

Áras Chill Dara,  
Páirc Devoy,  
An Nás,  
Co. Kildare.  
10 August 2017

**To the Cathaoirleach and each Member of the Celbridge-Leixlip Municipal District**

Dear Cathaoirleach and Members,

A special meeting of the Celbridge-Leixlip Municipal District will be held at 10:00 a.m. on Thursday, 17 August 2017 in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare and you are invited to attend.

Yours sincerely,

K. Kavanagh  
Meetings Administrator

## CLÁR/AGENDA

1. To note the Chief Executive's report on the submissions received to the proposed Material Alterations to Draft Celbridge Local Area Plan 2017 – 2023 dated 11<sup>th</sup> July 2017 (previously circulated).
2. To consider Chief Executives proposed alterations (update to Census data to reflect Census 2016 results)

### **Chapter 1 Introduction**

3. To consider proposed Material Alteration 1

### **Chapter 2 Celbridge in Context**

No proposed Material Alterations.

### **Chapter 3 Vision for Celbridge**

4. To consider proposed Material Alteration 2

### **Chapter 4 Compliance with Core Strategy**

5. To consider proposed Material Alteration 3
6. To consider proposed Material Alteration 4

7. **Motion; Councillor Brendan Young**

To delete all of MA 4, except the following:

It is proposed to prepare a Transport Management Plan (inc. Public Transport Accessibility Strategy) to support the sustainable growth and development of Celbridge. The proposed Transport Management Plan will include recommendations for the phasing of development on the basis of the timely delivery of strategic infrastructure.

The Council will consider the feasibility of preparing a Special Development Contribution Scheme under Section 48 of the Planning and Development Act 2000 (as amended) to support the preparation and implementation of the Traffic Management Plan.

8. **Motion; Councillor Joe Neville**

That the wording be changed to reflect that a new bridge for Celbridge in the town is required currently and not just to facilitate new proposed developments. EG "crossing of the River Liffey is currently required for the population of the town and is critical to support the extent of developments proposed.

9. **Motion; Councillor Michael Coleman**

Insert upper case text into the following:

It is proposed to prepare a Transport Plan (inc. Public Transport Accessibility Strategy) to support the sustainable growth and development of Celbridge. The proposed Transport Management Plan will include recommendations for the phasing of development on the basis of the timely delivery of strategic infrastructure. In the interim it is considered appropriate that KDA 5 Simmonstown be dependent on the delivery of the new vehicular bridge...insert.. "HOWEVER THIS SHOULD NOT BE RELIANT ON THE ROUTE SELECTION FOR THE NEW VEHICULAR BRIDGE CROSSING TO BE SITUATED AT SIMMONSTOWN" and that all other major development proposals will require a Traffic impact Assessment to assess the capacity of the existing transport network to support the proposed development.

10. To consider proposed Material Alteration 5

11. **Motion; Councillor Íde Cussen**  
That the Estimated Residential Capacity in KDA at Oakleigh Park (St John of Gods) be reduced to 100.
12. **Motion; Councillor Joe Neville**  
Reduce the housing capacity in KDA at Oakleigh Park from 180 to 100.
13. **Motion; Councillor Joe Neville**  
Reduce the housing capacity in KDA at Ballyoulster from 1,032 to 885.
14. **Motion; Councillor Íde Cussen**  
KDA Ballyoulster; Reduce Estimated Residential Capacity to 885 and estimated density to 30. Any development at Ballyoulster shall safeguard the remains of discovered and undiscovered archaeology on the lands located within this KDA.
15. **Motion; Councillor Michael Coleman**  
KDA 2 Ballyoulster; Reduce Density from 35 to 30 and to amend Table 4.1.
16. **Motion; Councillor Joe Neville**  
Reduce the housing capacity in KDA at Crodaun from 600 to 450 and reduce the hectares in KDA 4 Crodaun from 19.9 to 15 hectares.
17. **Motion; Councillor Brendan Young**  
Revise indicated housing at Crodaun to 450 and amend rest of the LAP accordingly.
18. **Motion; Councillor Joe Neville**  
Reduce the housing capacity in KDA at Simmonstown from 1,225 to 925 and reduce the hectares in KDA Simmonstown from 35 hectares to 26.5 Hectares.
19. **Motion; Councillor Michael Coleman**  
KDA 5 Simmonstown; Reduce Density from 35 to 30 and to amend Table 4.1.
20. **Motion; Councillor Brendan Young**  
Revise indicated housing at Simmonstown to 400 and amend rest of the LAP accordingly.
21. To consider proposed Material Alteration 6
22. To consider proposed Material Alteration 7
23. To consider proposed Material Alteration 8
24. **Motion; Councillor Brendan Young**  
To reject Material Alteration No. 8.
25. **Motion; Councillor Brendan Young**  
Return KDA 2 150 residential units (Donaghcumper) to the Celbridge LAP and amend rest of the LAP accordingly.
26. **Motion; Councillor Joe Neville**  
To retain the deletion of KDA 2 Donaghcumper
27. **Motion; Councillor Anthony Larkin**  
That Material Alteration No. 8, the zoning of the area within Donaghcumper Demesne as F2 Strategic Open Space is adopted to preserve the character of the Liffey Valley and the historic Donaghcumper Demesne as key amenities for Celbridge and regional tourism.

**28. Motion; Councillor Íde Cussen**

That Objective TCE01.1 be amended to read; 'To support town centre uses on the identified opportunity site to the south of Main Street at St Raphael's (Oakley Pk), subject to the protection of the architectural character of the area. This site to include an objective to provide a Leisure/Amenities Centre for shared communities use.

29. To consider proposed Material Alteration 9

**30. Motion; Councillor Anthony Larkin**

That Material Alteration No. 9, an increased quantum of residentially zoned land from ca. 450 to 600 at Crodaun is not adopted and reverts to ca. 450, as per draft plan.

**31. Motion; Councillor Íde Cussen**

That New Residential Zoning be supported on this ready to go site, East and West Maynooth Road KDA Crodaun with potential to deliver > or = 450 units with design concept to be amended accordingly.

32. To consider proposed Material Alteration 10

33. To consider proposed Material Alteration 11

**34. Motion; Councillor Kevin Byrne**

That 3 ha to the rear of Oldtown Mill, the subject of Material Alteration no. 11 and Submission No. 56, be reinstated as zoning objective "C" New Residential. This 3 ha, in addition to the 3.8 ha currently zoned, comprises the area for the completion of the Oldtown Mill Residential Estate. The additional 3 ha will accommodate a maximum of 100 units.

**35. Motion; Councillor Bernard Caldwell**

To reinstate an additional 3ha of fully serviced lands affected under Material Alteration no. 11 as "C" New Residential at Oldtown Mill and support submission no. 56 in CE's Report on Submissions Received.

**36. Motion; Councillor Michael Coleman**

That lands at Oldtown Mill Housing Estate, the subject of Submission no. 56, comprising c. 3 ha (100 units) be zoned "C" New Residential. Amend Table 4.1 Other Sites accordingly.

37. To consider proposed Material Alteration 12

**38. Motion; Councillor Íde Cussen**

That KDA Simmonstown be subject to Masterplan as follows: No Residential zoning. Remove "New Residential" zoning and replace with Agriculture I Zoning and retain "subject to masterplan" hatching. Masterplan to be prepared and can only be integrated into the LAP by way of statutory amendment to the LAP (which is a full public consultation process).

39. To consider proposed Material Alteration 13

**40. Motion; Councillor Anthony Larkin**

That Material Alteration No. 13, a zoning "C" New Residential" is not adopted and that these lands remain outside of the LAP boundary.

**41. Motion; Councillor Íde Cussen**

That this Material Alteration is not adopted.

42. **Motion; Councillor Bernard Caldwell**

To reconsider to rezone the land at Moorestown as a private development with approximately 45 upmarket houses.

43. To consider proposed Material Alteration 14

44. **Motion; Councillor Anthony Larkin**

That Material Alteration No. 14, a zoning "C" New Residential" is not adopted and that these lands remain outside of the LAP boundary.

45. **Motion; Councillor Íde Cussen**

That this Material Alteration be adopted.

46. To consider proposed Material Alteration 15

47. **Motion; Councillor Íde Cussen**

That this Material Alteration be amended "to include provision for the replacement Centre for Choices".

48. To consider proposed Material Alteration 16

49. **Motion; Councillor Anthony Larkin**

That the Western Link Road Objective be maintained in alterations.

50. **Motion; Councillor Íde Cussen**

That "New Roads Objective" MT03.9 be retained with the following amendment: "To explore by way of Feasibility Study the potential to construct a Western Link Road that will link Maynooth Road R405, Clane Road R403 and R449 Leixlip Road".

### **Chapter 5 Urban Centres & Retailing**

51. To consider proposed Material Alteration 17

52. To consider proposed Material Alteration 18

### **Chapter 6 Housing & Community**

53. To consider proposed Material Alteration 19

54. To consider proposed Material Alteration 20

55. To consider proposed Material Alteration 21

56. **Motion; Councillor Íde Cussen**

That this Material Alteration be amended as follows: "To support and facilitate the provision of childrens play facilities in Celbridge including inclusive playgrounds and a skate park. A feasibility study regarding the location of play facilities for all ages will be carried out".

### **Chapter 7 Economic Development**

57. To consider proposed Material Alteration 22

58. To consider proposed Material Alteration 23

59. **Motion; Councillor Íde Cussen**

That this Material Alteration be amended "To investigate the opportunities that may exist to make The Abbey grounds and Liffey walk more accessible to the community".

60. To consider proposed Material Alteration 24

### **Chapter 8 Movement & Transport**

61. To consider proposed Material Alteration 25

62. To consider proposed Material Alteration 26

63. To consider proposed Material Alteration 27

64. **Motion; Councillor Íde Cussen**

That MT01.7 be deleted in its entirety

65. **Motion; Councillor Íde Cussen**

MT1 be amended "To promote enhanced permeability for pedestrians and cyclists..... subject to local Public Consultation. Delete "in accordance with NTA published permeability.....".

66. **Motion; Councillor Íde Cussen**

Amend MT01.8 "To require new housing developments to deliver filtered or full permeability in so far as is possible and in the case of adjoining greenfield sites, to ensure the potential is addressed. Permeability projects through existing housing estates shall be subject to local public consultation".

67. To consider proposed Material Alteration 28

68. To consider proposed Material Alteration 29

69. **Motion; Councillor Anthony Larkin**

To insert wording in blue: "To engage with the NTA, Dublin Bus, Irish Rail, Local Link and all other stakeholders, including representatives from the local community, to improve the provision of public transport in Celbridge."

70. To consider proposed Material Alteration 30

71. To consider proposed Material Alteration 31

72. To consider proposed Material Alteration 32

73. **Motion; Councillor Íde Cussen**

That Objective MT03.4 be amended. Remove the last sentence "The requirement for TIA will be determined by the Planning Authority on a case-by-case basis".

74. To consider proposed Material Alteration 33

75. To consider proposed Material Alteration 34

76. **Motion; Councillor Kevin Byrne**

That the chief executive report and recommendation in relation to material amendment no 34 be rejected and the Western Link Road from the Maynooth Road to the Oldtown Road be re-instated as per the draft plan.

77. To consider proposed Material Alteration 35

**78. Motion; Councillor Brendan Young**

Insert the words: '... and links to the railway stations ...' after the word 'movement' on the third line.

Amended clause to read:

MTO3.1; To prepare a Transport Management Plan and Public Transport Strategy for Celbridge to support the sustainable growth and development of the town and to identify strategic connections for pedestrian, cyclist, bus and vehicle movement and links to the railway stations, in consultation with statutory agencies and key stakeholders.

**79. Motion; Councillor Anthony Larkin**

To insert wording in blue: "To prepare, before 2019, a Transport Management Plan and Public Transport Strategy for Celbridge to support the sustainable growth and development of the town and to identify strategic connections for pedestrian, cyclist, bus and vehicle movement in consultation with statutory agencies and key stakeholders, including representatives from the local community."

**80. Motion; Councillor Íde Cussen**

That MT3 MT03.1 be amended "TMP... in consultation with statutory agencies, key stakeholders and communities". Also "Upon completion, the recommendations of the TMP .... of a statutory amendment. (delete where appropriate).

81. To consider proposed Material Alteration 36

**Chapter 9 Infrastructure**

82. To consider proposed Material Alteration 37

**Chapter 10 Built Heritage**

83. To consider proposed Material Alteration 38

**Chapter 11 Green Infrastructure & Strategic Open Spaces**

84. To consider proposed Material Alteration 39

85. To consider proposed Material Alteration 40

**Chapter 12 Urban Design & Key Development Areas**

86. To consider proposed Material Alteration 41

87. To consider proposed Material Alteration 42

**88. Motion; Councillor Íde Cussen**

That Section 12.2.1 be amended "The Masterplan shall investigate the feasibility of providing a Leisure/Amenities Centre for shared communities use, a swimming pool and a women's refuge, with 10% of housing specifically designed for older persons".

89. To consider proposed Material Alteration 43

**90. Motion; Councillor Íde Cussen**

That Map 12.1 KDAs be amended to delete KDA Donaghcumper

**91. Motion; Councillor Íde Cussen**

That Map 12.1 KDAs be amended to reinsert KDA Crodaun.

92. To consider proposed Material Alteration 44

**93. Motion; Councillor Íde Cussen**

That any development at KDA Ballyoulster shall safeguard the remains of discovered and undiscovered archaeology on the lands located within this KDA.

94. To consider proposed Material Alteration 45

95. **Motion; Councillor Brendan Young**

Revised Design concept for Oldtown; To locate the school in the south-west corner of the site.

96. **Motion; Councillor Íde Cussen**

That Design Concept/Brief be amended to include a primary school.

97. **Motion; Councillor Íde Cussen**

That Built Form be amended "This site will accommodate a MAXIMUM density of 30 units per hectare".

98. To consider proposed Material Alteration 46

99. To consider proposed Material Alteration 47

100. **Motion; Councillor Brendan Young**

Amend Section 12.2.7 re. Simmonstown: area for development to be 16.8ha and 400 units.

101. **Motion; Councillor Brendan Young**

Delete all references to a Masterplan and its proposed content.

102. **Motion; Councillor Brendan Young**

In the event that Item no. 99 falls, amend Design Concept to locate school in north-east corner of the site.

103. **Motion; Councillor Anthony Larkin**

That Material Alteration No. 47 "C New Residential" be amended to "I Agriculture" with a hatched overlay to indicate that the area be subject to a masterplan, incorporating the proposed bridge crossing of the River Liffey, in advance of a variation of the local area plan.

104. **Motion; Councillor Joe Neville**

That prior to the completion of the Masterplan the land at KDA 5 Simmonstown should not be rezoned for Housing

105. **Motion; Councillor Joe Neville**

The Masterplan for Simmonstown must include alternate route options that do not entail going through Hazelhatch Estate or indeed other neighbouring estates.

106. To consider proposed Material Alteration 48

### Chapter 13 Implementation

107. To consider proposed Material Alteration 49

108. To consider proposed Material Alteration 50

109. **Motion; Councillor Anthony Larkin**

To amend Table 13.5.1 wording for Local Park Phasing: "To be completed prior to the occupation of dwelling units 100+ in this KDA."

110. To consider proposed Material Alteration 51



111. **Motion; Councillor Íde Cussen**

That Material Alteration 51 be amended "To explore by way of Feasibility Study the potential to construct a Western Link Road that will link Maynooth Road R405, Clane Road R403 and R449 Leixlip Road".

112. To consider proposed Material Alteration 52

113. To consider proposed Material Alteration 53

114. **Motion; Councillor Íde Cussen**

That Material Alteration 53 be amended "New Vehicular Bridge over the River Liffey and link road from the bridge to Hazelhatch Train Station. (~~delete to Simmonstown KDA~~)".

115. **Motion; Councillor Michael Coleman**

*KDA 5 Simmonstown*

*Description*

*New Vehicular bridge over the River Liffey and link road from the bridge.*

Delete Simmonstown KDA, as the Local Area Plan cannot decide the route selection for the New Vehicular Bridge crossing.