

Planning and Development Acts 2000(as amended)
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amended)

***Development of a Playground and Carpark
on Leixlip Amenity Centre Lands, Station
Road, Leixlip, Co Kildare***

Leixlip Playground and Carpark Part 8 Planning Application Report

1. Location

The proposed location for the playground is on the grounds of the Leixlip Amenities Centre. The site is located to the north of Le Chéile Athletic Club's all-weather running track. This playground will replace a small existing playground (540m²) located on the Leixlip Amenities Centre lands. The location of the existing playground will be replaced with a carpark and the existing carpark west of the current playground will be realigned to maximize the available car parking spaces. Currently, the site proposed for the playground is being rented as a worker carpark for the Intel construction site.

2. Kildare County Development Plan 2023-2026

The proposed development of the project also supports a number of objectives that are set out in the **Kildare County Draft Development Plan (KCDDP) 2023-2026**.

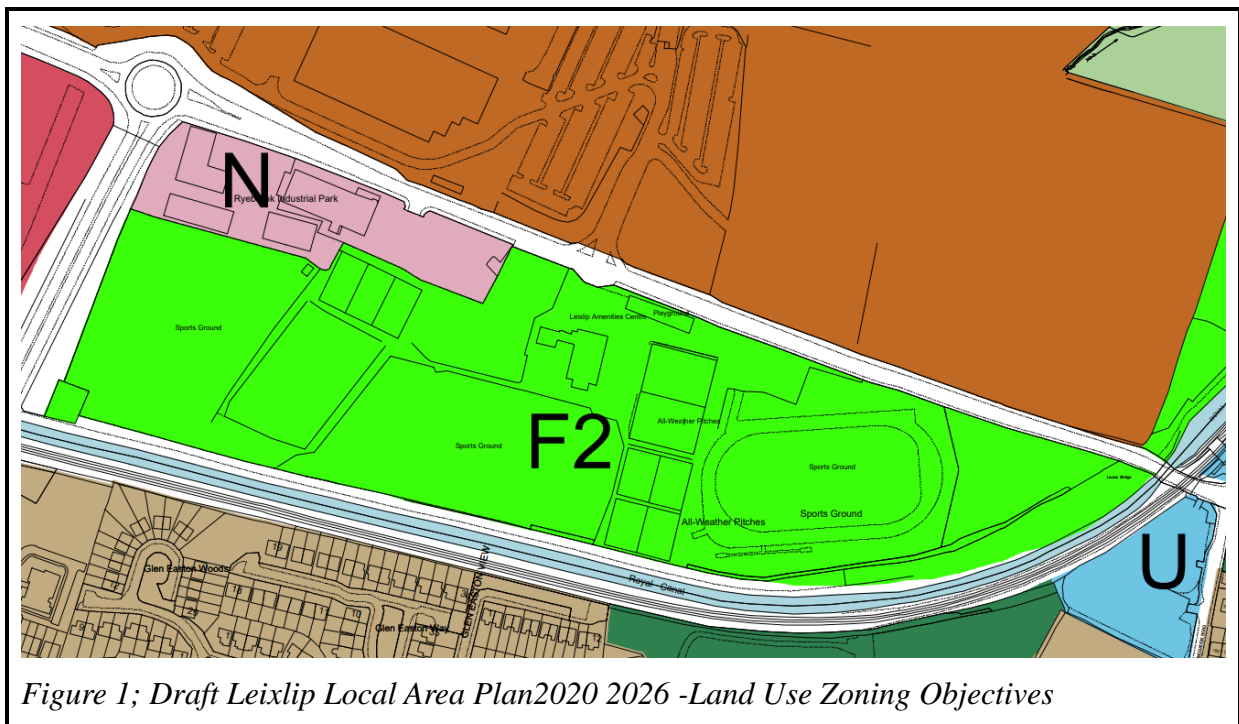


Figure 1; Draft Leixlip Local Area Plan 2020-2026 -Land Use Zoning Objectives

On the Leixlip Local Area Plan 2020 – 2026 the location of the playground has been zoned as **F2: Strategic Open Space**

The proposed development of the project also supports a number of objectives listed below that are set out in KCDDP 2017-2023. These are under Landscape, Recreation and Amenity and Community Infrastructure and Creative Places.

LR O80 Provide or facilitate the development of suitable sites of appropriate scale for recreational and amenity use, through this Plan and the Development Management process in accordance with the forthcoming National Outdoor Recreation Strategy, the Ready, Steady, Play! A National Play Policy (2004) and the TeenSpace: National Recreation Policy for Young People (2007). Such land shall be

easily accessible to the public and located in or adjacent to areas of existing or proposed residential use, or close to centres of rural communities.

LR O86 Provide play facilities adjacent to other community and childcare facilities, in so far as is possible, and to ensure their proper management and maintenance.

LR O87 Implement the Kildare Play Strategy (2018-2028) to address the play and recreational needs of children and young people growing up in County Kildare.

LR A18 Refurbish the existing playground in the Leixlip Amenities Centre and all other playgrounds around the county as necessary.

SC O13 Facilitate the provision of appropriately scaled children's play facilities and teen space facilities at suitable locations within existing and new residential development.

SC O25 Increase the quantity and improve the quality of children's play facilities across the county particularly in areas where a lack of provision has been identified (e.g. play areas should be within a 10-minute walk of new and existing residential areas). Subject to AA screening and where applicable, Stage 2 AA

SC P4 Ensure the needs of children and young people, including those with disabilities and additional needs, in the provision of indoor and outdoor recreational facilities are provided for in the community in which they live.

Under the draft Development plan the area has been zoned as low Landscapes sensitivity.

The **Leixlip Local Area Plan 2020-26** contains the objectives:

HC3.3 To support and facilitate the provision of children's play facilities in Leixlip, including playgrounds and a skate park, for children of all ages having regard to children with special needs

OS1.8 To promote and provide amenities features such as picnic tables, playgrounds or outdoor gym equipment facilities in existing open spaces within the plan area

The **Kildare Play Strategy 2018-2028** contains the objectives:

1.6 Promote STEAM (Science, Technology Education Arts & Maths

- Increase the range of activities in playgrounds and the public realm which promote STEAM.

1.7 Promote STEAM (Science, Technology Education Arts & Maths Promote education in numeracy in play

- Provide equipment in playgrounds and the public realm which develops numeracy skills.

1.8 Promote the Irish Language

- Develop facilities and tools to promote the Irish language through play.

2.1 Continue to develop public playgrounds which comply with best practices in relation to European Safety Standards

- Ensure all playgrounds meet European Safety Standards.
- To develop play with risk.

2.2 Continue to develop a network of playgrounds throughout the county –

- Continue and develop partnerships with sporting and community organisations to deliver and promote play.

2.3 To provide best practice for the design of playgrounds and play spaces –

- Facilitate where possible the inclusion of zip lines, and trees within playground designs larger swing slides and monkey bars identified as the most popular play equipment in the consultation for this strategy.

2.4 To provide accessible play opportunities

- To continue to use existing accessible equipment, which is popular with people with disabilities. These include the basket swing, wide slide, swings with harnesses and sensory equipment identified in the consultation for this strategy
- Increase the diversity of accessible play equipment in playgrounds in consultation with disability representative groups.
- To provide family-friendly playgrounds in Kildare.

3.1 Promote play & recreation for their health benefits

- Develop play opportunities for children & young people which develop their strength, flexibility and co-ordination.
- Promote play as one of the providers and protectors of physical and mental health and wellbeing.

The site of the playground is zoned for Open Space and Amenity. Therefore, the location of a playground on this site as well as its use for recreational activity is complementary to the zoning. The site is also connected by road and footpaths and is within walking distance of Leixlip village centre.

2. Access

The existing entrance to Leixlip Amenities Centre from the R148 will be used to provide vehicular and pedestrian access to the playground and carpark. Existing parking for the Leixlip Amenities Centre will be available for parking to access the playground. A new pedestrian entrance with universal access will be provided at the east end of the playground from the R148.

Car parking spaces for 79 vehicles will be provided as part of this proposal. This will include 18 standard spaces (2.5 x 5m) and 4 spaces designated for car users with disabilities (3.6 x 6m). One parking space for multi-purpose vehicles (7.8 x 5.4m) with ramps or hoist will also be provided. Included within the proposed design will be parking for 10 bicycles. A tarmac-paved surface will be installed in the car and bike parking areas.

A new 3.5m maintenance entrance will be provided as an access point to the wayleave for the maintenance of the surface water drainage network. This will require the installation of 3.5m v-mesh gates matching the existing fencing.

3. Playground

The playground will be 1130sq.m approximately. The budget for the playground is €250K.

3a. Boundary Treatment

It is proposed to utilize the existing hedge on the north boundary and weld mesh fencing on the south and east boundaries. A 2m mesh fence will be constructed on the northern boundary.

A double entrance will operate as a pedestrian entrance and service access to the playground. The pedestrian entrance will be 1.8m wide with a self-closing gate and 2.2m gate which will give additional width for maintenance and servicing of the playground.



Example of the Type of Fencing Proposed for the Playground Boundary

3b. Playground Design

The detailed design of the playground is subject to a tender process.

However, it will contain the following elements:

- The playground will cater for 1-12 years old.
- It will contain a range of equipment for children from 1-6 and 6-12 years. The equipment may include the following: Swings, Slides, Rockers, Seesaw, Zip wire, Play Panels, Multi Play Units, Sand & Water Play & landscaping.
- It is envisaged that the grass will be utilized as a play surface where possible.
- Additional surfaces which may be used in the design of the playground include rubber surfacing, woodchip and sand.
- The design may also contain landscape features such as mounding, sand pit, planting and living willow structures as well as tree and shrub planting.
- It is likely that the construction of the playground will take 12-16 weeks from onsite commencement to completion and opening. This timeframe is dependent on weather and ground conditions.

- Equipment with varying heights will be used throughout the playground to a maximum height of 5.5m
- The ground investigation report revealed that onsite attenuation was not possible therefore a consultant engineer was engaged and it has been deemed most appropriate that surface water from the site will be drained to the surface water drainage network

4. Carpark

A new car park comprising of 79 parking spaces will be provided.

This will consist of

- Enlargement of current spaces from 2.4m x4.8m to 2.5m x 5m
- Surface water drained from the new car parking will pass through a petrol interceptor
- The car parking will be available for use by visitors to the playground, sporting clubs and users of the Leixlip amenity Centre
- Improved 2-lane vehicular access to Le Chéile Athletics Club
- Designated pedestrian walkway connecting Le Chéile Athletics Club to the amenity centre that will allow pedestrians to be segregated from vehicular traffic