

Kildare County Council

**Leixlip Local Area Plan 2020 -  
2026**

Appropriate Assessment Screening  
of Material Amendments to the Draft  
Leixlip Local Area Plan 2020 - 2026

Issue 1 | 3 October 2019

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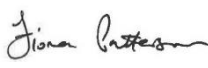
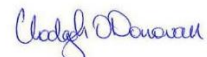
Job number 262800

**Ove Arup & Partners Ltd**  
Bedford House  
3rd Floor  
16-22 Bedford Street  
Belfast  
BT2 7FD  
Northern Ireland  
[www.arup.com](http://www.arup.com)

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			Prepared by	Checked by	Approved by
		Name	Donncha Madden	Fiona Patterson	Clodagh O Donovan
		Signature			
		<b>Filename</b>			
		<b>Description</b>			
			Prepared by	Checked by	Approved by
		Name			
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		Name			
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# 1 Introduction

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Kildare County Council is proposing to materially alter the Draft Leixlip Local Area Plan (LAP) 2020 - 2026 ('The Draft Plan') in accordance with Section 20(3) of the Planning and Development Act 2000 (as amended).

This report is an addendum to the Natura Impact Report (NIR) for the Draft Leixlip Local Area Plan (LAP) 2020 - 2026 and details the Appropriate Assessment Screening of the Proposed Material Alterations to the Draft Leixlip Local Area Plan 2020 - 2026.

The various sections within the main NIR for the Draft Plan should be referred to for background information on the requirements for AA, the AA process, the existing environment of Leixlip, distances and links to Natura 2000 sites, potential for significant effects arising from the Draft Leixlip LAP and mitigation including within the Draft Plan to avoid adverse effects on any Natura 2000 site's integrity.

The NIR for the Draft Plan concluded that the LAP would not have a significant adverse effect on the integrity of the Natura 2000 network either in isolation or in combination with other plans and projects acting in the same area.

## 2 Background

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The Draft Plan provides the main public statement of planning policies and objectives for Leixlip. The Draft Plan is a key document for setting out a vision for how Leixlip should develop over the years 2020 - 2026 and beyond. The policies and objectives are critical in determining the appropriate location and form of different types of development, as the LAP acts as the primary statutory land-use policy framework against which planning applications are assessed.

The objectives of the LAP are also used by Kildare County Council to guide their activities and to indicate priority areas for action and investment by the Councils such as focusing on attracting employment into the town and provision of additional housing requirements.

The Draft Leixlip Local Area Plan 2020 - 2026 was placed on public display for a six-week period from Thursday, 30<sup>th</sup> May 2019 to the 11<sup>th</sup> July 2019 (inclusive). In total, some 495 submissions/observations were received during the public consultation period, including 10 from government departments, agencies and planning authorities.

Following this period of public consultation, the Chief Executive prepared and distributed to the elected members of the County Council a report on the submissions received, including an opinion thereon and any recommended amendments to the Draft Plan. The Chief Executive's Report was submitted to the Members of Kildare County Council for their consideration on the 21<sup>st</sup> August 2019.

Having considered the Draft Leixlip LAP and the Chief Executive's Report, it was resolved by the Members, at a Special Meeting of Kildare County Council on the 23<sup>rd</sup> September 2019, to alter the Draft Leixlip LAP, and that these alterations constitute Material Alterations to the Draft LAP.

In accordance with Section 20 (3) (e) of the Planning and Development Act 2000 (as amended), the proposed Material Alterations will be hereby published for public consultation for a period of 4 weeks.

### 3 Material Alterations

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There are 64 proposed Material Alterations to the Draft Plan. The proposed Material Alterations are outlined within the report 'Leixlip Draft Local Area Plan 2020 - 2026 Proposed Material Alterations.' This should also be read in conjunction with the addendum as the Material Alterations are not repeated here.

## 4 AA Screening of the Material Alterations to the LAP for Potential Effects on Natura 2000 Sites

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The results of the screening exercise of the Proposed Material Alterations for potential effects on Natura 2000 sites, are presented in Table 1. None of the Proposed Material Alterations to the LAP have been considered to have the potential for significant effects on Natura 2000 sites. Within Table 1 the reference number for each Material Alteration is provided however the main Proposed Material Alterations to Draft Leixlip Local Area Plan 2020 – 2026 report should be referred to for full details of each Material Alteration.

**Table 1: Leixlip LAP Material Alterations – AA Screening for Potential Effects on Natura 2000 Sites**

Material Alteration	Risk of Significant Effect (including in combination and cumulative effects)
1	None identified. Reduction of plan period to Leixlip Local Area Plan 2020 - 2023 with consequential amendments throughout the document.
2	None identified. This proposed alteration describes the requirement of the Council to review, at a future time, the draft LAP to ensure consistency with the Kildare CDP, as varied. No updates to the LAP are required at this time to provide this consistency, as a variation to the same has yet to be prepared.
3	None identified. Objective PC1.1 describes the requirement of the Council to review, at a future time, the draft LAP to ensure consistency with the Kildare CDP, as varied.
4	None identified. This proposed alteration elaborates on content already included in the draft plan.
5	a) None identified. Addition of text to section 4.1 b) None identified. Deletion of text from section 4.
6	None identified. This proposed alteration provides for a redistribution of housing units in the LAP area.
7	None identified. This proposed alteration elaborates on content already provided in the Draft LAP.
8	None identified. This proposed alteration elaborates on content already provided in the draft plan by further defining and stipulating the proposed phasing of development at lands in the key development areas, and infill development in the town centre.
9	None identified. The preparation of a Town Renewal plan.
10	None identified. This proposed alteration elaborates on content already included in the Draft LAP.



<b>Material Alteration</b>	<b>Risk of Significant Effect (including in combination and cumulative effects)</b>
11	None identified. Objective UCR1.6 relates to the increased use of the Irish language on shopfronts in Leixlip.
12	None identified. Objective UCR2.9 relates to the management of undesirable land-uses within the LAP area.
13	None identified. Objective UCR2.10 stipulates that any new shop front and signage design contributes positively to and enhances the streetscape of Leixlip.
14	None identified. This proposed alteration provides detail on the proposed Town Renewal Plan.
15	None identified. This proposed amendment elaborates on content already included in the draft LAP.
16	None identified. This proposed amendment elaborates on content already included in the draft LAP by taking into account the proposed Town Renewal Plan.
17	None identified. This proposed amendment elaborates on content already included in the draft LAP by taking into account the proposed Town Renewal Plan.
18	None identified. This proposed amendment stipulates the requirement for certain developments to be subject to a Transport Impact Assessment, in accordance with the provisions of the Spatial Planning and National Roads Guidelines.
19	None identified. This proposed alteration relates to text changes throughout the Draft LAP.
20	None identified. Addition of new objective EDT3.13 for the promotion of historical linkages with William Francis Roantree Leixlip's Fergottown Fenian.
21	None identified. The application of the 10% social housing requirement is in accordance with the Planning and Development Act 2000, as amended, and thus represents the existing scenario.
22	None identified. This proposed alteration elaborates on content already included in the Draft LAP.

Material Alteration	Risk of Significant Effect (including in combination and cumulative effects)
23	None identified. This proposed alteration elaborates on content already included in the Draft LAP.
24	None identified. Addition of new objective HC4.4 which relates to the development of a primary care centre in Leixlip.
25	None identified. Deletion of former objective MT1.6 relating to the removal of Objective MT1.6, which relates to the provision of a footbridge over the Rye Water, represents a return to the baseline scenario in this regard.
26	None identified. This proposed alteration elaborates on content already included in the Draft LAP.
27	None identified. This proposed alteration elaborates on content already included in the Draft LAP
28	<p>a) None identified. Replacement of objective MT2.3 with new text, elaborates on content already provided in the draft LAP.</p> <p>b) None identified. Amendment of text in objective MT2.4 does not provide for any change to what is proposed with regards the provisions of bus priority measures.</p> <p>c) None identified. Deletion of former objective MT2.7.</p>
29	None identified. Deletion of former objective MT2.6 under section 8.2 Public Transport and addition of new objective MT2.7. Objective MT2.7 does not provide for development within the lifetime of the plan, but rather outlines the commitment of the Council to liaise with the NTA to consider the potential for the provision of a new railway station and strategic park and ride facilities on lands at Collinstown.
30	None identified. Objective MT2.6 does not provide for development within the lifetime of the plan, but rather outlines the commitment of the Council to investigate the feasibility of implementing park and ride facilities within the LAP.
31	None identified. Amendment to text in objective MT3.2(i). This proposed amendment elaborates on content already included in the draft LAP.

Material Alteration	Risk of Significant Effect (including in combination and cumulative effects)
32	None identified. Amendment to text in objective MT3.2(v) under section 8.3 Roads and Street Network. This proposed amendment elaborates on content already included in the draft LAP.
33	None identified. Amendment to text in objective MT3.11. This proposed amendment elaborates on content already included in the draft LAP.
34	None identified. Amendment of text in section 8.4 from ‘Abbey Square’ to ‘Arthur Guinness Square.’ This proposed amendment elaborates on content already included in the draft LAP.
35	None identified. Addition of new objective MT3.14 under section 8.3 which relates to the possible introduction of traffic calming measures at Castletown Housing estate
36	None identified. Addition of text as a second paragraph under section 9.2 Water Supply and Wastewater. This proposed alteration relates to the provision of information regarding the Irish Water National Water Recourses Plan.
37	None identified. Addition of new objective BH1.9 which relates to the remedy of derelict and vacant buildings in the LAP area, and the reuse and rehabilitation of protected structures
38	None identified. Amendment to objective GI1.1 under section 11.2 Green Infrastructure which relates to the protection of green infrastructure and stepping stone habitats throughout the LAP area, as well as the requirement for habitat surveys to inform new development
39	None identified. Amendment to objective GI1.9 which removes the previous proposal for new linear parkland access and stipulates that no road proposal will be considered through the park.
40	<p>a) None identified. Omission of figure 11.2 Green Infrastructure Mapping for Leixlip. This proposed alteration elaborates on content already included in the Draft LAP.</p> <p>b) None identified. Amendment of text in paragraph 3 of section 11.3 Open Space (Social Infrastructure Recommendations). This proposed alteration elaborates on content already included in the Draft LAP.</p>

Material Alteration	Risk of Significant Effect (including in combination and cumulative effects)
41	None identified. Addition of a part 4 to objective OS1.1 under section 11.3 Open Space which elaborates on content already included in the Draft LAP.
42	None identified. Addition of new objective OS1.7 which relates to the development of a sensory garden and other amenities in St. Catherine's Park would require landscaping works and some minor installation works relating to sculptures, fountains, benches etc
43	None identified. Addition of new objective OS1.8 which relates to the introduction of amenity features in existing open spaces within the plan area would require landscaping works and some minor installation works relating to sculptures, fountains, benches etc.
44	None identified. Amendment to text in section 12.1.2 which relates to minor text changes to the existing content of the Draft LAP in order to align Section 12.1.2 with the updates to the Phasing plan.
45	None identified. Relates to relates to minor text changes to the content already included in the Draft LAP.
46	None identified. Relates to the restructuring of the internal design of the previously proposed Celbridge Road KDA, including the incorporation of increased landscaping and open space, and the removal of proposed pedestrian/cycle routes between the KDA and residential areas to the north.
47	None identified. Relates to the restructuring of the internal design of the previously proposed Leixlip Gate KDA, including the reduction in boundary of the same to take into account planning permission for a single dwelling to the northeast, change in access etc.
48	None identified. Relates to the zoning of land from 'New Residential' to 'Open Space and Amenity'.
49	None identified. Amendment to figure 12.5 Collinstown Boundary with Constraints to remove the 30m development set back from the Overhead Powerlines (OHL's).
50	None identified. Addition of new objective COL1.1 under section 12.7.2 making provisions for the preparation of a Masterplan for Collinstown.

Material Alteration	Risk of Significant Effect (including in combination and cumulative effects)
51	None identified. Deletion of figure 12.6 Indicative Design Concept from the LAP and any consequent reference to the same.
52	None identified. Amendment to table 12.3 Collinstown Infrastructure Delivery Schedule relating to the phased development of a new railway station at Collinstown. This proposal was assessed in the NIR for the Draft Plan.
53	None identified. Addition of text in section 12.7.3.1 Urban Design Principles after the first paragraph. Minor text changes to the content already included in the Draft LAP.
54	None identified. Amendment to the text in the 14 <sup>th</sup> bullet point in section 12.7.3.1 Urban Design Principles. Minor text changes to the content already included in the Draft LAP.
55	None identified. Amendment to the text in the 3 <sup>rd</sup> and 4 <sup>th</sup> bullet points in section 12.7.3.3 Open Space and Landscaping. Minor text changes to the content already included in the Draft LAP.
56	None identified. Addition of new objective CON1.1 under section 12.8 Confey. Relating to the preparation of a masterplan for the Confey area. Objective CON1.1 stipulates that development within the Confey area will be subject to ecological assessments and environmental assessments as required. It also includes for the deletion of former objectives CON1.1-1.4 under section 12.8.
57	None identified. Amendment to map ref 4 Land Use Zoning Objectives for the Confey UDF Lands and consequential necessary amendments throughout the rest of the document and Confey Urban Design Framework.
58	None identified. Amendment to table 13.3 Land Use Zoning Matrix through the addition of rows for Park and Ride Facility and Cinema in the list of land uses and changing Q from Business and Technology to Enterprise & Employment.
59	None identified. Minor amendment of text in land use zoning objective Q under table 13.1 of section 13.

Material Alteration	Risk of Significant Effect (including in combination and cumulative effects)
60	None identified. Amendment to the zoning designation with change in zoning from open space to open space and amenity.
61	None identified. Amendment of text in section 2.1.2 Surface Water, Drainage and Infrastructural Services of Appendix A: Confey – Urban Design Framework which makes provisions for the recognition of wayleaves during the plan development.
62	None identified. Amendment of text in Draft Plan section 2.1.3 Land Use third paragraph of Appendix A: Confey Urban Design Framework.
63	None identified. Elaborates on content already included in the Draft Plan by amendment of text in section 2.1.6.2 Residential Area R1 in Appendix A: Confey – Urban Design Framework.
64	None identified. Elaborates on content already included in the Draft Plan by amendment of text in section 2.1.6.3 The Community Hub (CH) Character Area in Appendix A: Confey – Urban Design Framework.

## 5 Conclusion

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The likely impacts that will arise from the Material Alterations to the Draft Leixlip Local Area Plan 2020 - 2026 alone and in combination with other plans and programmes have been examined in the context of a number of factors that could potentially have a significant effect on European Sites. It is considered that significant adverse effects on any European sites arising from the implementation of the LAP are extremely unlikely.

On the basis of the findings of this Screening for Appropriate Assessment of European Sites, it is concluded that the Material Alterations to the Draft Leixlip Local Area Plan 2020 - 2026 will not have a significant effect on the Natura 2000 network and a Stage 2 Appropriate Assessment is not required.