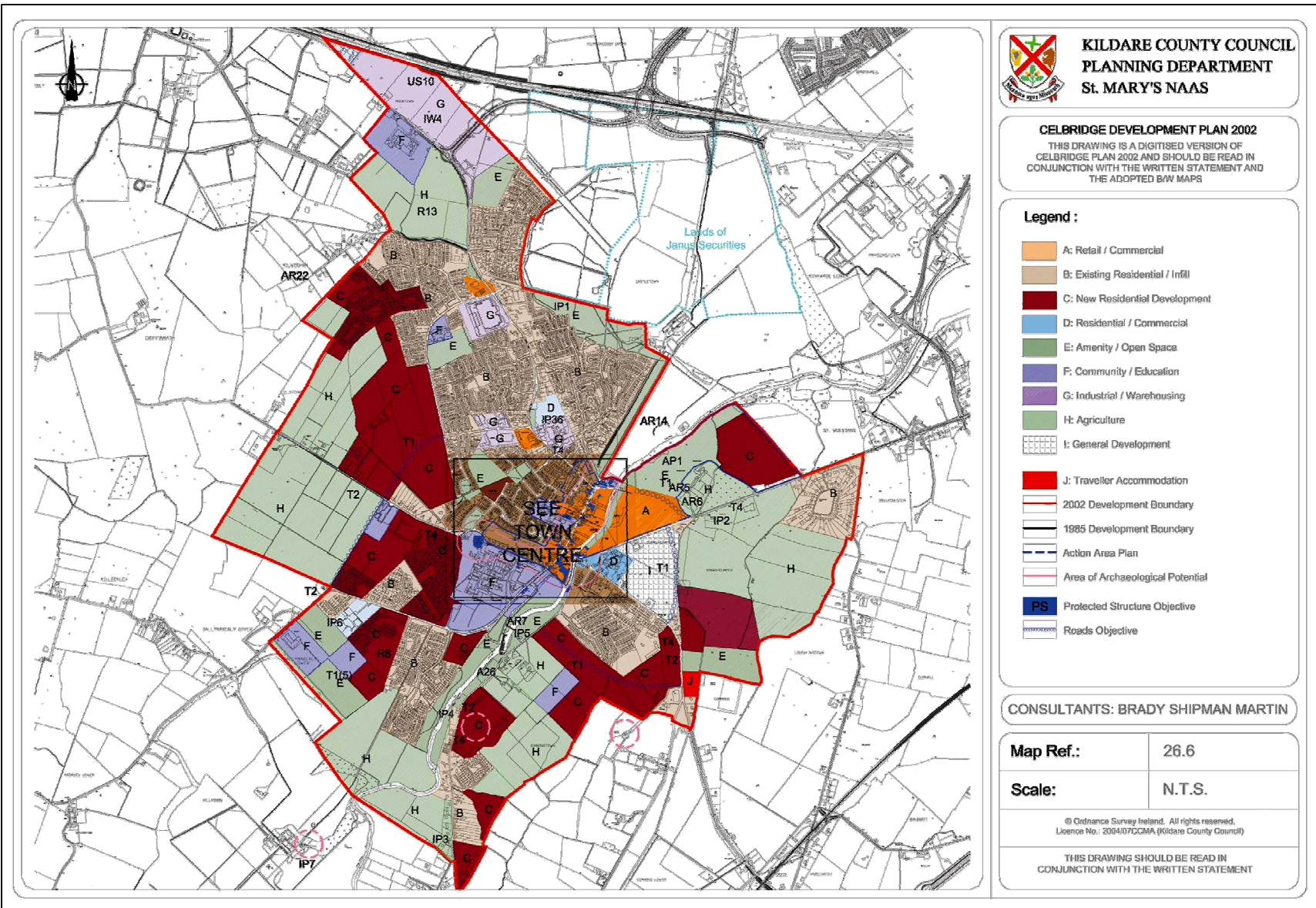


Figure 3: Celbridge Development Plan 2002, Zoning Plan

Protected Structures

- 2.9 The Celbridge Development Plan also lists a number of structures that are protected under the Local Government (Planning and Development) Act 1999. These include a number of structures in the vicinity of both the Bridge and Castletown Gates, which could constrain options for traffic and transportation related improvements.

Development Proposals

- 2.10 Development pressure and ensuring that journeys to and from planned and future developments can be accommodated in a sustainable manner is one of the key traffic and transport related issues in Celbridge. Developments identified that may affect the outcome of this study are:

Simmonstown (Planning Ref: 06/1049)

A residential development of 53 dwellings is proposed for Simmonstown, Celbridge, As part of this development, there is also a proposed distributor road linking the Ardclough Road to the existing new distributor road which links Simmonstown to the Hazelhatch Road. This application has been refused, but applicants are currently appealing to An Bord Pleanála.

Oldtown Mill (Planning Ref: 06/1265)

Demolition of 2 no. dwellings and agricultural outbuildings and construction of 12 no. 3 bedroom; 2 storey semi detached houses; 47 no. 3 bedroom, 2 storey terraced houses; 36 no. 2 bedroom apartments, 54 no. car parking spaces etc. This site received conditional planning permission on 24th July 2007.

Oldtown Mill (Planning Ref: 07/1706)

22 no two storey 3 bedroom terraced houses with attic study/computer room and toilet in 6 blocks of 3 houses & 1 Block of 4 houses, with grouped forecourt car parking, open spaces and associated site works. This is a new planning application awaiting decision.

Tesco -Maynooth Road/Shackleton Road (Planning Ref: 05/2713)

Demolition of existing store and retail units and development of a replacement Tesco supermarket (Gross Floor Area 4,467sqm); the provision of 7 no. retail units (Gross Floor Area 967sqm) along the southern boundary of the site, etc. Planning Permission with conditions was granted on 8th December 2006, and the new store is currently under construction.

06/1044 Maynooth Road (Planning Ref: 06/1044)

Commercial and Residential consisting of an Anchor Convenience Retail Unit, Take Away, Bookmakers, Cafe, 1 no. Retail unit, Off licence and Bar, Restaurant, Pharmacy, Medical Centre, Offices and 246 no. car parking spaces etc. A further information request was made by Kildare County Council which was received by the county council on 23rd November 2006.

38 Maynooth Road, (Planning Ref: 06/453)

The provision of an entrance foyer, 4 classrooms, one general purposes room, staff and ancillary facilities by way of two storey extension to rear of existing Crèche and Montessori School to include on site staff car parking and associated site works. Planning permission was granted with conditions for this development on 11th July 2007.

Hazelhatch Park (Planning Ref: 05/960)

Change of house type and an increase in numbers from 87 No. 3& 4 bed 2& 3 storey detached, semi-detached and terraced units of previous permissions reg. ref.03/858,04/2191,04/2192,to 93 No. 2, 3 & 4 bed 2&3 storey detached, semi-detached

and etc. Planning permission was granted with conditions for this development on 26th October 2005.

Willow Avenue, Primrose Gate, Donaghcumper (Planning Ref: 05/1727)

Changes to previously permitted residential scheme Reg. Ref PL09.204147, 03/1298 & 04/1908 and 05/1576. The proposed development consists of a change of unit type and an increase in numbers from 18 no. permitted units to 20 no. units. Planning permission was granted with conditions for this development on 14th July 2006. and 05/1640 Change of unit type from 30 no.3 bed duplex units with 30 no.2 bed apartments in 6 no.3 storey blocks(No.s 1-60 inclusive)of previous permission reg.ref. PL09.204147 to 30 No.3 bed duplex units with 30 no.2 bed apartments overhead in 4 no.etc. Planning permission was granted with conditions for this development on 7th July 2006.

Loughlinstown (Planning Ref: 03/1176)

A 2-storey,60 bedroom nursing home with 40 car parking spaces and associated utility building and 18 separate single storey sheltered housing units, each with a single car parking space, associated landscaping entrance gates, septic tank etc. Planning permission was granted with conditions for this development on 29th July 2004

Mixed Use Development at Donaghcumper

The proposed development is a mixed-use development, which will be an extension of the existing Celbridge Town Centre. The proposed mixed-use development will comprise the following:

- 6,339 square metres (m²) Main Retail Anchor Unit;
- 3,572m² Secondary Retail Anchor Unit;
- 5,000m² Retail Units;
- 30,000m² Commercial Units;
- 10,658m² Leisure;
- 4,000m² Cinema; and
- 650 Residential Units.