

Áras Chill Dara,

Páirc Devoy,

An Nás,

21 July 2017

**Do'n Mhéara is gach ball de'n Chomhairle Chondae**

A Bhail Uile,

Tionólfar cruinniú speisialta de'n Chomhairle Chondae ar 10:00 ar maidin Dé hAoine, an 28 Iúil 2017, i seomra na Chomhairle, Áras Chill Dara, Páirc Devoy, An Nás, agus iarrtar ort bheith i láthair.

A special meeting of the council will be held at 10:00 am on Friday, 28 July, 2017 in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, and you are invited to attend.

Le gach dea ghuí,

Ken Kavanagh

Meetings Administrator

## CLÁR/AGENDA

1. To note the Draft Leixlip Local Area Plan 2017-2023 and the Chief Executive's Report on submissions received to the Draft Leixlip Local Area Plan 2017-2023 dated 3<sup>rd</sup> July 2017 (previously circulated and addendum).

### CHAPTERS 1-4

No Proposed Material Alterations.

Motions received in relation to KDA's and Masterplan areas are dealt with under Chapter 12.

### Ch. 5 URBAN CENTRE AND RETAILING

2. Motion: Councillor Larkin  
Policy UCR1 (Town Centre) under UCRO1.4, Add in Actions:  
*That a public realm plan be developed for Leixlip core area.*
3. Motion: Councillor Neville  
Amend UCRO1.4:  
*To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to a mix of motorists, pedestrians and cyclists. The LAP identifies the lack of car-parking and bicycle facilities in and around the town-centre to cater for the existing and future population of Leixlip.*
4. Motion: Councillor Neville  
Include a new Action:  
*Identify and provide suitable sites for bicycle racks to promote town centre accessibility for cyclists.*
5. Motion: Councillor Caldwell  
Identify and provide suitable sites for bicycle racks to promote town centre accessibility for cyclists.
6. Motion: Councillor Cussen  
Add new Objective:  
*UCRO1.5: To seek recognition for Leixlip Town as a Heritage Town and promote it as such with regard to tourism, cultural recreation and living.*
7. Motion: Councillor Cussen  
Amend UCRO3.6:  
To facilitate the extension, where appropriate, of the riverside walk along the northern bank of the River Liffey from ~~Arthur Guinness Park~~ *William Roantree Park* to Liffey Bridge.  
All other references to this Park be also amended accordingly (Also UCRO3.8. and 5.7.2) and Paragraph 3 on page 17.

8. Motion: Councillor Neville  
That specific reference to Ralph's Square be made in the plan that it be upgraded to make it more desirable from a public and business perspective.
9. Motion: Councillor Neville  
In the lifetime of the LAP that the old ESB shop area be renovated allowing a car-parking facility to be placed there.
10. Motion: Councillor Caldwell  
Multi-storey car park objective for the Mill Lane site on old ESB site in village.
11. Motion: Councillor Cussen  
Policy UCR4:  
*That the owners of premises on the Main Street, Leixlip be encouraged to use the Irish Language when re-doing their Shopfronts. Also that the communication from KCC be amended to include encouraging use of the Irish Language. Chapter 15 15.3.2 Shopfronts – County Development Plan 2017-2023. The use of Irish Language signage will be encouraged in the grant scheme.*  
  
Amend Action:
  - To continue the Kildare County Council Shop Front / Town Centre Improvement Grant Scheme *with an expansion of this to include Grant Scheme for Shop Front Accessibility*, and assist, where appropriate, with the implementation of the grant scheme.
  - *To encourage the use of the Irish Language when re-doing Shopfronts under the Shop Front Grant Scheme*
12. Motion: Councillor Cussen  
That the owners of vacant premises on the Main Street, Leixlip be communicated with and advised of the Repair and Lease Grant Scheme and other Schemes as they are announced.

## **Ch. 6 ENTERPRISE, ECONOMIC DEVELOPMENT & TOURISM**

13. **Proposed Material Alteration No. 1:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
14. **Proposed Material Alteration No. 2:** See Chief Executive's Report 3<sup>rd</sup> July 2017.

### **The Wonderful Barn (Items 15-24)**

15. **Proposed Material Alteration No. 3:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
16. Motion: Councillor Neville  
To promote The Wonderful Barn as an integrated tourism attraction to include the complementary commercial uses.

17. Motion: Councillor Cussen

Amend BHO1.7

To support the implementation of the conservation plan for the restoration and management of the Wonderful Barn and associated lands in association with key stakeholders *and the community*.

18. Motion: Councillor Neville

Amend BHO1.7:

To support the implementation of the conservation plan for the restoration and management of the Wonderful Barn and associated lands in association with key stakeholders *and the community which would include a layer of public consultation to address any community conservation concerns regarding the proposed housing development*.

19. Motion: Councillor Caldwell

The Conservation plan for The Wonderful Barn to be open to a public layer of consultation.

20. Motion: Councillor Larkin

Amend objective BHO1.8 by adding:

*(VI) The Wonderful Barn be conserved as part of any developments within its curtilage.*

21. Motion: Councillor Cussen

Amend objective BHO1.8:

To promote the Wonderful Barn as an integrated tourism attraction including the restoration of the main features of the complex and its historical landscape:

- (i) The re-arrangement of the existing access way to merge with the historic entrance spatial sequence*
- (ii) The integration of car parking facilities (Car park facilities to be provided without reducing remaining parkland or heritage site areas).*
- (iii) The immediate consolidation and eventual restoration of the historic buildings*
- (iv) The reinstatement of the walled garden and rear courtyard*
- (v) The insertion of complementary commercial uses to ensure a sustainable future for the project*
- (vi) The creation and promotion of either a Discovery Park, in the Wonderful Barn Parkland for the residents of North Kildare, or a large playground on the scale of St Catherine's Park with an adjacent Skateboard park.*
- (vii) Provision and management of a picnic area adjacent to the Discovery Park and/or Playground in the Wonderful Barn Parkland for the residents of North Kildare.*

22. Motion: Councillor Young

Revise BHO1.8, clause (ii) (p.57)

The integration of car *and coach* parking facilities *into the tourist attraction to include visitor car parking as part of KDA1 zoned residential lands, not encroaching on parkland or heritage structures. The overall car parking to be at least double the minimum requirement for the development KDA1.*

23. Motion: Councillor Neville  
The creation and promotion of either a Discovery Park in the Wonderful Barn Parkland for the residents of North Kildare or a large playground. Also, the continued improvement of The Wonderful Barn parkland with the creation of a picnic area.
24. Motion: Councillor Neville  
That a new car park at The Wonderful Barn parklands to be proposed and agreed during any planning permission for new housing at the site.
25. Motion: Councillor Cussen  
Add a new Objective EDT03.12:  
*To support, encourage and promote historical linkages with William Francis Roantree, Leixlip's Forgotten Fenian. Bord Fáilte has a plaque at his birthplace in Leixlip Main Street and a historical piece features on "Into Kildare".*

## Ch. 7 HOUSING AND COMMUNITY

26. **Proposed Material Alteration No. 4:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
27. **Proposed Material Alteration No. 5:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
28. Motion: Councillor Young  
Amend HCO2.2, to include additional wording *in italics*: (p.33)  
To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the needs of the population of Leixlip, *including housing designed for older people - as recommended by the Housing Agency.*
29. Motion: Councillor Cussen  
That Infill Sites are made public and public consultation process commences.

### Playground/Skatepark (Items 30 to 35)

30. Motion: Councillor Cussen  
Amend objective HCO4.1 as follows:  
To support and facilitate the provision of multi-functional community facilities to meet the needs of the *increased* population of the Leixlip LAP area, *this to include provision of additional public playground facilities in Leixlip.*
31. Motion: Councillor Neville  
To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of the Leixlip LAP area, *this to include provision of additional public playground facilities in Leixlip.*
32. Motion: Councillor Young  
Amend HCO4.1 to include additional wording *in italics*: (p.37)  
To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of the Leixlip LAP area, *including those with disabilities. This would include provision of additional public playground facilities in*

*Leixlip, for which a possible site will be investigated in the grounds of the Leixlip Amenities centre.*

33. Motion: Councillor Young  
Add new point HCO4.3 (p.37)  
*To investigate the feasibility of a skatepark as part of the facilities relating to the Wonderful Barn.*

34. Motion: Councillor Cussen  
Include a new objective HCO4.4:  
*To support and facilitate the provision of an additional playground, a playground that is inclusive, that takes cognisance of the County Development Plan regarding children with special needs.  
Playgrounds Chapter 11 CDP 11.8.6, SNO3 The Provision of facilities such as play areas should have regard for children with special needs.*

35. Motion: Councillor Caldwell  
Provision of a suitable site and/or the extension of the existing playground in the Amenities with an objective to provide Leixlip with a large playground area.

#### **Swimming Pool (Items 36 to 40)**

36. Motion: Councillor Coleman  
It is an Objective of this LAP for the provision of a swimming pool for the residents of Leixlip.

37. Motion: Councillor Cussen  
Include a new objective HCO4.3:  
*To support and facilitate the provision of a swimming pool to be built at an appropriate public site.*

38. Motion: Councillor Larkin  
Under policy HC4 add HCO4.3 that the Leixlip Amenity's site be considered a swimming pool.

39. Motion: Councillor Neville  
Provision for a swimming pool to be built at an appropriate public site e.g. The Amenities centre or a rezoned location in the area designated Collinstown.

40. Motion: Councillor Caldwell  
Provision of a suitable site and the relevant zoning if appropriate with an objective to provide Leixlip with a swimming pool.

41. Motion: Councillor Young  
Amend Section 7.6.1 Paragraphs 1 through 3 and insert additional paragraphs; (p.35)

- 41(a) *There are 6 no. primary schools and 2 no. secondary schools within Leixlip (as set out in Table 7.3) The existing schools ~~have capacity to cater for modest population growth~~ do not have the capacity to cater for the expected population growth within the lifetime of the LAP.*

- 41(b) *The Department of Education and Skills has no current proposals to extend existing schools or provide a new school in Leixlip. However, the revised population target for Leixlip ~~may result~~ results in the need to identify and reserve sufficient land to accommodate two additional primary schools and one post primary school.*
- 41(c) *~~The LAP identifies a need for a new primary school to cater for the planned population within the Confey area.~~ The requirement for additional educational facilities will be monitored having regard to the take up on residential development land during the lifetime of the LAP and discussions with the Department of Education and Skills. In identifying suitably located lands the Council will have regard to the Development Plans: Guidelines for Planning Authorities, Appendix F (DEHLG, 2007) and the Department of Education and Skills Technical Guidance Documents for primary schools.*
- 41(d) *The Council will investigate the feasibility of locating a shared primary-secondary school campus in Leixlip West, including the feasibility of zoning a section of the Collinstown lands for that purpose.*
- 41(e) *The Council will investigate the feasibility of locating a public swimming pool in the Collinstown lands, in conjunction with a new residential settlement.*
- 41 (f) *The Council will investigate the feasibility of locating public childcare facility in Collinstown, in conjunction with a new residential settlement.*

## Ch. 8 MOVEMENT AND TRANSPORT

### Permeability (Items 42-49)

42. Motion: Councillor Young

Include additional statement to MT1 – Walking and Cycling, regarding permeability;

It is the policy of the Council to promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to the town centre, local schools, recreational facilities, shops, public transport services and other amenities, subject to local public consultation. This includes providing improved connectivity across the River Rye, Royal Canal and railway line, and enhanced links with Maynooth and Celbridge. *It shall be the policy of the Council that permeability between existing housing estates, and between existing housing estates and new developments, shall be provisional and in the event of adverse consequences for residents shall be subject to public consultation and / or revision.*

43. Motion: Councillor Cussen

Amend Policy MT1 to include the following:

*“Permeability through existing housing estates shall be subject to local public consultation”.*

44. Motion: Councillor Cussen  
That all permeability “arrows” and “indicative lines” be removed from proposed KDA maps and that Objective Chapter 15, 15.8.1 CDP be adhered to in the event of any future development requesting permeability which would affect existing housing estates. (Ref: County Development Plan, Chapter 15 - 15.8.1 Permeability - Permeability through existing housing estates shall be subject to local public consultation).
45. Motion: Councillor Cussen  
Amend MT01.4 – MT01.7 and MT01.9  
*Permeability through existing housing estates shall be subject to local public consultation”.*
46. Motion: Councillor Cussen  
All references to permeability in the Local Area Plan to be referenced to Chapter 15; Section 15.8.1 of the County Development Plan.
47. Motion: Councillor Cussen  
Amend Action within MT1:  
To prepare a Permeability Study for Leixlip *which will be subject to a full public consultation process.*
48. Motion: Councillor Cussen  
Amend MTO1.1:  
To ensure all footpaths in the town provide adequate access for ~~the disabled and mobility impaired~~ *persons with a disability or who have impaired mobility.*
49. Motion: Councillor Cussen  
Amend MT01.5:  
To examine the feasibility of new pedestrian / cycle links across the canal and railway that enhance walking and cycling options from residential areas and public areas *subject to public consultation in each instance.*

#### **Public Transport (Items 50-54)**

50. Motion: Councillor Young  
Add new MTO2.5 (Public Transport): (p.42)  
*To promote and facilitate the provision of a bus link between Leixlip and Celbridge, in particular linking Louisa Bridge and Hazelhatch stations to residential areas in both town.*
51. Motion: Councillor Cussen  
Insert new objective MT02.5  
*To engage with the NTA, Dublin Bus, Irish Rail, Local Link and all other stakeholders to improve the provision of public transport in Leixlip.*
52. Motion: Councillor Young  
Add new MTO2.6 (Public Transport):  
*To promote and facilitate the provision of a railway station at Collinstown.*



53. Motion: Councillor Young  
Add new MTO2.7 (Public Transport):  
*To promote and facilitate the provision of a bus corridor from Collinstown and along Easton Rd/ Green Lane.*
54. Motion: Councillor Young  
Add new MTO2.8 (Public Transport)  
*To actively engage with the strategic restructuring of bus services in the Greater Dublin Area with the aim of getting a Bus Rapid Transit service and related bus-park-and-ride facilities in the Leixlip and Celbridge areas.*
55. **Proposed Material Alteration No. 6:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
56. Motion: Councillor Larkin  
Under MT3 Roads, Gleneaston Areas include:  
*MTO3.11: That the recommendations of the Green Lane-Easton Road Safety Assessment presented to MD January 2017 be completed in the lifetime of the plan.*
57. Motion: Councillor Young  
Add new Point (iv) to MTO3.2 (p.44):  
*To include in the realignment of the R148 at Collinstown provision for the future replacement / upgrade of the canal bridge and a railway bridge to provide additional access to development lands.*
58. Motion: Councillor Young  
Add, at end of point (ii) of MTO3.3 (p.44)  
To investigate the feasibility of the following road improvement schemes, to include an investigation of alternatives: (inter alia)  
(ii) The upgrading of the L1014 (Kellystown Lane) or an alternative north-south connection west of the R149 *to facilitate public transport.*
59. Motion: Councillor Neville  
Amend MTO3.8:  
To implement the recommendations of the Kildare Noise Action Plan 2013 – 2018, to seek to reduce, where necessary, the harmful effects of traffic noise, through appropriate mitigation measures to meet the best environmental options not entailing excessive cost (BATNEEC best available technology not entailing excess cost).  
*This to cover all areas in the Leixlip LAP not limited to the following of;*  
*KDA1 in relation to M4*  
*KDA2 in relation to M4*  
*KDA3 in relation to R149*  
*KDA4 in relation to M4 and R149*
60. Motion: Councillor Cussen  
Amend MTO3.10:  
To ensure that all significant development proposals for KDAs and Masterplan are subject to Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA 2014 *to assess the individual and cumulative impact of the planned development in the area on the strategic road network. This needs to be completed and the recommendations implemented in*

*advance of the commencement of proposed developments. The requirement for TIA will be determined on a case-by-case basis.*

61. Motion: Councillor Neville

That traffic impact assessments mandatory on all KDA's to be carried out at peak traffic times and not permitted on bank holidays or during any holiday period where schools are closed.

62. Motion: Councillor Caldwell

Traffic Impact Assessments mandatory on all KDA's and Masterplan Areas, to be carried out at peak traffic times and not permitted on bank holidays or during the holiday seasons. Recommendations are implemented before development commences on all KDA's and Masterplan areas.

63. Motion: Councillor Cussen

Include new objective as MTO3.11:

*To consider the landscaping requirements of existing and new transport networks by the planting of native species, where appropriate and to minimise the removal of existing hedgerow and mature trees in the construction of these networks.*

64. Motion: Councillor Cussen

Note: Section 8.4 (Car Parking) - Darkie Moore's public house is sold and there is a new development there.

## Ch. 9 INFRASTRUCTURE

**No Proposed Material Alterations and no Motions.**

## Ch. 10 BUILT HERITAGE AND ARCHAEOLOGY

65. **Proposed Material Alteration No. 7:** See Chief Executive's Report 3<sup>rd</sup> July 2017.

66. Motion: Councillor Neville

To promote the restoration of the Boat-house on the River Liffey where it meets the River Rye and to include the whole area along the Liffey in Leixlip village as a place for picnics, families and river-walks.

67. Motion: Councillor Cussen

That 33 Main Street be added to the Record of Protected Structures.

## Ch. 11 NATURAL HERITAGE, GREEN INFRASTRUCTURE & STRATEGIC OPEN SPACES

68. **Proposed Material Alteration No. 8:** See Chief Executive's Report 3<sup>rd</sup> July 2017.

69. Motion: Councillor Cussen

Amend objective G101.1

To *protect and* integrate *existing and new* Green Infrastructure as an essential component of new developments and restrict development that would fragment the Green Infrastructure Network.

**Objective GIO1.2/Ecology Reports (Items 70-74 and 119-120)**

70. Motion: Councillor Larkin &

71. Motion: Councillor Neville

Amend objective GIO1.2:

To protect identified key Green Infrastructure and "Stepping Stone" habitats (according to their value) and enhance where possible. Site specific ecology surveys should be carried out ~~where appropriate~~ to inform proposed development and assess and mitigate potential impacts. The need for site specific ecological surveys will be ~~determined on a case by case basis~~ *required* as part of the planning consent process *to protect green infrastructure.*

72. Motion: Councillor Cussen

Amend objective G101.2

To protect identified key Green Infrastructure and "Stepping Stone" habitats (according to their value) and enhance where possible. Site specific ecology surveys should be carried out where appropriate to inform proposed development and assess and mitigate potential impacts. The need for site specific ecological surveys will be ~~determined on a case by case basis~~ *required* as part of the planning consent process *to protect green infrastructure.*

73. Motion: Councillor Caldwell

Ecology reports mandatory on all KDA's and Masterplan Areas.

74. Motion: Councillor Neville

That Ecology reports be made mandatory on all KDA's.

**Objective GIO1.7 (Items 75-77)**

75. Motion: Councillor Cussen &

76. Motion: Councillor Neville

Amend objective G101.7

To seek to preserve, protect and enhance trees (including woodlands) of special amenity, nature conservation or landscape value *at the following locations and ensure they are actually managed to ensure their continued longevity:*

*St Catherine's Park*

*The Black Avenue*

*Leixlip Castle Demense*

*Newtown House, Captain's Hill*

*In grounds of Leixlip House, adjoining public open space at Rye River Estate*

*Both sides of the aqueduct embankment*

*Sileachainn Valley, between fire station and Glendale Meadows*

*East side of laneway to Leixlip Gate*

*Marshfield House, Mill Lane*

*Open space adjacent to Rye water at Rye River Estate  
Along north bank of Canal, Collinstown  
Between River Forest and Ryevale Lawns  
Trees along Main Street  
Ryevale House and adjoining public open space at Ryevale Lawns.*

77. Motion: Councillor Caldwell

Insert back in the 14 specific locations around Leixlip where trees and woodlands are to be maintained and protected.

78. Motion: Councillor Young

Amend GIO1.8. Delete existing wording and replace with the following: (p.71)

*~~To seek to protect trees with a particular local amenity or conservation value. To prohibit development where it is likely that damage would be caused to trees protected by a Tree Protection Objective or to those which have a particular local amenity or nature conservation value. Development that requires the felling of mature trees of amenity value, conservation value or special interest notwithstanding the fact that they may not be listed in this plan, will be discouraged.~~*

79. Motion: Councillor Young

Insert new GIO1.11 (p.71):

*To open discussion with the OPW and / or other relevant state agencies with a view to the procurement of lands currently in private ownership between Silleachán Valley, existing housing estates and the Black Avenue and the integration of these lands into St Catherine's Park.*

**St. Catherine's Park (Items 80 to 85)**

80. Motion: Councillor Cussen

Add a new Objective G101.10

*It is the policy of Kildare Co Council to preserve intact St Catherine's Park, to continue to develop its amenities and to protect it in its entirety.*

81. Motion: Councillor Young

Insert new GIO1.10 (p.71):

*To preserve intact St. Catherine's Park, including the preservation of its amenities and to protect the Park in its entirety from road encroachment or construction unrelated to public recreational facilities.*

82. Motion: Councillor Caldwell

We oppose any road through St. Catherine's Park. This is a very important park to our area.

83. Motion: Councillor O'Neill

That the LAP for Leixlip explicitly protects the St. Catherine's Park and ensures that there will be no road or indicative line is made through this park.

84. Motion: Councillor Neville

That we insert into the LAP that it would be our policy to object to any link road going through St Catherine's Park that would limit access and spoil our public park.

85. Motion: Councillor Caldwell

MTO policy amendment re: protecting St Catherine's Park from incursion of any road.

## **Ch. 12 KEY DEVELOPMENT AREAS / MASTERPLAN AREAS**

### **KDA 2 Celbridge Road (East) (Items 86 to 90)**

86. Motion: Councillor Larkin

That the KDA 2 be removed from the Leixlip Draft Plan.

Reasons:

1. Site contained inside the protected Castle and Demesne.
2. Castle already compromised by motorway already divides the lands.
3. Congestion on Celbridge road.
4. Site layout with varying heights not suitable for housing.
5. If granted and future zoning could erode Castle as a viable public amenity.

87. Motion: Councillor Young

Delete proposal to zone KDA2 (Leixlip Demesne) for residential development and retain agricultural zoning; amend other references to KDA2 in the LAP as appropriate.

88. Motion: Councillor Coleman

Delete KDA 2 from the LAP.

89. Motion: Councillor Cussen

To remove KDA2

90. Motion: Councillor Neville

Remove KDA 2 from the Leixlip LAP.

### **Confey (Items 91 to 97)**

91. Motion: Councillor Cussen

In Section 4.1(Function, Population and Scale) and Table 4-1 (Residential Unit Assessment)

To remove the New Residential Zoning at Confey and replace with Agriculture zoning hatching with an intent to look at it in the context of a Masterplan. Public consultation with the community, stakeholders and statutory authorities will be carried out as part of the Statutory Amendment process for the Confey Masterplan.

92. Motion: Councillor Larkin

That zoning of the Confey lands follow preparation and agreement of a master plan which should be subject to public consultation and the adoption by MD.

93. Motion: Councillor Byrne

Remove the Confey Masterplan as a proposal and delete all references to it throughout the Draft Plan.

94. Motion: Councillor Neville

Removal of Confey Masterplan from the LAP due to its size and potential scale of rezoning in the Confey area.

95. Motion: Councillor Coleman

Confey

Undertake a Masterplan to scope out the appropriateness of the site to take large-scale housing developments prior to any re-zoning of lands. Masterplan to be a phased development strategy and to include comprehensive details on planned infrastructural changes and improvements along with a funding source and timeline for these changes. Infrastructural improvements to include but not be limited to Roads, Bridges, Community Facilities, Retail Facilities, Educational Facilities, Drinking and Waste water management. Prior to adoption, the Masterplan and the rezoning proposals to undergo Public Consultation Process.

96. Motion: Councillor Young

Amend objective CSO1.3 (p.11):

*To zone lands for residential development to a maximum of 200 units, between the L1015 (Confey Road) and the railway, west of Cope Bridge and the R149, including car parking for Confey railway station with pedestrian access to the station.*

Delete all zoning proposals for major residential development in Confey north of the L1015 and R149 Confey Road and retain agricultural zoning, other than lands indicated in Revised CSO1.3.

Amend / delete other references to such proposals accordingly; delete references to and proposals for a masterplan for major residential development north of the L1015 and R149 Confey Road.

97. Motion: Councillor Young

In the event that the motion in Item 96 (above) is not carried, insert the following at end of Section 12.2.2, Areas Subject to Masterplan: (p.81)

*No decision shall be made to change the current agricultural / open space & amenity zoning in Confey, other than for lands in Revised CSO1.3 (see Item 96 above), nor shall preparation of a masterplan for residential development in Confey commence unless it has been clearly established that it is possible to provide a viable road link from a major development in Confey to the M4 on a route which does not go through St Catherine's Park.*

**Collinstown (Items 98 to 103)**

98. Motion: Councillor Young

Revise objective CSO1.4 regarding Collinstown: (p.11):

*To promote and support the development of a mixed-town residential settlement south of the railway at Collinstown, Leixlip (area Q on zone map). A masterplan shall be prepared for Collinstown and integrated into the Leixlip Local Area Plan by way of Statutory Amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended), subject to public consultation and*

*approval by Kildare County Council, including any necessary variation to the Kildare County Development Plan. No development shall be permitted in the Collinstown masterplan area until such time as the masterplan is integrated into the Local Area Plan.*

99. Motion: Councillor Young

Delete all existing Section 13.2.2 and replace with the following: (p. 90)

*To prepare a masterplan for a mixed-town development at Collinstown, drawing on the Collinstown LAP 2010 but without the major retail component; indicate high density residential of approx 2,000 units to a max height of five floors at the core, combined with local retail and other services, along a public transport corridor, on a grid layout indicating car-free streets and pedestrian / cycle access to nearby employment, near-zero-energy housing and including educational, childcare and recreational provision.*

*Phasing requirements for Collinstown will be addressed in the masterplan for this area and integrated into the Local Area Plan by way of statutory amendment (Objective CSO1.4 refers), subject to public consultation and approval by Kildare County Council, including any necessary variation to the Kildare County Development Plan. No development shall be permitted within the Collinstown masterplan area until such time as the masterplan is integrated into the Local Area Plan.*

100. Motion: Councillor Cussen

Public consultation with the community, stakeholders and statutory authorities will be carried out as part of the Statutory Amendment process for the Collinstown Masterplan.

101. Motion: Councillor Byrne

Amend the description of the Collinstown Masterplan to allow for the provision of up to 700 houses within the area, by designating it Town Centre.

102. Motion: Councillor Byrne

Zone an additional 23 Hectares 'New Residential' on the Agricultural Zoned Lands directly to the South of the lands zoned Business and Technology at Collinstown to accommodate 800 houses. (Lands coloured black in map below)



103. Motion: Councillor Cussen  
Amend Section 13.2.2 as follows:

Each masterplan area will be required to include detailed phasing proposals and an implementation strategy.

**COLLINSTOWN**

Particular phasing requirements of the LAP for Collinstown are identified below.

*Phasing requirements for Collinstown will be addressed in the Masterplan for this area and integrated into the Local Area Plan by way of statutory amendment. No development shall be permitted within the Collinstown masterplan area until such time as the masterplan is integrated into the Local Area Plan.*

| Collinstown Lands Masterplan |  |  |
|------------------------------|--|--|
| Type of Infrastructure       | Description  | Phasing  |
| Road Upgrade                 | Realignment of the R148 in line with approved Part 8 Scheme. | Prior to the commencement of additional development north of the railway and canal unless Scheme lapses. |
| Retail                       | Major Town Centre  | On an incremental basis having regard to prevailing retail strategies and plans over time.               |

**CONFY**

Phasing requirements for Confey will be addressed in the Masterplan for this area and integrated into the Local Area Plan by way of statutory amendment (Objective CSO1.3 refers). No development shall be permitted within the Confey masterplan area until such time as the masterplan is integrated into the Local Area Plan.

104. Motion: Councillor Caldwell

That the lands identified in yellow on the attached Folio Map at Black Avenue, Leixlip, be rezoned from Objective F ‘Open Space and Amenity’ to Objective C ‘New Residential’.





105. Motion: Councillor Young  
Revise Table 4.1 Residential Unit Assessments:  
*KDA1 Estimated Residential Capacity ~~450-525~~ 400-420 Units*
106. **Proposed Material Alteration No. 9:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
107. Motion: Councillor Cussen  
Under 'Built Form', delete the following:  
*"However, where the quality of the design and layout is particularly high and it is determined that it would not impact unduly on the setting of The Wonderful Barn, a maximum density of 35 units per ha may be achievable".*
108. Motion: Councillor Neville  
Complete vehicular junction at Celbridge Road including improved access to The Wonderful Barn. Also, an in-depth study on the traffic impact on Castletown Estate from any new developments.
109. **Proposed Material Alteration No. 10:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
110. Motion: Councillor Cussen  
Remove "New Residential" Zoning from KDA2.
111. **Proposed Material Alteration No. 11:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
112. Motion: Councillor Cussen  
Under 'Built Form, delete the following:  
*"However, where the quality of the design and layout is particularly high a maximum density of 35 units per ha may be achievable".*  
*"High quality development form at the roundabout junction of the R449 and Green Lane should announce the town. Buildings 3-4 storeys may be provided at the roundabout junction of the R449 and Green Lane along the perimeter with R449".*
113. **Proposed Material Alteration No. 12:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
114. Motion: Councillor Cussen  
Under 'Built Form', delete the following:  
*"However, where the quality of the design and layout is particularly high a maximum density of 35 units per ha may be achievable".*  
*"High quality development form along the R449 should announce the town and buildings 3-4 storeys may be provided at the roundabout junction of the R449 and Green Lane.*
115. **Proposed Material Alteration No. 13:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
116. **Proposed Material Alteration No. 14:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
117. Motion: Councillor Neville  
Traffic impact assessment for all KDA's as outlined under MTO.

118. Motion: Councillor Caldwell  
Traffic Impact Assessment policy as outlined in MTO.
119. Motion: Councillor Neville &  
120. Motion: Councillor Caldwell  
Ecology surveys mandatory on all KDA's given the significant green infrastructure on each of the areas.
121. Motion: Councillor Neville  
Noise impact study mandatory on KDA 1,2 & 4 given proximity to M4
122. Motion: Councillor Caldwell  
Noise impact study mandatory on KDA 1, 2 & 4 given proximity to M4 and recommendations to be implemented without exception.
123. Motion: Councillor Neville &  
124. Motion: Councillor Caldwell  
Prohibit development of 4 Storey buildings on any KDA in Leixlip.

### Ch. 13 IMPLEMENTATION

125. **Proposed Material Alteration No. 15:** See Chief Executive's Report 3<sup>rd</sup> July 2017.
126. Motion: Councillor Young  
Amend Section 13.2, additional wording *in italics*. Amend Paragraph 1 (p.88)  
Design proposals in the Key Development Areas will be subject to a schedule of phasing. The purpose of the phasing is to ensure that infrastructure, facilities and amenities are provided together with new residential development, *except in the case of infrastructure improvements that are identified as being required to be in place prior to the start of any development.*
127. Motion: Councillor Young  
Add new Paragraph 4 to Section 13.2 (p.88)  
*In the case of roads, completed Traffic Impact Assessments will be required as part of development proposals. A report on the actual impact of new roads will be submitted to the Council after they have been brought into service and the Council may require amendments to subsequent phases of related developments in the light of the actual impact of new roads on traffic in the area under consideration.*
128. Motion: Councillor Neville  
KDA1:
- |   |   |
|---|---|
| <i>Complete Site specific Ecology survey on Mature Tree lines and hedgerows bordering all sides of KDA1. Wildlife survey to be completed with regard to protected species e.g. Bats occupying the site.</i> | <i>To be completed prior to Planning permission approval and recommendations to be implemented by developer as part of any planning permission grant.</i> |
|---|---|

129. Motion: Councillor Neville

KDA3

|                                 |  |  |
|---------------------------------|--|--|
| Road Upgrade                    | Complete vehicular junction at Green Lane.   | To be completed prior to the commencement of development.        |
| <i>Road Upgrade</i>             | <i>Complete traffic management measures such as the provision of central medians to ensure the continuous flow of traffic coming off the roundabout.</i> | <i>To be completed prior to the commencement of development.</i> |
| <i>Road Upgrade</i>             | <i>Complete Pedestrian Crossing point at appropriate locations on Green Lane.</i>  | <i>To be completed prior to the commencement of development.</i> |
| <i>Pedestrian/cyclist links</i> | <i>Complete pedestrian / cycle access onto the R449</i>  | <i>Prior to completion of 100 dwellings</i>                      |

130. Motion: Councillor Neville

KDA 4

| Key Development Area 4: Leixlip Gate (Kilmacredock) |   |  |
|---|---|--|
| Type of Infrastructure                              | Description   | Phasing  |
| Road Upgrade  | Upgrade junction on to Green Lane.  | To be completed prior to the commencement of development.  |
| <i>Road Upgrade</i>                                 | <i>Complete traffic management measures such as the provision of central medians to ensure the continuous flow of traffic coming off the roundabout.</i>  | <i>To be completed prior to the commencement of the development</i>  |
| <i>Road Upgrade</i>                                 | <i>Complete Pedestrian Crossing point at appropriate location on Green Lane.</i>  | <i>To be completed prior to the commencement of development.</i>   |
| <i>Pedestrian/cyclist links</i>                     | <i>Complete pedestrian / cycle access onto the R449</i>   | <i>Prior to completion of 100 dwellings</i>  |
| Road Upgrade  | Improvements to Leixlip Gate  | To be completed prior to the commencement of development   |
| <i>Ecology Survey</i>                               | <i>Complete Site specific Ecology survey on existing green infrastructure to include all natural boundary hedgerows. Wildlife survey to be completed with regard to protected species e.g. Bats occupying the site.</i> | <i>To be completed prior to the commencement of development and recommendations implemented by developer as part of planning permission grant.</i> |
| <i>Development Details</i>                          | <i>Site Densities, Site Design, 2-3 storey maximum height permitted. Pattern of</i>   | <i>To be completed prior to Planning permission approval.</i>  |

|                           |  |  |
|---------------------------|--|--|
|                           | <i>Development and Separation distances to be reviewed and agreed with respect to Adjacent existing Residential units (Glen Easton).</i>   |  |
| <i>Noise Action Study</i> | <i>Complete study as per the Kildare Noise Action Plan 2013 – 2018, on the effect of motorway noise from M4 on KDA1. Physical alterations to site, changes to proposed location of residential units, sound barriers, to be completed based on study findings.</i> | <i>Study, planning changes and physical alterations to site to be completed prior to the commencement of development</i> |

131.

**Motion: Councillor Young**

Include a new statement at the end of Section 13.2.2 (p.88)

*KCC will enter into discussion with the DHPCLG and the Dept of Finance to request that a portion of the lands owned by NAMA in the Leixlip area be transferred to KCC for the purpose of building social housing, to ensure that KCC-owned social housing will comprise at least 10% of the housing stock in the Leixlip area.*

**Meeting Report to Follow**