



SECTION 5: IMPLEMENTATION, PHASING AND AVAILABILITY OF SERVICES

5.1 Implementation

Due to the significance development which is likely to take place within the AAP area and its importance in terms of the future development of Celbridge and the likely impact on the cultural significance of the Castletown Demesne, it is recommended that a Project Team be established by Kildare County Council to oversee the development of projects within the AAP area, in particular the development of the Donaghcumper Lands. Such a team should comprise representatives from all relevant departments to ensure an integrated and holistic overview is maintained. This team would communicate with developers in advance of and after planning—through to construction completion and establish regular meetings and other appropriate means of communication/collaboration to ensure the objectives are realised to the appropriate quality.

5.2 Phasing

- * Phasing requirements principally relate to the Donaghcumper Lands as development in other parts of the AAP are likely to take place incrementally. The Donaghcumper Lands comprise the following sub-areas:
 - ◇ Town Centre Extension
 - ◇ Donaghcumper House, outbuildings and gardens
 - ◇ Designed Landscape Parkland zoned Amenity/Open Space
 - ◇ Riverside Amenity
 - ◇ New Residential
- * It is a phasing objective that the mixed use character of the entire area be delivered together. Thus the development of residential and non-residential uses must take place in tandem. This includes development of a broad mix of residential and non-residential use types in order to ensue diversity.
- * The achievement of a mixed use character from the outset is particularly important in the Town Centre Extension area
- * To ensure good connections with the existing Town Centre are in place early on, a pedestrian bridge river crossing should be provided as part of the first phase of development with in the Donaghcumper Lands.
- * The Town Park is to be provided as part of the initial development phase.
- * Development of large sites within the Town Centre Extension area must be delivered in conjunction with the associated public spaces, landscaping and connections
- * Development of the New Residential Area should be carried out after or in conjunction with provision of the pedestrian/ cycle connections with the Town Centre Extension, the Town Park and the Riverside Walk. Advance planting, where appropriate, is to be carried out in this area to ensure a mature setting from the outset

- * The proposed new pedestrian and vehicular river crossings are to be carried out as part of the first development phase to facilitate good connection between the existing Town Centre and the Town Centre extension from the outset.
- * It is recognised that a long-term use of Donaghcumper House may not be provided in the early development phases of the Donaghcumper Lands. Nonetheless, a suitable short-term use is to be provided to ensure the ongoing protection and security of the House and associated outbuildings and gardens.

5.3 The Availability of Services

* *Public Utilities*

All future major developments are dependant on the availability of services – drainage, water etc. No major problems are foreseen with the provision of these services. Celbridge forms part of the Lower Liffey Valley Regional Sewerage Scheme which also serves other neighbouring Kildare towns. The existing public sewer along the Dublin Road needs to be extended and upgraded and the pumping station at Castletown also needs to be upgraded. Surface water will be dealt with by providing on site attenuation with direct outflow to the Liffey. The mains water supply pipe needs to be upgraded. Developers will be required to contribute to the cost of providing such services. In particular, new developments must be phased in conjunction with the provision of adequate sewage treatment facilities. Any proposals for temporary treatment facilities which are put forward to the Sanitary Services Department for approval must be capable of being integrated into an overall permanent treatment system for the area.

The ESB network in the area has recently been upgraded and is considered adequate to meet the increased need that is likely to arise from the development outlined in this plan. There is an extensive natural gas network covering Celbridge town. It is the intention of Bord Gais to allow the network to grow in tandem with new housing and industrial developments as they arise.

* *Transportation*

Dublin Bus serves the town on a frequent daily basis. The town is also served by the Bus Eireann provincial network and by other private operators. It is envisaged that the town centre extension includes at least one bus stop for these services in order to enhance its connection with the existing town centre.

The Arrow (South Western Commuter Rail Service) serves Hazelhatch station which is located some distance south of the town centre. A local bus service is needed between the town centre and the train station in order to reduce day long parking by commuters. Any such service should include the town centre extension on its route.

The Celbridge Development Plan refers to the large pedestrian and cycling population of the town and the poor facilities provided in many places. The future development to which this Action Area Plan applies presents an ideal opportunity to provide dedicated and properly designed cycling and pedestrian routes and to improve existing facilities elsewhere in the town.

As a consequence of the growth of Celbridge in recent years, traffic and parking are major problems within the town centre. Traffic management proposals will be necessary to ensure that the historic centre can be improved in an environmentally friendly way. The opening of the new Celbridge/Leixlip interchange on the M4 has allowed commuter and other traffic from Celbridge west to bypass Main Street. A new vehicular river crossing is proposed, fundamentally to facilitate the Town Centre extension development and ensure connection between it and the existing Town Centre—it is not proposed as a relief road for Celbridge.

* *Educational Facilities*

There is a need for improved educational facilities in the town as numbers for both primary and secondary level are rising. While there is no specific provision in the plan to address this issue, it would be permissible to locate a new school building within the town centre extension and such a facility could become a valuable part of this new urban fabric. There is also a specific shortage of pre-school facilities and it is envisaged within this plan that new development would address this shortfall.

* *Amenities*

With the provision of land for amenity uses and the increased access to the River Liffey, the Action Area Plan will enhance the existing amenities of the area and is in line with the policies of Celbridge Development Plan.



