

Celbridge

Local Area Plan 2017-2023

Dréachtphean Ceantair Áitiúil Cill Droichid



SEA Statement

Planning Department
Kildare County Council
September 2017

Kildare County Council

**Celbridge Local Area Plan 2017-
2023**

SEA Statement

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This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

1.1 The Purpose of an SEA Statement

This Statement forms part of the Strategic Environmental Assessment (SEA) of the Celbridge Local Area Plan 2017 – 2023 (Celbridge LAP). SEA is a systematic, on-going process for evaluating (at the earliest possible stage) the quality and consequences of implementing certain plans and programmes on the environment. This SEA Statement is the final stage of the SEA process and it is required under the European Communities Regulations 2004¹ (EU SEA Regulations) and national legislation² (SEA Regulations).

The purpose of the SEA Statement is to provide information on the decision-making process and to document environmental considerations, the views of stakeholders and outline how recommendations arising from the SEA have been taken into account and adopted in the Celbridge LAP. The four key requirements of this SEA statement are to highlight:

- The incorporation of environmental considerations;
- Stakeholder involvement;
- Alternatives considered; and
- Monitoring.

The SEA Statement is chronological in nature and includes the following:

- An outline of the methodology for undertaking an SEA;
- Scoping – an overview of the scoping process and summary of how the submissions received from stakeholders have been taken into account;
- Environmental Assessment – description of how environmental considerations have been integrated into the SEA;
- Alternatives – an outline of the reasons for choosing the plan to be adopted, in the light of the other reasonable alternatives considered;
- Monitoring – an overview of the measures to monitor the plan going forward; and
- Final Appraisal – evaluation of the effectiveness of the SEA.

This SEA Statement will accompany the adopted Celbridge LAP and be made available to the public.

¹ European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations, as amended by European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2004

² Planning and Development (Strategic Environmental Assessment) Regulations, as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations

1.2 Statement of the SEA Process for the Celbridge Local Area Plan

The Celbridge LAP is a statutory document containing guidelines as to how the town and its environs should develop over the plan period. The Celbridge LAP provides the overall strategy for the proper planning and sustainable development within the plan area in the context of the Kildare County Development Plan 2017-2023 and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. It represents the main public statement of planning policies and objectives for the plan area.

The policies and objectives are critical in determining the appropriate location and form of different types of development as the Celbridge LAP is the primary statutory land use policy framework against which planning applications are assessed. The objectives also guide Kildare County Council's activities and indicate priority areas for action and investment such as focusing on attracting employment into the town, improving infrastructure or enhancing the town as a centre for sustainable tourism.

Current planning legislation identifies mandatory objectives which a plan must address including land use zoning and provision of services and infrastructure, the integration of social, community and cultural requirements, sustainable development and protection of the environment amongst others. In addition to these mandatory objectives, the Celbridge LAP also includes a Core Strategy that sets out a medium to longer term quantitatively targets for the plan area. The Core Strategy demonstrates that the Celbridge LAP and its objectives are consistent with the National Spatial Strategy and Regional Planning Guidelines for the Greater Dublin Area. The Core Strategy has been guided by the Core Strategy contained in the Kildare County Development Plan 2017 2023 which sets out the overall population projection for the county and the extent of population growth to be accommodated in the towns, villages and rural areas.

A broad SEA was carried out using an objectives led approach to assess likely significant impacts. The assessment was mostly qualitative in nature, with some assessment based on expert judgement. This qualitative assessment compared the likely impacts against the SEA Objectives, Targets and Indicators to see which Policies and Objectives meet these and which, if any, contradict these.

A matrix system was developed to facilitate the assessment and to highlight potential impacts under a number of environmental headings namely Biodiversity, Population and Human Health, Soils and Geology, Water Resources, Air, Noise and Climate, Heritage, Landscape and Visual and Material Assets.

2 SEA Methodology

2.1 Overview

This section describes how the SEA was undertaken in accordance with legislative requirements including EU's Council Directive 2001/42/EC (the SEA Directive), national legislation and associated regulations. The SEA was undertaken iteratively to facilitate discussions with Kildare County Council in order to implement mitigation where possible at the earliest possible stage.

The methodology for the SEA is based on legislative requirements and guidance from the Environmental Protection Agency³ (EPA) thus ensuring compliance with the SEA Directive and associated national legislation. The key stages outlined in Figure 1 were identified and are discussed in the following sections.

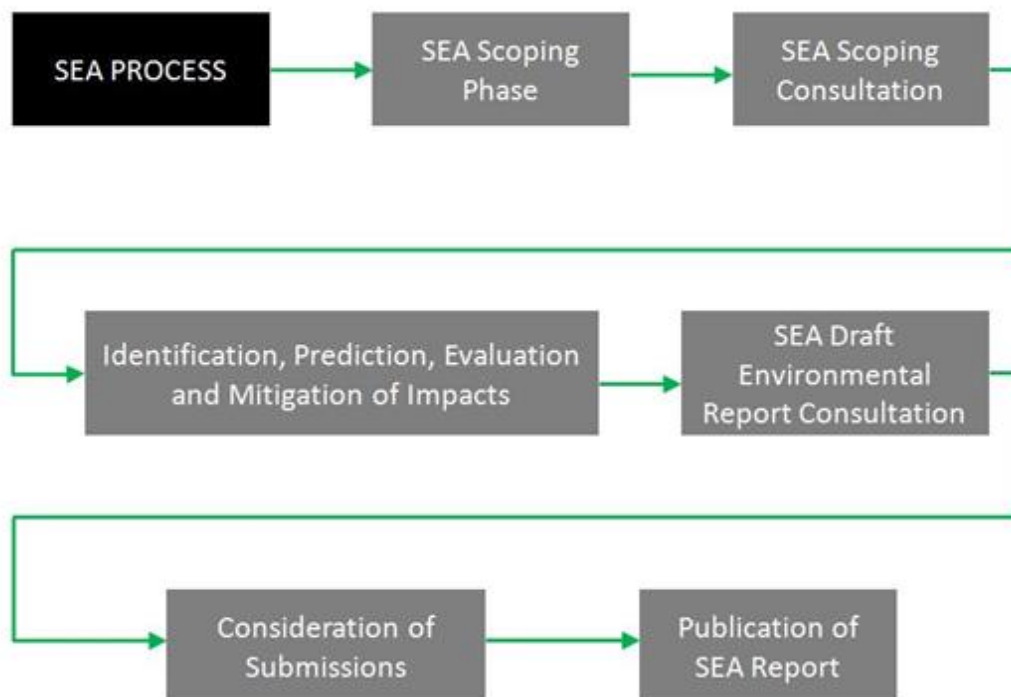


Figure 1: Key stages of the SEA process

2.2 Screening

Screening is the process for deciding whether a particular plan would warrant SEA. A screening assessment was undertaken as part of this SEA process to determine if the Celbridge LAP required an SEA. This assessment concluded that an SEA was required due to the population within the plan area.

³ Environmental Protection Agency (2016) SEA Pack. Available from: <http://www.epa.ie/pubs/advice/ea/SEA%20Pack%202016.pdf>

2.3 Scoping

Scoping is the process for establishing the range of environmental issues to be covered in the SEA and the level of detail that the assessment will investigate. Scoping also allows input from the environmental authorities and stakeholders to be incorporated. Essentially responses submitted as part of the scoping process provide greater focus on the evolution of the Celbridge LAP.

The considerations addressed during the scoping process for the Draft LAP are as follows:

- The key elements of the Draft LAP to be assessed;
- The environmental aspects to be assessed as part of the SEA;
- Identification of relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Draft LAP;
- Development of draft environmental objectives, indicators and targets to allow the evaluation of impacts as part of the SEA; and
- Identification of any reasonable alternative means or scenarios for achieving the strategic goals of the Draft LAP.

A scoping report for this SEA was prepared on behalf of Kildare County Council which asked key questions of stakeholders. A summary of the responses received is provided in the Environmental Report.

2.4 Baseline

Gathering relevant information that describes the current environment within the plan area an integral part of the SEA process. The SEA Directive requires that certain information on the existing environment is presented to help assess the implementation of the Celbridge LAP, as well as helping establish how the environment would change if the Celbridge LAP is not implemented.

Baseline information has been collected from readily available sources, and Geographical Information System (GIS) was used to graphically present and analyse relevant information. The baseline of the plan area, i.e. the area to which the Celbridge LAP applies, is reported in Section 4 of the Environmental Report.

2.5 Environmental assessment

The environmental assessment ran in parallel to the development of the Celbridge LAP. The process is described in detail in Section 4.

The environmental assessment process was undertaken in accordance with best practice SEA principles and guidance. This included review of baseline information, specialist investigation into the likely impacts associated with the Celbridge LAP and recommendations for suitable mitigation measures.

An appraisal matrix was developed to facilitate the assessment of the policies and objectives outlined in the Celbridge LAP. The matrix lead assessment basis provided a holistic, integrated and iterative approach to the formation of the policies and objectives in the Celbridge LAP.

The final appraisal matrix is outlined in Appendix A. The assessment also considered the findings of the Strategic Flood Risk Assessment (SFRA) and Appropriate Assessment (AA).

2.6 Consideration of alternatives

The SEA Directive requires that reasonable alternatives to the plan be assessed in order to demonstrate how the preferred strategy performs against other forms of action. Alternatives must be developed, described and assessed within the SEA process, with the results presented in the Environmental Report. This is examined in more detail in Section 5.

2.7 Flood risk

An SFRA was prepared on behalf of Kildare County Council to provide information on the areas of flood risk and enable informed strategic land use planning decisions. This is examined in more detail in Section 4.

2.8 Appropriate assessment

Stage 1 AA (Screening) was undertaken by Kildare County Council to identify if the potential for effects of implementing the Celbridge LAP on the conservation status of designated Natura 2000 sites within the sphere of influence of the plan (or project). It was determined as part of this screening that there was no potential for effects and/or in-combination effects on European sites as a result of implementing the Celbridge LAP.

2.9 Consultation

There were multiple phases of statutory consultation undertaken during the preparation of the Celbridge LAP in relation to the SEA.

The Scoping Report was released on 29 August 2016 for comment. This represents the first phase of public consultation and further information is provided in Section 3.

A second statutory consultation process took place during December 2016 and January 2017 to gather feedback on the Draft Celbridge LAP and supporting Draft SEA Environmental Report.

The content of submissions and comments received during each consultation period were considered by the team and amendments were made in response to those consultation inputs where considered appropriate.

2.10 Technical difficulties encountered

No technical difficulties were encountered during any stage of the SEA process.

3 Scoping

3.1 Scoping Process

The SEA scoping was a key part of the assessment process as it set out the extent of the SEA and AA and provided information to allow consultation with defined statutory bodies and environmental authorities on the scope and level of detail to be considered and incorporated at an early stage in the assessment.

The scoping report for this SEA was published in August 2016 and outlined that the SEA would assess the following aspects:

- Biodiversity (including Flora and Fauna);
- Population and Human Health;
- Soils and Geology;
- Water Resources;
- Air, Noise and Climate;
- Archaeological, Architectural and Cultural Heritage;
- Landscape and Visual; and
- Material Assets.

The report summarised the key environmental issues and outlined relevant plans and programmes that were likely to affect, or be affected by the Celbridge LAP.

This information was then used to set out a series of draft SEA objectives, indicators and associated targets. The objectives and targets established aims and thresholds which would be taken into consideration to effectively assess the impact of the Celbridge LAP on the environment. Indicators were used to track the achievements of objectives and targets, describe the baseline situation, monitor the impact on the environment and predict impacts.

Essentially any issues/comments submitted as part of the scoping provides greater focus on the development of aspects of the Celbridge LAP. The issues addressed as part of the Scoping Report were:

- The key elements of the Celbridge LAP to be assessed;
- The key environmental issues to be assessed;
- Research of relevant international, national and local plans, objectives and environmental standards that may influence or impact on the Celbridge LAP;

- Development of draft environmental objectives, indicators and targets to allow the evaluation of impacts and
- Identification of reasonable alternative means of achieving the strategic goals of the Celbridge LAP.

Three submissions were received from Inland Fisheries Ireland, the EPA and the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs in response to the scoping report. All comments, observations and submissions contained therein were considered and incorporated into the assessment process.

3.2 Outcomes of scoping

Once scoping was completed, the project team (including the SEA, AA, SFRA teams and Kildare County Council) worked together to identify and resolve issues and mitigate potential impacts.

The matrix lead assessment basis of the SEA provided a holistic, integrated and iterative approach to the development of the policies in the Celbridge LAP. To this effect the two processes were seamless and facilitated necessary amendments to accommodate the mitigation of environmental impacts.

4 Environmental assessment

As outlined in Section 2.5, the environmental assessment comprised a review of the baseline data, identification of likely impacts and development of appropriate mitigation measures for the Celbridge LAP. The environmental assessment was undertaken by way of the appraisal matrix and recorded in the Draft SEA Environmental Report which went out for consultation in December 2016 seeking feedback from stakeholders.

The Celbridge LAP was updated to reflect input from the public, statutory and non-statutory bodies and local representatives provided during the second period of public consultation. The SEA team and Kildare County Council worked together on this, continuing the iterative process to optimise outcomes arising from the Celbridge LAP. Each time a revision of wording was considered, the appraisal matrix and associated Environmental Report were also adjusted as required.

Advice was provided to Kildare County Council regarding the options for mitigation that could be incorporated to optimise benefits and lessen adverse environmental impacts arising from the Celbridge LAP.

The final appraisal matrix is outlined in Appendix A.

4.1 Establishment of the baseline

The SEA requires the assessment of the likely impacts of the Celbridge LAP against the current environmental conditions, i.e. the baseline. The establishment of the baseline was cognisant of the local nature of the Celbridge LAP and considered existing conditions within the plan area as well as pressures, inter-relationships and factors of relevance for the following environmental aspects:

- Biodiversity (including Flora and Fauna);
- Population and Human Health;
- Soils and Geology;
- Water Resources;
- Air, Noise and Climate;
- Archaeological, Architectural and Cultural Heritage;
- Landscape and Visual; and
- Material Assets.

4.2 Interactions and inter-relationships

In accordance with the SEA Directive, the inter-relationship between environmental aspects must be taken into account. The interaction and inter-relationships of relevance for the environmental baseline aspects was an important consideration for the environmental assessment.

Table 1 outlines the identifiable inter-relationships that were taken into account during the environmental assessment. It is noted that all environmental aspects interact with each other to some extent, however only significant relationships were considered (where direct relationships are pink and indirect relationships are blue).

Table 1: Key inter-relationships between environmental aspects

	Biodiversity	Population and human health	Soils and geology	Water resources	Air, noise and climate	Heritage	Landscape and visual	Material assets
Biodiversity								
Population and human health								
Soils and geology								
Water resources								
Air, noise and climate								

Heritage								
Landscape and visual								
Material assets								

4.3 Objectives, indicators and targets

The objectives, indicators and targets are the aspects for which the Celbridge LAP is assessed against. The policies and recommendations in the Celbridge LAP are assessed against a range of environmental objectives and targets established for the purpose of the SEA. Further, indicators that are recommended in the SEA are utilised over the lifetime of the Celbridge LAP to quantify the level of impact that the proposed plan may have on the environment. This enables us to measure whether Kildare County Council were successful in promoting the sustainable development of the plan area.

The environmental objectives are as follows:

- **Biodiversity including Flora and Fauna:** Conserve and protect the diversity of habitats and species by limiting adverse impacts on habitats and species of conservation concern.
- **Population and Human Health:** Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns.
- **Soils & Geology:** Protect quality and quantity of existing soil and geology.
- **Water Resources:** Improve/maintain and protect water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable planning and development.
- **Air, Noise & Climate:** Maintain and promote continuing environmental improvement where possible of emissions to air (including noise emissions).
- **Archaeological, Architectural and Cultural Heritage:** Promote the protection and conservation of the archaeological, architectural and cultural heritage
- **Landscape & Visual:** Conserve and enhance valued natural and historic landscapes and features within them.
- **Material Assets:** Make best use of existing infrastructure, promote the sustainable development of new infrastructure and promote the sustainable efficient use of resources.

The environmental objectives are linked to appropriate targets and indicators outlined in Section 4 of the SEA Environmental Report. The objectives were key in the assessment process. Each plan policy and objective described in the Celbridge LAP was assessed against each environmental objective.




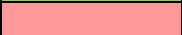


4.4 Assessment Stage 1 – Initial Draft Plan

This first stage of assessment comprised the first draft of the appraisal matrix that was completed by the SEA team based on the Initial Draft of the Celbridge LAP and provided to Kildare County Council for their consideration.

This objectives-led assessment compared the likely impacts of each policy and objective in the Celbridge LAP against the strategic environmental objectives (as described in Section 4.3) with respect to the baseline information. Particular reference was made to the potential for cumulative effects in association with other relevant plans and programmes within Kildare and the Greater Dublin Area.

The assessment process categorised environmental impacts using the ratings outlined in Table 2 which is based on the impact assessment criteria defined by the EPA for environmental impact assessment.

Table 2: Impact Ratings

Duration and Type of Impact	
S	Short-term - Impact lasting one to seven years
M	Medium-term - Impact lasting seven to fifteen years
L	Long-term - Impact lasting fifteen to sixty years
P	Permanent - Impact lasting over sixty years
T	Temporary - Impact lasting for one year or less
C	Cumulative – Impact that is ameliorated by other impacts
Significance of Impact	
	Major Positive
	Positive
	Neutral
	Negative
	Major Negative
	Uncertain

The assessment also considered the cumulative effects of policies on each other to determine if certain policies working in combination could have an environmental impact.

Upon completion of the first appraisal matrix, a number of recommendations were made which were then reviewed in detail by Kildare County Council and where appropriate incorporated into the Draft Celbridge LAP.

4.5 Assessment Stage 2 – Final Draft Plan

The next stage of the assessment comprised the revision of the appraisal matrix to take on board comments received from Kildare County Council on the initial draft plan and the associated first draft appraisal matrix.

This appraisal matrix was incorporated into the SEA Draft Environmental Report that accompanied the Draft Celbridge LAP that went out for public consultation in December 2016.

4.5.1 Consultation

As outlined in Section 2.9, the Draft Celbridge LAP and SEA Draft Environmental Report was subject to a period of statutory consultation to gather feedback in accordance with legislative requirements. The documents were sent to statutory stakeholders and made available on the Kildare County Council website.

Upon completion of the consultation period, a review of the Chief Executive's Report on the 2,742 submissions received was prepared to take on board any comments.

Submissions were reviewed to consider any comments received in relation to the SEA. Submissions from Inland Fisheries Ireland and the EPA was of particular relevance to the SEA. A summary of the outcomes for the SEA in response to the submissions is provided below:

- The biodiversity objective has been modified to include the protection of ecological corridors and linkages;
- The first biodiversity indicator has been amended to include the status of Protected Status;
- Consideration for climate adaptation, mitigation and resilience has been incorporated into the air, noise and climate objectives and indicators;
- Additional text has been provided in Section 1.1 of the Environmental Report to highlight that forthcoming plans and programmes have been considered as part of this SEA. Further, Table 1.1 in the Environmental Report has been updated to include the National Planning Framework, Regional Spatial and Economic Strategies and Second Cycle River Basin Management Plans;
- As described in Section 8 of the Environmental Report, mitigation measures have been proposed where appropriate. Mitigation measures for new development will be considered at a project level;
- The frequency of monitoring has been identified in Table 9.1 of the Environmental Report (and is also replicated in Table 3)
- As described in Section 4, an SEA addendum was prepared to assess likely significant effects arising from material amendments to the Celbridge LAP.
- This SEA Statement has been prepared with cognisance to the comments received from the EPA.

4.6 Assessment Stage 3 – Material amendments

In accordance with Section 20 of the Planning and Development Act 2000, as amended, the Draft Celbridge LAP was modified. The 53 amendments related to a change in the plan area as well as modifications to some objectives and the provision of additional objectives. These modifications constitute a material alteration to the Celbridge LAP.

A screening exercise was undertaken and the material amendments were deemed to have the potential for environmental impacts, therefore an addendum was prepared to support the Draft SEA Environmental Report.

This addendum as well as the AA screening report, the updated SFRA report on the amendments and the amended Celbridge LAP were subject to a four week period of consultation during May – June 2017.

2,655 submissions were received in relation to the material amendments and/or the SEA addendum. Upon completion of the consultation period, the Chief Executive's Report on submissions was prepared to take on board any comments received.

4.7 Assessment Stage 4 – Elected members

The Celbridge LAP was updated to consider those submissions received and the outcomes of the Chief Executive's report. A meeting was held with elected members of Kildare County Council on 17 August 2017 and the purpose of the meeting is to consider the Celbridge LAP and submissions received during the consultation period for the material alterations.

The Celbridge LAP was distributed to elected members of Kildare County Council and a number of minor amendments were made. This primarily related to adjusting text, however these changes were not considered material amendments as the intent of the policy and objectives remained the same. The amended Celbridge LAP represents the plan that was adopted by Kildare County Council.

After the adoption of the Celbridge LAP, the Environmental Report that was originally placed on public display alongside the Draft Celbridge LAP was updated to take account of recommendations contained in submissions made during the process and changes to the Celbridge LAP that were made on foot of submissions. This SEA Statement was also prepared at this stage.

4.8 Principal environmental impacts

4.8.1 Biodiversity

The majority of potential impacts for Biodiversity are positive or neutral as it is not proposed to develop solely on greenfield sites. It is intended that development will generally be consolidated within the footprint of the existing urban centre.

Uncertainties exist where the precise nature and extent of development is unknown. Negative impacts exist where agricultural lands or open space have been rezoned for development which has the potential, even with mitigation, to impact on habitats and species.

4.8.2 Population and Human Health

Potential impacts for Population and Human Health are predominantly positive as it is proposed to consolidate settlement and integrate land use and transport. The focus on providing local employment will also have a positive effect on Population and Human Health.

4.8.3 Soils and Geology

The majority of potential impacts for Soils and Geology are neutral or positive as development will primarily be consolidated within the footprint of the existing urban centre.

Uncertainties exist where the precise nature and extent of proposed new development is unknown. Negative impacts exist where agricultural lands or open space have been rezoned for development which has the potential to impact soil and geology in the area.

4.8.4 Water Resources and Flooding

Potential impacts for Water Resources and Flooding are generally positive or neutral as a comprehensive risk-based planning approach to flood management (that prevents or minimises future flood risk) is proposed.

There is the potential for negative impacts where rezoning for development occurs on agricultural and open space land. However, the avoidance of development in areas where flood risk has been identified will be the primary response.

4.8.5 Air, Noise and Climate

Potential impacts on Air, Noise and Climate are predominantly positive or neutral as employment zones are proposed to be located in close proximity to the town and along strategic corridors. The promotion of sustainable travel modes would and focus on reducing long distance commuting for employment while encouraging the development of green infrastructure will have a positive effect on air, noise and climate.

Uncertainties exist where the precise nature and extent of proposed new development is unknown. Negative impacts exist where agricultural lands or open space have been rezoned for development which has the potential, even with mitigation, to impact on the air and noise environment in the area.

4.8.6 Archaeological, Architectural and Cultural Heritage

Potential impacts on heritage are predominantly neutral or positive as development will be consolidated within the footprint of the existing urban centre. Significant emphasis has been placed on the retention, protection and enhancement of existing heritage features within the town.

There is the potential for negative impacts where rezoning for development occurs on agricultural and open space land. However, further assessment will occur at planning stage to assess and mitigate significant negative impacts. Uncertainties exist where the precise nature and extent of proposed new development is unknown and where the discovery of heritage features cannot be ruled out.

4.8.7 Landscape and Visual

The majority of potential impacts for Landscape and Visual are positive or neutral in nature. Uncertainties exist where the precise nature and extent of proposed new development is unknown. Negative impacts exist where agricultural lands or open space have been rezoned for development which has the potential, even with mitigation, to impact on the landscape and visual environment.

4.8.8 Material Assets

Potential impacts on Material Assets are largely considered as positive or neutral. This is because development will occur in a manner that is balanced and self-sustaining by occurring in tandem with physical and social infrastructure.

5 Alternatives

Section 7 of the Environmental Report describes the alternatives considered in the preparation of the Celbridge LAP. These alternatives primarily relate to alternative plan growth scenarios which provide different visions of how the future development of Celbridge might occur. Specifically, the following scenarios were considered:

- Scenario 1: Transit oriented development;
- Scenario 2: Town centre revitalisation;
- Scenario 3: School-focused strengthening; and
- Scenario 4: Standard suburban expansion.

5.1 Growth plans

Three potential growth targets were examined in the development of the Celbridge LAP which included the following:

- The target set by Kildare County Council is 3,250 units by 2023;
- Rapid growth of Celbridge, 50% above the target. At all potential densities, this amount of growth will require significant new residential land in all parts of the town; and
- Growth of 50% less than the targeted number. In this scenario, very little new land is required for development.

In order to ensure consistency with the Kildare County Development Plan 2017-2023 and the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, the target set by Kildare County Council was adopted for the purpose of the Celbridge LAP. This target was considered in the different land use scenarios that were assessed as part of the Environmental Report.

5.2 Land use

As outlined above, four different land use scenarios were deemed as reasonable alternatives to be considered as part of the SEA. The following sections describe the alternatives that were considered in further detail.

Scenario 1: Transit oriented development

This development scenario focuses on increasing the density of lands in the vicinity of Hazlehatch train station and strategic placement of development along bus routes or in the town centre to reduce reliance on private vehicles as the primary mode of transport.

Scenario 2: Town centre revitalisation

This development scenario would revitalise the town centre of Celbridge by redeveloping St Raphael's lands which lay on the southern side of the town centre.

Additionally, zoning would be implemented to encourage living above town centre shops and the development of town centre/mixed use land along the Dublin Road.

Scenario 3: School-focused strengthening

This development scenario would optimise access for new developments to the two school clusters within the town. The school clusters include the western cluster of St. Wolstan's Community School, Scoil Na Mainistreach and North Kildare Educate Together and the M4 cluster including Salesian College, Scoil Mochua and the temporary Celbridge Community School.

This scenario would use the greenfield sites in vicinity of these school clusters for new development and further development would take place on the right bank of the River Liffey, near Primrose Hill School and St. Patrick's Primary School.

Scenario 4: Standard suburban expansion

This develop scenario would place nearly all development on the edge of the town in greenfield sites. Further, this scenario considers that most development in Celbridge is slightly in excess of the minimum densities recommended by Kildare County Council (25 units per hectare).

5.3 Outcomes

Section 7 of the Environmental Report outlines the likely impacts associated with each alternative scenario. The chosen scenario is a combination of Scenarios 1 and 2. These alternative scenarios were amalgamated to arrive at the zoning strategy as outlined in the Celbridge LAP.

6 Monitoring

Article 10 of the SEA Directive requires that monitoring should be carried out in order to identify at an early stage any unforeseen adverse impacts associated with the implementation of the Celbridge LAP.

A monitoring programme has been developed based on the indicators (noted in Section 4.3) in order to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured. The indicators have been developed to illustrate changes that would be attributable to the implementation of the Celbridge LAP

Kildare County Council is responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action. The monitoring programme is described in Table 3.

Table 3: Monitoring Programme

Environmental Category	Target	Indicators	Data Sources, Responsibility, and Frequency
Biodiversity including Flora and Fauna	<p>Improve protection for protected sites and species.</p> <p>Improve protection for important wildlife sites, particularly protection of ecological linkages through the provision of green infrastructure.</p> <p>Improve access for the appreciation and promotion of wildlife.</p> <p>Preferably site new development in non-sensitive locations</p>	<p>Number and extent of Protected Sites.</p> <p>Areas actively managed for conservation.</p> <p>Population and range of Protected Species.</p> <p>Achievement of the Objectives of Biodiversity Plans</p>	<p>Sources: Kildare County Council, National Parks and Wildlife Services, Fisheries Board and EPA.</p> <p>Responsibility: Kildare County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development Plan.</p>
Population and Human Health	<p>Reduce population exposure to high levels of noise, vibration and air pollution.</p> <p>Increase modal shift to public transport.</p> <p>Co-ordination of land use and transportation policies.</p> <p>Reduction in journey to work (time/distance).</p> <p>Improve access to recreation opportunities</p>	<p>Census population data.</p> <p>Rates of Unemployment per area.</p> <p>% increase in housing (number and type).</p> <p>% change of commuter transport distances / times / range of public transport utilised.</p> <p>% of commuters using public transport.</p> <p>% change in education levels.</p>	<p>Sources: Kildare County Council and Central Statistics Office.</p> <p>Responsibility: Kildare County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development Plan.</p>
Soils and Geology	<p>Maintain the quality of soils.</p> <p>Safeguard strategic mineral reserves.</p> <p>Re-use of brownfield lands, rather than developing Greenfield lands.</p> <p>Minimise the consumption of non-renewable sand, gravel and rock deposits</p>	<p>Rates of re-use / recycling of construction waste.</p> <p>Rates of quarrying.</p> <p>Rates of brownfield site and contaminated land reuse and development.</p> <p>Rates of greenfield development.</p>	<p>Sources: Kildare County Council and Environmental Protection Agency.</p> <p>Responsibility: Kildare County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development Plan.</p>

Water Resources	<p>Improve water quality in rivers, lakes and groundwater.</p> <p>Protection of catchments/basins.</p> <p>Management of zones vulnerable to flooding.</p> <p>Promote sustainable drainage practices to improve water quality and flow</p>	<p>Compliance of potable water sources to water quality regulations.</p> <p>Compliance of surface waters with national and international standards.</p> <p>Potable and wastewater treatment capacities versus population.</p> <p>% of wastewater requiring treatment.</p> <p>Achievement of the Objectives of the River Basin Management Plans.</p> <p>Amount of new developments within flood plains.</p> <p>Annual costs of damage related to flood events.</p>	<p>Sources: Kildare County Council, Environmental Protection Agency and Fisheries Board.</p> <p>Responsibility: Kildare County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development Plan.</p>
Air, Noise and Climate	<p>Reduce levels of air pollution including air and noise emissions.</p> <p>Consideration of noise exposure when zoning land for new developments.</p> <p>Minimise emissions of greenhouse gases.</p> <p>Reduce waste of energy, and maximise use of renewable energy sources</p>	<p>Traffic, Transport and Vehicular survey data.</p> <p>National and region specific emission data.</p> <p>Compliance with national standards.</p> <p>Reduction in greenhouse gas emissions.</p> <p>Compliance of emission licensed facilities.</p> <p>Number of energy / renewable energy production facilities.</p> <p>% of dwellings / businesses using renewable energies.</p> <p>Rates of energy / renewable energy consumption.</p>	<p>Sources: Kildare County Council, Environmental protection Agency and Central Statistics Office.</p> <p>Responsibility: Kildare County Council</p> <p>Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development.</p>
Archaeological, Architectural and Cultural Heritage	<p>Enhance access to sites of heritage interest</p> <p>Regeneration of derelict and underutilised heritage sites.</p> <p>Improve appearance of areas with particular townscape character.</p>	<p>Updating of inventories to include new sites / features.</p> <p>Achieving the objectives of development plans regarding heritage protection.</p> <p>Range and extent of areas of heritage potential.</p>	<p>Sources: Kildare County Council and Department of Environment Community and Local Government.</p> <p>Responsibility: Kildare County Council</p>

	Improve protection for protected archaeological sites and monuments and their settings, protected structures and conservation areas and areas of archaeological potential.	Range and extent of areas of special planning controls.	Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development.
Landscape and Visual	Improve protection for landscapes of recognised quality. Maintain clear urban/rural distinctions. Enhance provision of, and access to, green space in urban areas	Range and extent of Amenity Landscapes. Rates of development within designated landscapes. Rates of urban expansion. Rates of deforestation. Rates of agricultural land re-development likely to impact landscape. % change of land use from rural to urban.	Sources: Kildare County Council and Department of Environment, Community and Local Government. Responsibility: Kildare County Council Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development Plan.
Material Assets	Improve availability and accessibility of commercially provided facilities and public services. Increase local employment opportunities. Improve efficiencies of transport, energy and communication infrastructure. Improve waste water treatment infrastructure. Reduce the generation of waste and adopt a sustainable approach to waste management.	Location / level of infrastructure. Achievement of development plan objectives. Rates of deprivation. Rate of waste disposal to landfill statistics. Range and extent of recycling facilities and services. Rates of recycling.	Sources: Kildare County Council, Central Statistics Office, National Roads Authority and Environmental Protection Agency. Responsibility: Kildare County Council Frequency: Align with monitoring evaluation report on the effects of implementing Kildare County Development Plan.

7 Final Appraisal

7.1 Team Interaction

The SEA involved interaction with Kildare County Council as well as those undertaking the SFRA and AA. The approach to interaction was based upon clear communication, transparent research, planning and an iterative assessment processes from inception to completion.

The SEA team and Kildare County Council regularly communicated in relation to developing the methodology for the SEA, alternatives to be considered in the SEA, the objectives, targets and indicators, mitigation measures and monitoring strategies to be implemented.

Close involvement of relevant team members in all stages of the project ensured integration of the SEA, SFRA, AA and Development Plan processes and the optimisation of outcomes associated with the Celbridge LAP.

7.2 Assessment Effectiveness

The iterative assessment process enabled the development of the SEA in parallel to the Celbridge LAP. As a consequence, policies and recommendations in the Celbridge LAP could be reworded and amended where necessary to accommodate the mitigation of impacts and optimisation of outcomes.

The Environmental Report identified the range of potential positive and negative impacts arising from the implementation of the Celbridge LAP. Some potential negative impacts remain; however, a range of mitigation measures have been identified (Refer to Section 8 of the Environmental Report) to lessen negative impacts.

Ultimately, the Celbridge LAP advocates for environmentally sustainable development within the plan area and is as positive for the environment as feasibly possible. The objectives and policies in the Celbridge LAP are cognisant of economic and social characteristics and the iterative development of the plan has optimised environmental outcomes where practicable.

7.3 Concluding Assessment

The adopted Celbridge LAP is considered the fairest plan in terms of equitable and sustainable development within the plan area. The other alternative scenarios considered were determined unsuitable for facilitating projected growth in a sustainable, equitable manner.

The matrix lead assessment basis of the SEA provided a holistic, integrated and iterative approach to the formation of the objectives and policies in the Celbridge LAP. The iterative process ensured that policies and recommendations considered were adjusted to mitigate environmental impacts.

Mitigation seeks to ensure the sustainable and appropriate development of Celbridge without compromising the integrity of the natural and built environment.

All new developments within the plan that are subject to Environmental Impact Assessment will need to consider the range of environmental objectives, indicators and targets and associated environmental mitigation measures identified as part of the Celbridge LAP and incorporate them into the project specific mitigation measures.

As outlined in Section 6, a monitoring programme has been developed to track progress towards achieving strategic environmental objectives and reaching targets, enabling positive and negative impacts on the environment to be measured. The SEA carried out has ensured that any potential significant environmental impacts have been identified and given due consideration.

Kildare County Council is responsible for collating existing relevant monitored data, the preparation of preliminary and final monitoring evaluation reports, the publication of these reports and, if necessary, the carrying out of corrective action.

Appendix A

Appraisal Matrix

A1 Assessment matrix

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Core Strategy									
Policy CS – Core Strategy	It is the policy of the Council to support the sustainable long-term growth of Celbridge in accordance with the Core Strategy of the Kildare County Development Plan 2017-2023.	P	P	P	P	P	P	P	P
Objectives									
CS01.1	To support and facilitate sustainable intensification and consolidation in the town centre and in established residential areas.	P	P	P	P	P	P	P	P
CS01.2	To support new residential development in Key Development Areas (KDAs) in tandem with the delivery of supporting physical and social infrastructure.	P	P	P	P	P	P	P	P
CS01.3	To support economic and social development that is consistent with the role of Celbridge as a Moderate Sustainable Growth Town.	P	P	P	P	P	P	P	P
CS01.4	To investigate options for the long-term development of Celbridge, and in particular the potential of lands in the vicinity of Hazelhatch / Celbridge rail station for development, in consultation with the NTA, Irish Rail, South Dublin County Council, the OPW and other statutory agencies and stakeholders.	P	P	P	P	P	P	P	P
CS01.5	To support and facilitate development on zoned lands based on the policies and objectives of the Kildare County Development Plan 2017-2023 and the Celbridge Local Area Plan 2017-2023.	P	P	P	P	P	P	P	P
Town Centre									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Policy TC1 - Town Centre	It is the policy of the Council to protect and enhance the role of Celbridge town centre as a vibrant and attractive town centre that meets the retailing and service needs of the area in addition to harnessing its potential as a heritage and tourism destination within the region.	P	P	P	P	P	P	P	P
Objectives									
TCO1.1	To protect and enhance the commercial and retail primacy and function of the town centre and promote new development that consolidates the existing urban core through regeneration and infill.	P	P	P	P	P	P	P	P
TCO1.2	To protect the quality, ambience, vibrancy and vitality of Celbridge Town Centre by promoting an appropriate mix of day and night time uses.	P	P	P	P	P	P	P	P
TCO1.3	To support development that will strengthen the town centre and act as a catalyst for renewal.	P	P	P	P	P	P	P	P
TCO1.4	To promote a high standard of urban design in the town centre that contributes to the creation of safe and attractive streets and spaces and creates a desirable place in which to work, live and visit.	P	P	P	P	P	P	P	P
TCO1.5	To encourage and facilitate the re-use and regeneration of vacant or underused sites for appropriate town centre uses and encourage the full use of buildings and in particular, upper floors and back lands.	P	P	P	P	P	P	P	P
TCO1.6	To achieve greater economic use of town centre premises through encouraging residential uses above ground floor. The Council will actively encourage initiatives such as 'living over the shop' and other similar initiatives.	P	P	P	P	P	P	P	P
TCO1.7	To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to pedestrians and cyclists.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
TCO1.8	To support the continued use of the Mill Centre as an activity hub for the town and support improvement and intensification of activity at this location.	P	P	P	P	P	P	P	P
Town Centre Expansion									
Policy TCE 1	It is the policy of the Council to reinforce the retail and services function of the town centre by ensuring that the expansion of the town centre occurs on appropriate edge of town centre sites.	P	P	P	P	P	P	P	P
Objectives									
TCEO1.1	To support town centre uses on identified opportunities to the south of Main Street at St. Raphael's (Oakley Park) subject to the protection of the architectural and landscape character of the area.	P	P	P	P	P	P	P	P
TCEO1.2	To support an appropriate mix of uses on town centre expansion sites such as retail, office, residential, community and amenity uses.	P	P	P	P	P	P	P	P
TCEO1.3	To ensure that town centre expansion sites are supported by direct walking and cycle links to the Main Street.	P	P	P	P	P	P	P	P
Retailing									
Policy R1- Retailing	It is the policy of the Council to support the Tier 1, Level 3 retail function of Celbridge and to consolidate retail development within the town centre.	P	P	P	P	P	P	P	P
Objectives									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
RO2.1	To protect the primacy of the town centre as the core retail area in Celbridge, through the application of a sequential approach to retail development, in accordance with the Retail Planning Guidelines for Planning Authorities, DECLG (2012).	P	P	P	P	P	P	P	P
RO2.2	To support and facilitate the development of retail, retail services and niche retailing in the town centre area, including infill development and redevelopment of an appropriate scale subject to the preservation of architectural heritage and new development on town centre extension sites.	P	P	P	P	P	P	P	P
RO2.3	To ensure that the scale and type of retail offer is appropriate to the Tier 1, Level 3 status of Celbridge and is sufficient to serve the local catchment without adversely impacting upon higher order retail centres.	P	P	P	P	P	P	P	P
RO2.4	To encourage the adaption of buildings in the core area to accommodate modern retail uses and services where this does not have any negative impact on architectural heritage.	P	P	P	P	P	P	P	P
RO2.5	To encourage and facilitate the re-use and regeneration of derelict and vacant land and buildings for retail and other town centre uses, subject to the protection of architectural heritage.	P	P	P	P	P	P	P	P
RO2.6	To support and facilitate convenience retailing and services of an appropriate scale at identified neighbourhood centre locations, and ensure that new development enhances the character of the area.	P	P	P	P	P	P	P	P
Public Realm									
Policy PR1 – Public Realm	It is the policy of the Council to seek to actively encourage, support and facilitate environmental and public realm improvements in Celbridge Town Centre and at neighbourhood centres to address environmental quality, urban design, safety, identity and attractiveness.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Objectives									
PRO1.1	To ensure that all new development in the town centre and in neighbourhood centres contributes positively to and enhances the streetscape and public realm and presents a positive edge to streets and the public roadway.	P	P	P	P	P	P	P	P
Shopfronts									
Policy R2 – Shopfronts	It is the policy of the Council to support the provision of high quality shop fronts and signage that contribute positively to and enhance the streetscape and to seek to control and limit superfluous signage.	P	P	P	P	P	P	P	P
Objectives									
R04.1	To ensure that new shopfront design contributes positively to and enhances the streetscape, and is in accordance with the guidance set out in the County Kildare Shop Front Guidelines (Kildare County Council July 2013).	P	P	P	P	P	P	P	P
R04.2	To ensure that new signage contributes positively to and enhances the streetscape in accordance with the guidance set out in the Kildare County Council Policy on Signage (April 2013).	P	P	P	P	P	P	P	P
Undesirable Uses									
Policy UU1 – Undesirable Uses	It is the policy of the Council to manage the provision of undesirable uses such as fast food outlets, take-aways, amusement arcades, betting offices and off-licences, and to manage the distribution of non-retail uses in the interest of protecting the vibrancy, residential amenity and public realm of Celbridge Town Centre.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Objectives									
UUO1.1	To prevent an excessive concentration of fast food outlets, take-aways, betting offices, amusement arcades and off-licences in Celbridge Town Centre.	P	P	P	P	P	P	P	P
UUO1.2	To manage the distribution and concentration of non-retail uses in the town centre in order to support active uses and activities that promote vibrancy and vitality of the town centres.	P	P	P	P	P	P	P	P
Residential Development: Capacity and Delivery									
Policy RD1 - Residential Development: Capacity and Delivery	It is a policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations in Celbridge to satisfy the housing needs of the town and that each household has access to good quality housing that is appropriate to its circumstance.	P	P	P	P	P	P	P	P
Objectives									
RDO1.1	To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Chapter 12.	P	P	P	P	P	P	P	P
RDO1.2	To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy in Chapter 13.	P	P	P	P	P	P	P	P
RDO1.3	To encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the LAP area subject to compliance with the relevant development management standards of the County Development Plan.	P	P	P	P	P	P	P	P
RDO1.4	To focus the majority of new housing in Celbridge within walking or cycling distance of a school cluster, the town centre or transport routes.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
RDO1.5	To manage the provision of one off housing on lands zoned as '1: Agricultural'. Limited one off housing will be permitted in this zone subject to compliance with the rural housing policy (Chapter 4) of the CDP. Documentary evidence of compliance with this policy must be submitted as part of the planning application, including a separate statement by the applicant on the need to reside in the area.	P	P	P	P	P	P	P	P
RDO1.6	To ensure that, notwithstanding compliance with policy RDO1.5, applicants comply with all other normal siting and design considerations.	P	P	P	P	P	P	P	P
Residential Density, Mix and Design									
Policy RD 2 - Residential Density, Mix and Design	It is the policy of the Council to require that all new residential development provides for a sustainable mix of house types, sizes and tenures and that new development complements the existing residential mix.	P	P	P	P	P	P	P	P
Objectives									
RDO2.1	To require all new residential developments meet the standards and guidance set out in: <ul style="list-style-type: none"> The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHG (2009). Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015). The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013). The policies, objectives and development management standards contained in this LAP and the Kildare County Development Plan. 	P	P	P	P	P	P	P	P
RDO2.2	To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Celbridge.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
RDO2.3	To require the submission of a Design Statement (CDP Section 17.3 refers) and Housing Mix Statement (CDP Section 17.4.3 refers) with applications for residential development in accordance with the provisions of the County Development Plan.	P	P	P	P	P	P	P	P
RDO2.4	To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).	P	P	P	P	P	P	P	P
Education, Childcare and Health Facilities									
Policy COM1 - Education, Childcare and Health Facilities	It is the policy of the Council to facilitate and secure the provision of social infrastructure to support existing and new communities, in a manner which provides flexibility to respond to varied and changing community needs.	P	P	P	P	P	P	P	P
Objectives									
COMO1.1	To support and facilitate improvements to existing educational, childcare and healthcare facilities within the Celbridge LAP area.	P	P	P	P	P	P	P	P
COMO1.2	To require the provision of childcare spaces in the Key Development Areas, in accordance with the phasing requirements set out in Chapter 13.	P	P	P	P	P	P	P	P
Community & Recreational Facilities									
Policy COM2 Community & Recreational Facilities	It is the policy of the Council to facilitate and support a broad range of community and recreational facilities to serve the needs of the residents of Celbridge.	P	P	P	P	P	P	P	P
Objectives									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
COMO2.1	To support and facilitate the continued provision of multi-functional community facilities to meet the needs of the population of Celbridge.	P	P	P	P	P	P	P	P
COMO2.2	To ensure that adequate and safe amenity and recreational open spaces are available for all groups of the population at a convenient distance from their homes and places of work.	P	P	P	P	P	P	P	P
COMO2.3	To support and facilitate the provision of play facilities in Celbridge, including playgrounds and a skatepark, for children of all ages, having regard to children with special needs.	P	P	P	P	P	P	P	P
Integrated Services Programme									
Policy COM3 Integrated Services Programme	It is the policy of the Council to support the vision of the Celbridge Integrated Services Programme to encourage a sustainable and socially cohesive community which meets the needs of all residents.	P	P	P	P	P	P	P	P
Objectives									
COMO3.1	To promote and facilitate, where appropriate, the realisation of the goals and objectives of the Celbridge Integrated Services Programme.	P	P	P	P	P	P	P	P
Enterprise and Economic Development									
Policy ED1 – Enterprise and Economic Development	It is the policy of the Council to support sustainable economic development in Celbridge, optimising on the town’s location in the North Kildare Economic Cluster and the Metropolitan Area of Dublin and its potential as a heritage and tourism destination.	P	P	P	P	P	P	P	P
Objectives									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
EDO1.1	To ensure that there is a sufficient supply of zoned lands at suitable locations to accommodate a range of enterprise and employment development types.	P	P	P	P	P	P	P	P
EDO1.2	To promote and support enterprise and employment uses, including professional services, public administration, research and development, knowledge – based/digital enterprise to support the tourism industry and other commercial activities, on town centre expansion sites.	P	P	P	P	P	P	P	P
EDO1.3	To promote linkages with major national institutions and companies such as Maynooth University, Intel and Hewlett Packard and the State Laboratories at Backweston.	P	P	P	P	P	P	P	P
EDO1.4	To support industrial and warehousing development on lands zoned for “Light Industry and Warehousing” development.	P	P	P	P	P	P	P	P
EDO1.5	To ensure that all business parks and industrial areas are designed to the highest architectural and landscaping standards.	P	P	P	P	P	P	P	P
Tourism									
Policy ED2 – Tourism	It is a policy of the Council to promote the significant heritage and tourism potential of Celbridge and to support sustainable tourism development.	P	P	P	P	P	P	P	P
Objectives									
EDO2.1	To support the development of tourism infrastructure, attractions and facilities at appropriate locations subject to the projection of architectural heritage and natural amenities.	P	P	P	P	P	P	P	P
EDO2.2	To support the ongoing development of Castletown House and Demesne for leisure and tourism purposes, subject to the protection of architectural heritage and natural amenities.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
EDO2.3	To support and facilitate the development of an integrated network of Greenways and Heritage Trails along suitable corridors in Celbridge, including pathways along the River Liffey corridor, subject to relevant environmental assessments.	P	P	P	P	P	P	P	P
EDO2.4	To support the development of outdoor leisure activities on lands that are designated as open space, subject to the protection of landscape character and natural heritage.	P	P	P	P	P	P	P	P
EDO2.5	To support the sensitive restoration of heritage buildings and sites and operate flexibly with regard to the use of converted buildings to facilitate heritage tourism.	P	P	P	P	P	P	P	P
EDO2.6	To support tourism projects that seek to showcase and promote cultural heritage including arts, music, aviation, history, Irish language, customs and ways of life.	P	P	P	P	P	P	P	P
EDO2.7	To facilitate tourism activities such as waterways activities, eco-tourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Celbridge, subject to relevant environmental assessments.	P	P	P	P	P	P	P	P
EDO2.8	To promote and support tourism led diversification on sites that are zoned for "Commercial and Tourism" development.	P	P	P	P	P	P	P	P
EDO2.9	To support the development of standardised signage and interpretation for tourism facilities and tourist attractions throughout Celbridge.	P	P	P	P	P	P	P	P
EDO2.10	To support the development of linkages between historical sites within and around Celbridge.	P	P	P	P	P	P	P	P
EDO 2.11	To investigate the feasibility of access to trails within the grounds of Celbridge Abbey including passage over the Rock Bridge to cross the River Liffey.	P	P	P	P	P	P	P	P
Derelict Sites and Vacant Sites									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Policy DVS1 – Derelict Sites and Vacant Sites	It is the policy of the Council to apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in Celbridge.	P	P	P	P	P	P	P	P
Objectives									
DVSO1.1	To apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in securing the regeneration of derelict and vacant sites which are detracting from the amenities of Celbridge.	P	P	P	P	P	P	P	P
DVSO1.2	To promote the sustainable development of vacant residential and regeneration sites in Celbridge through the application of the Urban Regeneration and Housing Act 2015, Vacant Site Levy, on lands zoned Town Centre and New Residential.	P	P	P	P	P	P	P	P
Non-Conforming Uses									
Policy ED3 – Non Conforming Uses	It is the policy of the Council, where commercial and industrial enterprises exist as non-conforming but long established uses, to support their continued operation and reasonable expansion, in accordance with the proper planning and sustainable development of the area, save where such a use would impact negatively on the economic and social wellbeing of the area and inhibit development that is in conformance with the land use zoning objective.	P	P	P	P	P	P	P	P
Objectives									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
EDO3.1	To support the continued operation and reasonable expansion of existing nonconforming uses, except in cases where same: <ul style="list-style-type: none"> • Result in loss of amenity to adjoining properties • Cause adverse impact on the environment • Cause adverse impact on the visual amenity or character of the area, or • Inhibit the development of adjoining land in conformance with its land use zoning objective 	P	P	P	P	P	P	P	P
Pedestrian and Cycle									
Policy MT1 – Pedestrian and Cycle	It is the policy of the Council to provide an enhanced pedestrian and cycle network in Celbridge including the provision of an additional crossing of the River Liffey, to ensure ease of access to public transport, the town centre, heritage sites and other recreational facilities.	P	P	P	P	P	P	P	P
Objectives									
MT01.1	To ensure all footpaths in the town provide adequate access for the disabled and mobility impaired.	P	P	P	P	P	P	P	P
MT01.2	To facilitate and encourage cycling as a more convenient, popular and safe method of transport through the development of new or improved cycle facilities in Celbridge with a particular focus on the routes identified in the National Transport Authority (NTA) Greater Dublin Area Cycle Network Plan to link population, commercial, community facilities, schools and transport nodes. Any new development to facilitate routes identified in the Greater Dublin Area Cycle Network Plan shall be subject to the mitigation detailed in the environmental assessments for that plan.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MTO1.3	To ensure that adequate and secure bicycle parking facilities are provided generally throughout Celbridge, and as part of new residential, educational, recreational, and commercial developments.	P	P	P	P	P	P	P	P
MTO1.4	To provide footpaths and public lighting at the following locations (see Map 8.1): a. At the east side of the Newtown Road as part of development of KDA 6. b. Refurbish Main Street footpaths, whilst taking cognisance of the Georgian character of the town. c. Resurface footpaths on the Dublin Road, where required. d. Full provision for pedestrians and cyclists, including public lighting, on Loughlinstown Road as part of road objectives for KDA 3. e. Resurface footpaths on the Maynooth Road, where required, and upgrade cycle facilities along this section of the primary cycle network. f. Full provision of facilities for pedestrians and cyclists on Hazelhatch Road to the Railway Station and to housing estates.	P	P	P	P	P	P	P	P
MTO1.5	To maintain the existing Slí na Sláinte routes and facilitate additional routes in and around the Celbridge area.	P	P	P	P	P	P	P	P
MTO1.6	To facilitate a new pedestrian / cycling bridge across the Liffey linking to Celbridge Town Centre, in conjunction with any new development at KDA2 – Donaghcumper and new residential areas to the south.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MTO1.7	To promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to local shops, schools, public transport services and other amenities, in accordance with NTA published 'Permeability: Best Practice Guide (2015)', or any successor to same, subject to local public consultation.	P	P	P	P	P	P	P	P
MTO1.8	To require new housing developments to deliver filtered or full permeability to adjoining development in so far as is possible and, in the case of adjoining greenfield sites, to ensure the potential for such provision is addressed.	P	P	P	P	P	P	P	P
MTO1.9	To upgrade existing pedestrian and cycle facilities across the River Liffey.	P	P	P	P	P	P	P	P
Public Transport									
Policy MT2 – Public Transport	It is the policy of the Council to support improvements to the public transport network serving Celbridge.	P	P	P	P	P	P	P	P
Objectives									
MTO2.1	To create an interlinked public transport network that maximises the efficiency of existing services, reduces overall journey times and facilitates easy exchanges between modes and/or routes.	P	P	P	P	P	P	P	P
MTO2.2	To ensure where possible, that all public transport is accessible to the disabled and to encourage retrofitting where same is possible and cost effective.	P	P	P	P	P	P	P	P
MTO2.3	To support the enhancement of facilities at the Hazelhatch train station, in particular cycle facilities.	P	P	P	P	P	P	P	P
MTO2.4	To provide greater opportunities for modal shift to public transport through the appropriate management of development particularly in lands to the south of Celbridge town centre.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MT02.5	To work with all agencies to improve and develop public transport facilities in the area and to link such facilities with Celbridge Town Centre and other nearby towns and to ensure that developments are carried out in accordance with the requirements of this Plan and relevant legislation.	P	P	P	P	P	P	P	P
MT02.6	To promote alternative routes of the bus service to Hazelhatch Train Station so that it serves Main Street, Maynooth Road, Shackleton Road and Clane Road.	P	P	P	P	P	P	P	P
Transportation									
Policy MT3 – Transportation	It is the policy of the Council to support improvements to the road and street network in Celbridge in order to provide connectivity and permeability throughout the town, enable access to and from new communities and to reduce through-traffic in the town centre.	P	P	P	P	P	P	P	P
Objectives									
MT03.1	To seek to prepare, within 12 months of the date of the adoption of the Celbridge Local Area Plan, 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, vehicle movement and links to the railway stations in consultation with statutory agencies, key stakeholders and the local community. Upon completion, the recommendations of the TMP shall be integrated into the LAP by way of a statutory amendment, where appropriate.	P	P	P	P	P	P	P	P
MT03.2	To require all road development to be undertaken in accordance with 'Principles of Road Development' as set out in Section 5.8.3 of the Transport Strategy for the Greater Dublin Area 2016-2035.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MTO3.3	To maintain, and improve as required the local road network to ensure a high standard of road quality and safety in accordance with the requirements of this Plan and relevant legislation.	P	P	P	P	P	P	P	P
MTO3.4	To safeguard the capacity of the road network in Celbridge through the use of Intelligent Transport Systems	P	P	P	P	P	P	P	P
MTO3.5	To secure the provision of the strategic road objectives identified on Map 8.1, which provides access to new communities and key development areas within the town.	P	P	P	P	P	P	P	P
MTO3.6	To ensure that all significant development proposals for the KDAs are subject to a Traffic Impact Assessment (TIA), to be carried out in accordance with the Traffic and Transport Assessment Guidelines, NRA (2014). The requirement for TIA will be determined, by the Planning Authority, on a case-by-case basis.	P	P	P	P	P	P	P	P
MTO3.7	To require all new developments to comply with the requirements of the Kildare Local Authorities Noise Action Plan 2013 and any revisions of this plan (this may be viewed on the Kildare County Council website at the following address; www.kildarecoco.ie).	P	P	P	P	P	P	P	P
MTO3.8	To require all new developments to comply with the recommendations of the Design Manual for Urban Roads and Streets (DMURS), and National Cycle Manual, or any subsequent relevant publication.	P	P	P	P	P	P	P	P
MTO3.9	To facilitate the construction of a road from Hazelhatch Park to Newtown Road in tandem with development of KDA 5 and in the interim to protect this route from development.	P	P	P	P	P	P	P	P
MTO3.10	To facilitate the construction of a road from Primrose Hill to Loughlinstown Road in tandem with the development of KDA 2 and in the interim to protect this route from development.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MTO3.11	To explore by way of Feasibility Study the potential to construct a Western Link Road that will link Maynooth Road R405 with the Clane Road R403	P	P	P	P	P	P	P	P
MTO3.12	To facilitate the construction of a new vehicular river crossing between Clane Road and Newtown Road within either of the two protected corridors, as indicated on Map 8.1, subject to environmental assessment.	P	P	P	P	P	P	P	P
MTO3.13	To protect from development a route for a potential new road (including a new bridge over the River Liffey) between Clane Road (near the Celbridge Educate Together School) and Hazelhatch Park.	P	P	P	P	P	P	P	P
MTO3.14	To carry out the following road improvements (See Map 8.1): a. Resurface and improve the Maynooth Road, where required. b. Improve the existing Liffey Bridge to better accommodate pedestrians and cyclists. c. Improve and widen Newtown Road as part of the development of KDA 5. d. Reconstruct footpaths on Main Street. e. Resurface and improve the Hazelhatch Road between the railway station and the town, including the provision of adequate pedestrian crossing facilities. f. Upgrade the Oldtown Road from Church Road to the town boundary. g. Upgrade the Loughlinstown Road in conjunction with road objectives for KDA 3.	P	P	P	P	P	P	P	P
MTO3.15	To provide passive traffic calming measures throughout Celbridge, where necessary and as funding allows.	P	P	P	P	P	P	P	P
MTO3.16	To improve junctions and to upgrade traffic signals where appropriate throughout the town.	P	P	P	P	P	P	P	P
MTO3.17	To promote the planting of native species when considering the landscaping requirements of new transport networks.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
MTO3.18	To ensure insofar as possible that all transport facilities and services (including car parking) operational in the Celbridge area are accessible to people with mobility needs. Car parking shall generally be provided in accordance with “Buildings for Everyone: A Universal Design Approach” 2012 published by the National Disability Authority, or any subsequent relevant publication.	P	P	P	P	P	P	P	P
Car Parking									
Policy MT4 – Car Parking	It is the policy of the Council to manage the provision of parking to provide for the needs of residents, businesses and visitors to Celbridge town centre.	P	P	P	P	P	P	P	P
Objectives									
MTO4.1	In relation to Car Parking it is an objective of the Council: a. To require parking provision for new development in accordance with the standards set out in the County Development Plan. b. To investigate the rationalisation of car parking on the historic main street through the provision of additional off street public car parking in the town centre. c. To ensure the provision of permanent durable surfaces to all public and private car-parking facilities.	P	P	P	P	P	P	P	P
Water Supply & Wastewater									
Policy INF1 – Water Supply & Wastewater	It is the policy of the Council to work with Irish Water to protect existing water and wastewater infrastructure in Celbridge, to maximise the potential of the existing network and to ensure that new or upgraded infrastructure is provided to facilitate future growth.	P	P	P	P	P	P	P	P
Objectives									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
INFO1.1	To work with Irish Water to protect, manage and optimise water services infrastructure in Celbridge.	P	P	P	P	P	P	P	P
INFO1.2	To work with Irish Water to promote the ongoing upgrade and expansion of water services networks to meet the future needs of Celbridge.	P	P	P	P	P	P	P	P
Surface Water									
Policy INF2 – Surface Water	It is the policy of the Council to maintain and enhance the existing surface water drainage systems in Celbridge and to protect surface and ground water quality in accordance with the Water Framework Directive.	P	P	P	P	P	P	P	P
Objectives									
INFO2.1	To carry out surface water infrastructure improvement works as required, subject to relevant environmental assessments.	P	P	P	P	P	P	P	P
INFO2.2	To require Sustainable Urban Drainage Systems (SUDS) as part of all plans and development proposals in Celbridge. Proposals for KDAs should address the potential for SUDS at a local and district level to control surface water outfall and protect water Quality.	P	P	P	P	P	P	P	P
INFO2.3	To maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Celbridge in accordance with the Eastern River Basin District River Basin Management Plan and in conjunction with the EPA.	P	P	P	P	P	P	P	P
INFO2.4	To require applicants to demonstrate that proposals will not negatively impact on the status of a water body, in accordance with the requirements of the Water Framework Directive and associated River Basin Management Plans.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
INFO2.5	To ensure that planning applications have regard to any existing groundwater protection schemes and/or the likely impacts that the development may have on groundwater, groundwater dependent terrestrial ecosystems (GTDEs) and soils.	P	P	P	P	P	P	P	P
Flood Risk Management									
Policy INF3 – Flood Risk Management	It is the policy of the Council to manage flood risk in Celbridge in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).	P	P	P	P	P	P	P	P
Objectives									
INFO3.1	To manage flood risk in Celbridge in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).	P	P	P	P	P	P	P	P
1NF03.2	To ensure development proposals within the areas outlined on the Flood Risk Map are the subject of Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development being proposed.	P	P	P	P	P	P	P	P
INFO3.3	To support and co-operate with the OPW in delivering flood alleviation work under the Eastern CFRAM Programme	P	P	P	P	P	P	P	P
Energy and Communications									
Policy INF4 – Energy and Communications	It is the policy of the Council to promote and facilitate the development and renewal of energy and communications networks in Leixlip, while protecting the amenities of the town.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Objectives									
INFO4.1	To support the statutory providers of national grid infrastructure by safeguarding existing infrastructure and strategic corridors from encroachment by development that might compromise the operation, maintenance and provision of energy networks.	P	P	P	P	P	P	P	P
INFO4.2	To support and facilitate the provision of telecommunications infrastructure, including broadband, in Celbridge, subject to safety, environmental and amenity requirements.	P	P	P	P	P	P	P	P
INFO4.3	To seek the undergrounding of all electricity, telephone and television cables in the town.	P	P	P	P	P	P	P	P
INFO4.4	To discourage a proliferation of above ground utility boxes in the town and to seek screening measures in conjunction with the provision of such structures.	P	P	P	P	P	P	P	P
INFO4.6	To promote and encourage the use of renewable energy technologies in existing and proposed building stock within the LAP area subject to consideration of environmental, conservation and visual requirements.	P	P	P	P	P	P	P	P
Solid Waste									
Policy INF5 – Solid Waste	It is the policy of the Council to protect environmental quality in Celbridge through the implementation of European, national and regional policy and legislation relating to air quality, light pollution, noise pollution and waste management.	P	P	P	P	P	P	P	P
Objectives									
INFO4.1	To adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with new development.	P	P	P	P	P	P	P	P
INFO4.2	To provide a civic amenity site (recycling centre) in Celbridge on lands located south of the M4 Motorway and north of the R449 Regional Route to the west of Exit 6.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Archaeological Heritage									
Policy BH1 – Archaeological Heritage	It is the policy of Council to safeguard the archaeological heritage of the LAP area and avoid negative impacts on sites, monuments, features or objects of significant historical or archaeological interest.	P	P	P	P	P	P	P	P
Objectives									
BHO1.1	To protect and preserve those items of archaeological interest as listed in Table 10.1 and shown on the Map 10.1 from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.	P	P	P	P	P	P	P	P
BHO1.2	To protect the historic core of Celbridge town and retain where possible the existing street layout, historic building lines and traditional plot widths where these derive from medieval origins.	P	P	P	P	P	P	P	P
BHO1.3	To ensure proposals contribute towards the protection and preservation of the archaeological value of sites including underwater sites associated with the River Liffey.	P	P	P	P	P	P	P	P
BHO1.4	To provide for the protection of burial grounds within Celbridge in co-operation with agencies such as the Office of Public Works and the National Monuments Section of the Department of the Arts, Heritage and the Gaeltacht.	P	P	P	P	P	P	P	P
Protected Structures									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Policy BH2 – Protected Structures	It is the policy of the Council to preserve and enhance the buildings identified on the Record of Protected Structures and to carefully consider any proposals for development that would affect the special value of such structures, including their historic curtilage, both directly and indirectly.	P	P	P	P	P	P	P	P
Objectives									
BHO2.1	To ensure the protection and preservation of all protected structures, (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures (refer to Table 10.2 and Map 10.2 and Map 10.2a).	P	P	P	P	P	P	P	P
BHO2.2	To support the sensitive restoration of protected structures and their attendant grounds and operate flexibility with regard to the use of these buildings to facilitate their ongoing use, with particular reference to St. Wolstan’s, Donaghcumper House and Celbridge Abbey, subject to good conservation principles.	P	P	P	P	P	P	P	P
BHO2.3	To raise awareness of the unique built heritage of Celbridge by facilitating research and interpretation projects.	P	P	P	P	P	P	P	P
BHO2.4	To address dereliction and vacancy in the town centre and promote appropriate uses and the sensitive restoration of historic buildings.	P	P	P	P	P	P	P	P
BHO2.5	To support the implementation of the conservation and management plan for St. Mochua’s Church and to carry out similar projects in Celbridge as opportunities arise.	P	P	P	P	P	P	P	P
BHO2.6	To support the implementation of a conservation and management plan for Donaghcumper Medieval Church Ruins	P	P	P	P	P	P	P	P
Architectural Conservation Areas									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Policy BH3 – Architectural Conservation Areas	It is the policy of the Council to preserve the historic character of proposed Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of these areas.	P	P	P	P	P	P	P	P
Objectives									
BHO3.1	To initiate a process to designate ACA's in Celbridge that encompasses (i) the Main Street of Celbridge, Celbridge Mill and surrounds, English Row, Tea Lane and Big Lane; and (ii) the Temple Mill buildings and associated worker's cottages.	P	P	P	P	P	P	P	P
BHO3.2	To prepare character statements and area specific policies and objectives for the candidate ACAs in Celbridge.	P	P	P	P	P	P	P	P
BHO3.3	To ensure that new development, including infill development, extensions and renovation works within or adjacent to the ACAs preserve and enhance the special character and visual setting of the ACA including views and vistas, streetscapes, building lines, fenestration patterns and architectural features.	P	P	P	P	P	P	P	P
BHO3.4	To have regard to the Kildare Shopfront Guidelines (2013) in the consideration of any proposals within the proposed ACA in the historic core, providing that they contribute to the established pattern, scale, materials and proportions of the buildings within the proposed ACA. Modern design that makes a positive contribution to this proposed ACA will also be considered.	P	P	P	P	P	P	P	P
BHO3.5	To support the retention, repair and re-use of materials which characterise the vernacular architecture of the candidate ACAs including stone, slate, timber windows and doors, and decorative render.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
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BHO3.6	To address dereliction and promote appropriate and sensitive reuse and rehabilitation of buildings, building features and sites within the proposed ACAs.	P	P	P	P	P	P	P	P
BHO3.7	To reduce and prevent visual and urban clutter within the ACAs including, where appropriate, traffic management structures, utility structures and all signage.	P	P	P	P	P	P	P	P
BHO3.8	To encourage the sensitive restoration and extension of cottages in accordance with the guidelines produced by Kildare County Council.	P	P	P	P	P	P	P	P
Historic Landscapes Areas									
Policy HLA1- Historic Landscapes Areas	It is the policy of the Council to preserve the special landscape character of historic landscapes within Celbridge as set out on Map 13.1 Land Use Zoning.	P	P	P	P	P	P	P	P
Objectives									
HLA01.1	To preserve the special landscape character of historic landscape areas and ensures that new development protect and enhance the special character and visual setting of the historic landscapes outlined on Map 13.1(Note 7) Note 7: This will not preclude the development of lands for Town Centre Extension within KDA 2 – Donaghcumper as same were considered to be outside of the ‘Designed’ areas of the landscape.	P	P	P	P	P	P	P	P
HLA01.2	To support the preparation of Woodland Conservation and Management Plans for lands with the Historic Landscape Areas.	P	P	P	P	P	P	P	P
Natural Heritage									

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
Policy NH1 Natural Heritage	It is the policy of the Council to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure development with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment.	P	P	P	P	P	P	P	P
Objectives									
NHO1.1	To ensure an Appropriate Assessment, in accordance with Article 6(3) and Article 6(4) of the Habitats Directive and with DEHLG guidance (2009), is carried out in respect of any plan or project not directly connected with or necessary to the management of a Natura 2000 site to determine the likelihood of the plan or project having a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and to ensure that projects which may give rise to significant cumulative, direct, indirect or secondary impacts on Natura 2000 sites will not be permitted (either individually or in combination with other plans or projects) unless for reasons of overriding public interest.	P	P	P	P	P	P	P	P
NHO1.2	To identify, protect, conserve and enhance wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish and contribute to compliance with Article 10 of the Habitats Directive.	P	P	P	P	P	P	P	P
NHO1.3	To protect and conserve the integrity of soils that supports the rich biodiversity and ecological networks in Celbridge.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
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Green Infrastructure									
Policy GI 1 – Green Infrastructure	It is the policy of the Council to protect, enhance and further develop the Green Infrastructure Network in Celbridge and to strengthen links to the wider regional network.	P	P	P	P	P	P	P	P
Objectives									
GIO 1.1	To reduce and avoid fragmentation or deterioration of the Green Infrastructure network and strengthen ecological links within Celbridge and to the wider regional network.	P	P	P	P	P	P	P	P
GIO 1.2	To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the town by increasing, where appropriate, tree canopy coverage using locally native species by incorporating them within design proposals and supporting their integration into the existing Green Infrastructure Network.	P	P	P	P	P	P	P	P
GIO 1.3	To integrate Green Infrastructure as an essential component of all new developments and restrict development that would fragment or prejudice the Green Infrastructure Network.	P	P	P	P	P	P	P	P
GIO 1.4	To ensure key hedgerows identified, and the linkages they provide to larger areas of green infrastructure and the wider countryside, are retained where appropriate and integrated into the design of new developments.	P	P	P	P	P	P	P	P
GIO 1.5	To promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure Network, while ensuring that the design and operation of the routes responds to the ecological protection needs of each site.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
GIO 1.6	To maintain a biodiversity protection zone of not less than 15 metres from the top bank of the River Liffey and of not less than 10 metres from the top bank of smaller watercourses in Celbridge, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic green routes and trails will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments.	P	P	P	P	P	P	P	P
GIO1.7	To promote best practice with respect to minimising the spread of, and eradicating, invasive species, in accordance with the provisions of Section 13.8.3 of the Kildare County Development Plan 2017-2023.	P	P	P	P	P	P	P	P
GIO1.8	To carry out, as resources allow, Habitat and Green Infrastructure Mapping for the areas included in the extended Celbridge Local Area Plan area (i.e. Castletown, St Wolstans and Donaghcumper Demesnes).	P	P	P	P	P	P	P	P
Open Spaces									
Policy OS1 - Open Spaces	It is the policy of the Council to provide for a hierarchy of high quality multi-functional public open spaces within Celbridge, and to preserve and protect such spaces through the appropriate zoning of lands.	P	P	P	P	P	P	P	P
Objectives									
OSO1.1	To support and facilitate the provision of open spaces with ecological and recreational corridors to aid the movement of biodiversity and people, subject to environmental assessment.	P	P	P	P	P	P	P	P
OSO1.2	To protect lands zoned Open Space and Amenity and Strategic Open Space on Map 13.1 for a variety of passive and active uses.	P	P	P	P	P	P	P	P

Celbridge LAP Objectives and Targets		SEA Environmental Objectives							
Ref	Text	Biodiversity	Population & Human Health	Soils & Geology	Water Resources	Air, Noise & Climate	Heritage	Landscape & Visual	Material Assets
OSO1.3	To provide a range of opportunities for active and passive recreation within public open spaces and to support 'Edible Gardening' community projects where appropriate.	P	P	P	P	P	P	P	P
OSO1.4	To pursue the creation of a Liffey Valley Regional Park together with Dublin City Council, Fingal and South Dublin County Councils and the OPW.	P	P	P	P	P	P	P	P
OSO1.5	To maintain and protect from in appropriate development the greenbelt between Leixlip, Celbridge and Maynooth.	P	P	P	P	P	P	P	P
Policy SRV1- Scenic Routes and Views									
SRV1	It is the policy of the Council to ensure that the proposed location, siting and design of buildings and structures and any mitigation measures identified protect the special character of the identified scenic routes and protected views.	P	P	P	P	P	P	P	P
Objectives									
SRVO1.1	To protect the visual amenity and character of scenic routes and views in Celbridge and Castletown as identified in the County Development Plan.	P	P	P	P	P	P	P	P
SRVO1.2	To require a Visual Impact Assessment of proposals for development that may impact the special character and visual amenity of scenic routes and views as part of the planning application process.	P	P	P	P	P	P	P	P
Key Development Areas									
KDA 1	St. Raphael's (Oakley Park): Town Centre Extension	P	P	P	P	P	P	P	P
KDA 2	Ballyoulster: New Residential Area	P	P	P	P	P	P	P	P
KDA 3	Oldtown: New Residential Area	P	P	P	P	P	P	P	P
KDA 4	Crodaun: New Residential Area	P	P	P	P	P	P	P	P
KDA 5	Simmonstown: New Residential Area	P	P	P	P	P	P	P	P