



Kildare County Council

[www.kildarecoco.ie](http://www.kildarecoco.ie)

## Celbridge (inc. Castletown)

Local Area Plan 2016-2022

&

## Leixlip (inc. Collinstown)

Local Area Plan 2016-2022

## Pre-Draft Public Consultation

Background Issues Paper

Planning Department  
Kildare County Council

February 2015





# Table of Contents

Part 1: Introduction and Context

Part 2: Celbridge Background Issues Paper

Part 3: Leixlip Background Issues Paper



## Context

Kildare County Council is commencing a review of the Leixlip, Collinstown, and Celbridge Local Area Plans (LAP). Leixlip and Collinstown will be combined under one LAP while the Celbridge LAP area will be extended to incorporate Castletown.

It is important that the future sustainable development of Celbridge and Leixlip is planned so that their existing heritage, character and vibrancy is enhanced when planning for the current and future needs of those living, working and visiting these towns.

On a regional basis, both towns are within the metropolitan area of Dublin and as such are strong urban centres with excellent transport links to the capital and region as a whole. Both towns also have significant archaeological and architectural heritage and a wealth of natural heritage/ green infrastructure that is both distinctive and sensitive in character. The LAPs will provide a statutory framework for the future proper planning and sustainable development of these towns.

## Preparation of the Local Area Plans

LAPs are prepared under the provisions of Section 18, 19 & 20 of the Planning and Development Acts 2000-2014. LAPs must be

consistent with the objectives of the County Development Plan and any subsequent reviews or variations. All LAPs must be consistent with the Core Strategy and Settlement Strategy of the County Development Plan. LAPs should also have regard to Ministerial Guidelines under the Planning and Development Acts 2000-2014 and should accord with national planning legislation and European legislation.

As part of the process each LAP will undergo a Strategic Environmental Assessment (SEA) as required under the SEA Directive (2001/42/EC). The SEA examines likely significant effects on the environment of implementing a plan. Each LAP will also undergo an Appropriate Assessment (AA) as required under the Habitats Directive (92/43/EEC). An AA is a scientific assessment of the potential impacts the implementation of the policies and objectives contained within the plan, alone or in combination with other plans, will have on the integrity of a Natura Site, in view of its conservation objectives. Both the SEA and AA process concludes with a report that will accompany the adopted LAP.

The LAPs will also be accompanied by a SEA in accordance with the Department of Environment Heritage and Local Government published guidelines "The Planning System and Flood Risk Management- Guidelines for Planning Authorities", (2009). The aim of the

guidelines is to avoid flood risk where possible, substitute less vulnerable uses, when avoidance is not possible and mitigate and manage the flood risk, where avoidance and substitution is not possible.

## Public Consultation

Public Consultation is an important aspect of the plan making process as set out in the legislation pertaining to LAPs. There are a number of opportunities for members of the public to make written submissions on the plans, at pre-draft, draft and the material alterations stages as appropriate. The Planning and Development Act 2010 introduced a new provision that children, or groups or associations representing the interests of children, are entitled to make submissions or observations.

This background issues paper will be available for consultation on the Council's website: [www.kildarecoco.ie](http://www.kildarecoco.ie) and at the following locations:

- Planning Section, Áras Cill Dara, Devoy Park, Naas;
- Celbridge Library, Main Street, Celbridge; and
- Leixlip Library, Captain's Hill, Leixlip.



All submissions should be sent by post to Forward Planning Section, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare **or** by email to:

[laptopmissions@kildarecoco.ie](mailto:laptopmissions@kildarecoco.ie)

by 5.00pm on Tuesday 31st March 2015. Submissions should be made by one medium only (i.e. either by post or email but not both). Faxed submissions **will not** be accepted. Please clearly indicate which town the submission relates to i.e. Leixlip or Celbridge.

## Kildare County Development Plan 2011-2017

The Kildare County Development Plan (CDP) 2011-2017 came into effect on 2<sup>nd</sup> May 2011. The CDP sets out an overall strategy for the proper planning and sustainable development of County Kildare over the plan period 2011-2017. It has been informed by the Regional Planning Guidelines 2010-2022 (RPGs) which aims to direct the future growth of the Greater Dublin Area (GDA). The RPGs provides the overall strategic context for the development plans of each local authority in the GDA including population and housing targets and the framework for future investment in environmental services, transportation and other infrastructure. The RPGs identify two planning policy zones (Metropolitan and

Hinterland Areas) and designate large growth towns and moderate growth towns within the GDA.

The CDP (Chapter 3 'Settlement Strategy') designates the towns of Kildare within a county settlement hierarchy. Leixlip/Collinstown is designated as a Large Growth Town II while Celbridge is designated as a Moderate Growth Town. Each town must therefore act as important self sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high quality connections to Dublin.

The new LAPs for Leixlip and Celbridge are required to be prepared in accordance with the Core Strategy and settlement strategy included in the CDP.

The Core Strategy will be delivered through the:

1. Provision of new housing in accordance with the settlement strategy;
2. Encouraging and facilitating economic development;
3. Creating sustainable and integrated communities; and
4. Balancing the environment with sustainable and appropriate development.

In order to deliver the Core Strategy, the settlement strategy for County Kildare as outlined in Table 3.3 of the CDP 2011- 2017 *Population and Housing Unit Allocation 2006 – 2017* must be implemented. Table 1, below, sets out population and unit targets for each of the LAPs.

It is envisaged that these towns will accommodate 24% of the overall population target for the County up to 2017. They will therefore play an important role in the development of Kildare. Each town will need to develop in a sustainable manner to accommodate the appropriate levels of residential, economic, recreational and community development in tandem with necessary improvements in physical infrastructure and public transport.



Table I: Extract of Table 3.3 CDP 2011-2017 *Settlement Hierarchy Population and Housing Unit Allocations 2006-2017*

Town	2006 Pop Census	2011 Pop Census	2017 Pop Target	2006-2017 Housing Units Target <sup>1</sup>	Percentage of Allocated Growth 2006 – 2017 in County
Leixlip inc. Collinstown	14,676	15,452	21,326	3,042	10.9%
Celbridge	17,262	19,537	25,084	3,579	12.8%

## Key Considerations

Each LAP shall consist of a written statement and maps including policies and objectives for the zoning of land in accordance with the proper planning and sustainable development of the area. The LAPs will consider the current context of each town in terms of population trends, socio economic factors, land use changes, the need for distribution of facilities and amenities, availability of services and infrastructure along with heritage and environmental considerations.

The LAPs will be informed by updated information on each of these issues and a range of other relevant considerations. As each issue is outlined in this paper, a number of questions are suggested as a guide to help you to tell us your views. This issues paper has been prepared for the purpose of providing a focus for the key land use and planning considerations which relate to Leixlip and Celbridge.

The list is not exhaustive and there may be other issues or topics which will arise during public consultation and during the drafting of the LAP's. The main key land use planning

issues which are considered relevant at this time are outlined below:

- Core Strategy;
- Population ;
- Vision;
- Developing New Residential Communities;
- Retail & Town Centre Uses;
- Enterprise, Industry & Employment;
- Movement & Transportation;
- Infrastructure, Energy & Communications;
- Social, Community & Cultural Development;
- Built and Natural Heritage & Biodiversity; and
- Urban Design.

**It is important to highlight that at this early stage in the process we are taking a broad look at how to strategically plan for each of the towns' development in a sustainable manner. There will be further opportunities to submit your views on more detailed policies, objectives and land use zonings later in this LAP process.**



**Map 1-** Settlement Hierarchy Map  
(Kildare County Development Plan, 2011-2017)

