

Kildare County Council

Leixlip Local Area Plan 2020-2023 (as extended) Proposed Amendment No. 1 (Confey Masterplan)

Screening for Strategic Environmental Assessment

Reference:

Issue | 11 December 2023

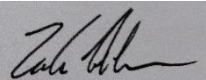


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1. Introduction

Kildare County Council (KCC) is proposing to incorporate the Confey Masterplan in to the Leixlip Local Area Plan 2023-2023 (as extended) by way of a Statutory Amendment (hereafter referred to as 'Proposed Amendment No. 1 (Confey Masterplan)') to the Leixlip LAP 2020-2036 to ensure compliance with the requirements of the Leixlip LAP and the associated Confey Urban Design Framework (UDF) at Appendix 1 of the LAP.

The Confey Masterplan is prepared in accordance with Objective CON 1.1(a) of the Leixlip LAP, which states that *'No residential development shall take place on the lands identified within the Confey Urban Design Framework until such time as a masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).'*' The purpose of this report is to determine whether Proposed Amendment No. 1 (Confey Masterplan) requires Strategic Environmental Assessment (SEA).

2. Mandatory Requirements

Under S.I. No. 436 of 2004, Planning and Development (SEA) Regulations 2004, where a Planning Authority proposes to amend a local area plan under Section 20 of the Planning and Development Act (as amended), it shall, before giving notice under section 20 (3), consider whether or not implementation of the amended plan would be likely to have significant effects on the environment, taking into account relevant criteria set out in Schedule 2A (of the Regulations).

Proposed Amendment No. 1 (Confey Masterplan) constitutes an amendment to the Leixlip Local Area Plan. Section 5 of this report sets out the required criteria in Schedule 2(A) to consider whether the amended plan would be likely to have significant effects on the environment.

3. Background

This section provides context to determining the need for SEA of the Confey Masterplan as an amendment to the Leixlip LAP.

3.1 Leixlip Local Area Plan 2020-2023 (as extended) Objectives

The Leixlip LAP identified a significant land bank in Leixlip at Confey to accommodate further development within the region. However, whilst the area presented offers considerable development opportunities, the Leixlip LAP noted that for sustainable development, the following relevant policies and objectives will be applicable to the Confey Urban Design Framework:

CON 1.1 (a) No residential development shall take place on the lands identified within the Confey Urban Design Framework until such time as a Masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).

- (b) *The Masterplan should include (but not be restricted to):*
- (i) *Phasing infrastructure programme including physical, social, transport and economic infrastructure;*
 - (ii) *Site-Specific Flood Risk Assessment for the masterplan lands;*
 - (iii) *Transport Impact Assessment including proposals (if any) for Captain’s Hill (R149).*
 - (iv) *Upgrades to Cope Bridge.*
 - (v) *Details of any upgrade works to Captain’s Hill, to include entrances/exits to existing housing estates from same.*
 - (vi) *Statement of Compliance with Urban Design Framework.*
 - (vii) *Water and wastewater network requirements.*
 - (viii) *Associated Environmental Assessments.*
- (c) *Individual applications for smaller sections of the Confey Masterplan lands shall not be considered by the Planning Authority or An Bord Pleanála until the Masterplan is integrated into the Local Area Plan in accordance with (a) above.*

As noted in CON 1.1 (a), the objectives presented in the Leixlip LAP state that any development cannot be undertaken until a detailed Masterplan has been presented. The Amendment to the Leixlip LAP satisfies this objective of the Leixlip LAP.

3.2 SEA for Leixlip Local Area Plan 2020-2023 (as amended)

The Leixlip Local Area Plan SEA Environmental Report (Arup, 2019) assessed the potential impact of the Draft LAP on the environment which provided policy objectives for Confey for land zoned “subject to masterplan”. The SEA acknowledged “*that any development has the potential to give rise to significant environmental effects and that all development will be subject to Environmental Impact Assessment or Appropriate Assessment at project level, where required*” (Arup, 2019).

An additional change to land-use zoning for development at Confey was also assessed within the SEA. The change proposed to reduce the area of land zoned for development subject to the proposed Confey UDF and rezone the excluded land for Agricultural use. The SEA concluded that “*a reduction in the area of land identified for large-scale development, and its change of use to one which is considered to be substantially less intensive, is likely to give rise to an overall positive environmental effect*” (Arup, 2019).

3.3 Proposed Material Alterations to the Draft Leixlip Local Area Plan 2020-2026

The Draft Leixlip LAP 2020-2026 was subject to proposed material alterations prior to the official extension of the LAP to 2026. These material alterations proposed to alter objectives within the Leixlip LAP and revise the land use-zoning presented in the Confey UDF. The Proposed Material Alteration (MA) No. 56 proposed to delete the objectives CON1.1-CON1.4 and insert a new objective (CON1.1) under Section 12.7 of the Leixlip LAP which is provided in Section 3.1 above.

In addition, the Proposed MA No. 57 relates to the re-zoning of land from agricultural to new residential which has the potential to result in negative environmental effects-on aspects such as water, biodiversity, air and noise, land and soil and landscape and visual. Proposed MA No. 57 sought to rezone the lands within the Confey UDF as follows:

Amend the Map Ref. 4 Land Use Zoning Objectives for the Confey UDF lands to provide for an increase in the amount of land zoned ‘C – New Residential’ in accordance with proposed Material Alteration No. 6. The lands are located to the west, north/northeast and east of Confey.

The land use designations which were proposed to be altered are presented below in Figure 1.

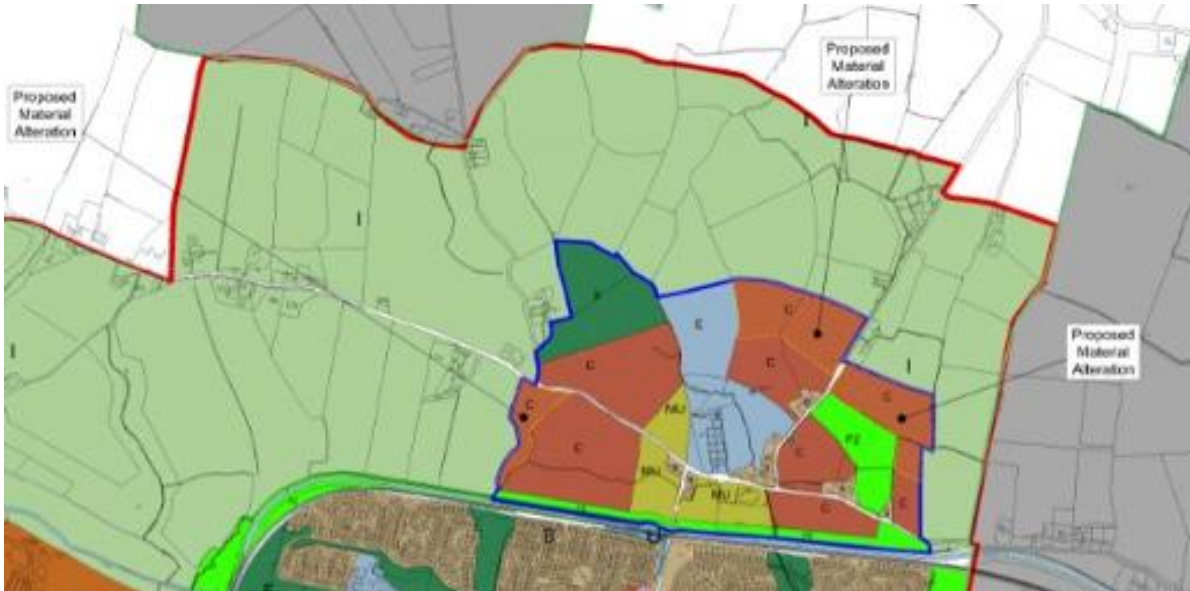


Figure 1 Proposed Land Use Changes from Material Alterations (Source: CE Report on Proposed MAs, KCC 2020)

3.4 SEA of Material Alterations

A SEA Addendum of Material Alterations was prepared with regard to Annex 1 of the SEA Directive and Schedule 2B of the Planning and Development (SEA) Regulations 2004 (SI 436 of 2004) as amended by the Planning and Development (SEA) (Amendment) Regulations 2011 (SI 201 of 2011). The SEA Addendum concluded that both Proposed MAs No. 56 and No. 57 would require further assessment.

The SEA Addendum concluded that the Proposed MA No. 56 “is not expected to give rise to significant environmental effects and does not require further assessment. Objectives CON1.1-CON1.4 are ultimately superseded by Objective CON1.1” (Arup, 2020). Therefore, for the purposes of this assessment, Proposed MA 56 does not require any further consideration.

However, the SEA Addendum of Material Alterations noted the following:

Regard should be had, however, to proposed Material Alteration No. 56, which makes provisions for the preparation of a masterplan for the lands at Confey. It should be noted that following preparation of the masterplan, the extent of the proposed greenfield development, and subsequent potential for negative environmental effects, may be reduced. The SEA of proposed Material Amendment No. 57 is therefore representative of a worst-case assessment. It should also be noted that a number of environmental assessments will be carried out, during its preparation, in order to inform the Confey Masterplan. This will work to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing the any greenfield development (Arup, 2020).

4. The Confey Masterplan

The Confey Masterplan seeks to satisfy the objectives of CON1.1 in the Leixlip LAP and provides the masterplan required to guide development in the area. The boundaries of the masterplan are presented in Figure 2.

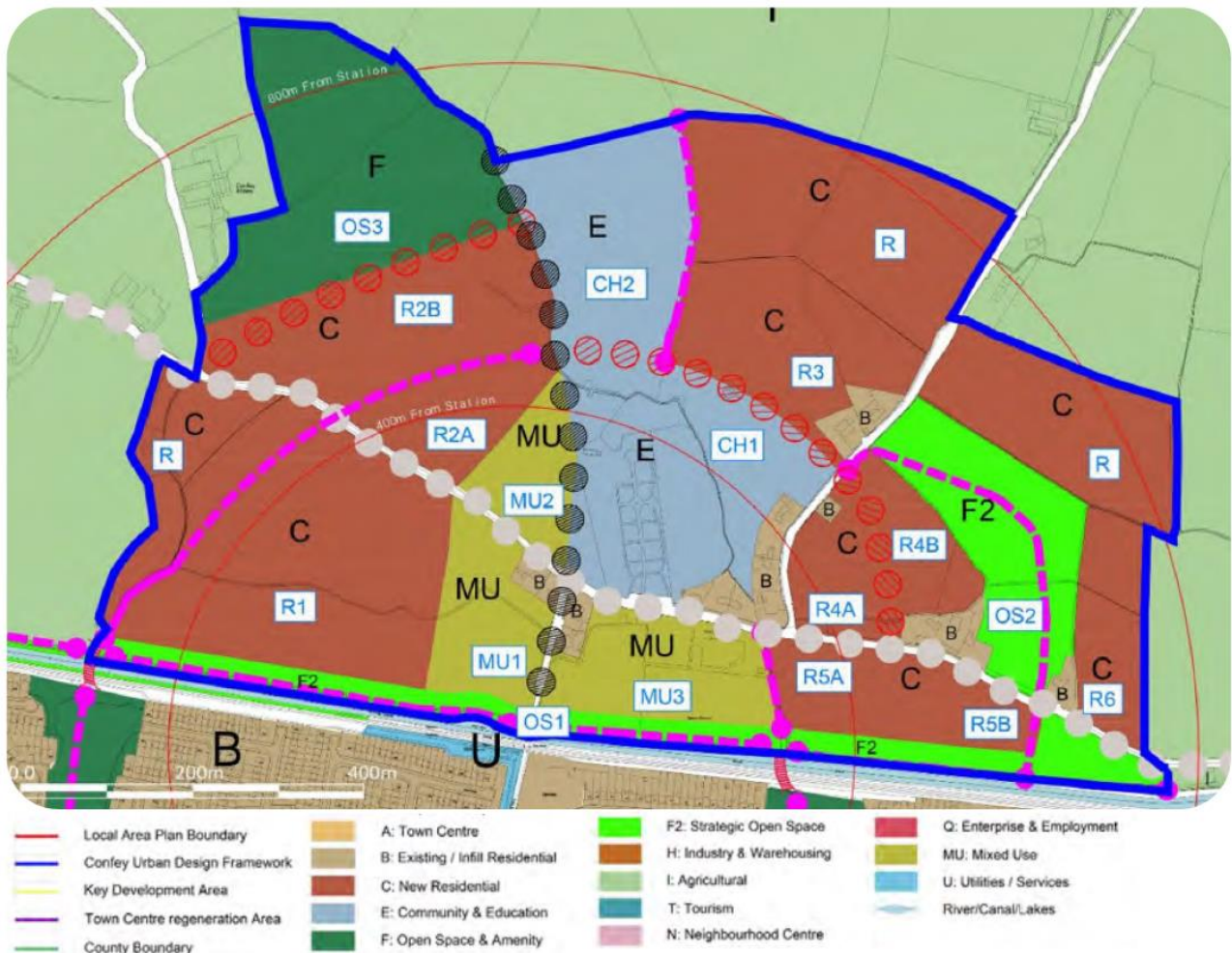


Figure 2 Confey Masterplan boundaries and zoning objectives (Source: KCC, 2023b)

The development of green infrastructure and continuing ecological enhancement constitute key objectives of the Confey Masterplan. With respect to green infrastructure, the Confey Masterplan “provides for the retention of identified high to moderate quality planting, trees or hedgerows which provide a valuable resource”. These existing hedgerows, field lines and watercourses have influenced the design of the masterplan layout to incorporate natural features.

High value and moderate value hedgerows have been identified (See Figure 3) and form a network of ecological corridors where habitats and networks will be enhanced alongside the development at Confey. These corridors will also provide a varied landscape which aims to mitigate landscape and visual impacts whilst providing natural Sustainable Urban Drainage Systems (SUDS).

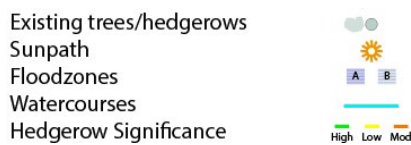
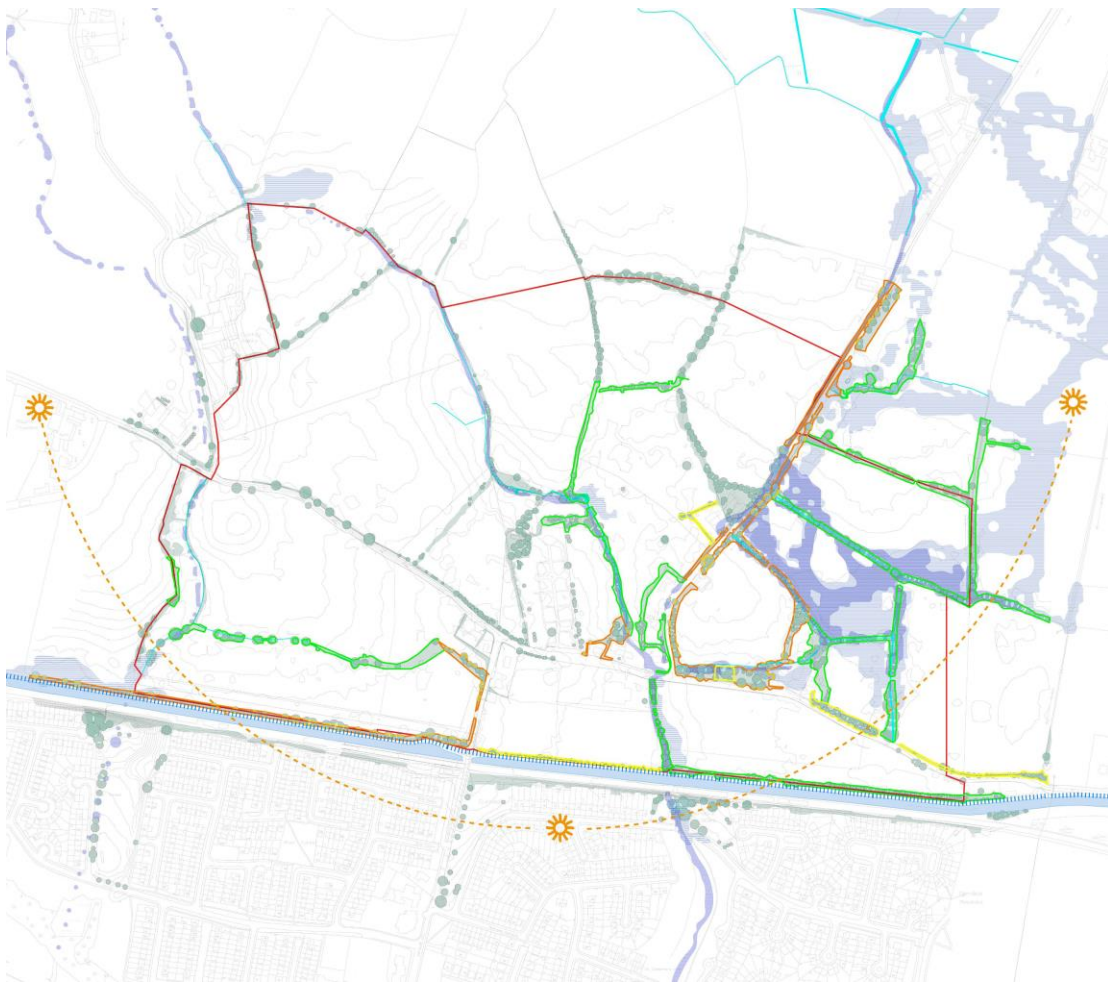


Figure 3 Natural Features within the Confey Masterplan (Source: KCC 2023)

As noted in the SEA Addendum, potential negative effects were noted for Biodiversity, Water, Air and Noise, Land and Soil and Landscape and Visual. However, the SEA Addendum of Material Alterations stated:

“It should be noted that following preparation of the masterplan, the extent of the proposed greenfield development, and subsequent potential for negative environmental effects, may be reduced...It should also be noted that a number of environmental assessments will be carried out, during its preparation, in order to inform the Confey Masterplan. This will work to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing any greenfield development.”

The following design codes listed in Confey Lands Leixlip: Design Code (KCC, 2023a) address the issues highlighted within the SEA Addendum:

4.1.3: A range of design measures must be deployed to avoid negative environmental impacts, including noise, pollution and any potentially negative microclimatic effects;

4.1.6: Conservation and the reuse of water is to be strongly encouraged and each development should maximise the use of natural resources through rainwater harvesting and sustainable drainage techniques;

4.1.9: Urban nature conservation measures must support biodiversity;

4.1.10: Each development must retain as much of the existing tree stock as is possible and streets and squares must be generously planted with new trees;

4.4.70: Development must consider the surrounding green infrastructure and wildlife habitats with a view to developing strategies that link up existing wildlife corridors or create new ones as a means to increase biodiversity throughout the site;

5.4.4: All entrances must be covered/sheltered and provide level access and sufficient drainage to prevent flooding;

5.4.44: Street trees should be considered as an integral part of the street environment in accordance with DMURS (2013);

5.4.45: Street trees should also be augmented by planting within privacy strips along residential streets; and

5.4.46: In the interest of biodiversity and placemaking, reduced spacing between street trees should be considered and implemented where appropriate and achievable.

5. Assessment of Likely Significant Environmental Effects

The criteria for determining the likely significant environmental impacts have been informed by Schedule 2(A) of the SEA Regulations 2004. This section provides an assessment of the likely significant environmental impacts arising from the differences between the approved Leixlip LAP and the Amendment to the Leixlip LAP. This assessment considers the information presented in Sections 3 and 4 to determine the requirement for SEA of Amendment No. 1 to the Leixlip LAP.

Table 1 SEA Screening Report

Screening Report	
Section 1: Details of the P/P	
Name of P/P Maker:	Kildare County Council (KCC)
Title of P/P:	Proposed Amendment No. 1 (Confey Masterplan)
Type of Plan:	Local Masterplan
Date:	2023
Section 2: Key Information about the Plan or Programme	
Background and Context of the P/P	
The Proposed Amendment to the Leixlip LAP complies with the objectives set out in the Leixlip LAP to guide the development of lands at Confey in adherence to the Confey UDF.	
Purpose of the P/P	
Amendment No. 1 to the Leixlip LAP aims to guide the sustainable development of the lands highlighted in the Confey UDF presented in the Leixlip LAP. The key aim of the Amendment to the Leixlip LAP is to develop a distinctive and sustainable new residential quarter, integrated with Leixlip via walking and cycle networks, and to the broader region via public transport. This plan is required to satisfy the objectives of the Leixlip LAP and to comply with local guidelines and the Regional Spatial Economic Strategy (RSES) for the Eastern and Midland Region (2019).	
Geographical Area Covered by the P/P	
The geographical area covered by Amendment No. 1 to the Leixlip LAP is situated directly north of the Royal Canal in Confey which is situated approximately 800m from Leixlip’s main street. The area covered by the plan is illustrated in Figure 2.	
Content of the P/P	
Amendment No. 1 to the Leixlip LAP presents the objectives of the plan which include, but are not limited to, the following:	
<ul style="list-style-type: none"> • “Identify and provide an overview of the existing opportunities and constraints facing the future development • Provide and demonstrate compliance with the Urban Design Framework set out in the Leixlip Local Area Plan 2020-26 	

<ul style="list-style-type: none"> • <i>Detail the process undertaken in analysing the context of future development potential and how the layout and design of the overall proposed scheme has taken this into account</i> • <i>Present an overarching vision that will guide the future development of the subject lands</i> • <i>Provide a framework which places a focus on placemaking, the creation / enhancement of green infrastructure, built heritage and ecological features and sustainable transport modes in a manner which maximises the potential of the subject lands</i> • <i>Design Code: Set out the objectives for the coordinated development of the area in line with sound urban design principles and to provide a design code for streetscapes and roads that will address the character of the public realm, footpaths, car parking, building lines/set-backs and building heights, general appearance and design including the external finishes/materials of different character areas.”</i> 	
Section 3: Potential for Significant Environment Effects	
The characteristic of the Plan having regard, in particular, to:	
<ul style="list-style-type: none"> • The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size, operating conditions or by allocating resources. • Will it set out locations, rules, standards or criteria that will guide developments later in the planning hierarchy? This could include guidelines, legislation, plans, masterplans etc. 	<p>Amendment No. 1 to the Leixlip LAP comprises the phasing of zoned land within the LAP area. The design of the Amendment to the Leixlip LAP has been informed by the Confey UDF which was previously assessed as part of the SEA prepared for the Plan.</p> <p>The Amendment to the Leixlip LAP makes reference to the delivery of new dwellings within the boundary of the Confey Masterplan to be carried out in accordance with Section 12.7 of the Leixlip LAP.</p> <p>The Amendment to the Leixlip LAP establishes a revised land use framework for the sustainable development of Confey to the north of Leixlip. The Amendment to the Leixlip LAP satisfies the objectives of the Leixlip LAP to ensure compliance of the LAP with the County Development Plan, and the Dublin Regional Spatial and Economic Strategy, and other relevant guidelines.</p>
<ul style="list-style-type: none"> • The degree to which the plan or programme influences other plans and programmes including those in a hierarchy. <ul style="list-style-type: none"> – This should set out where the P/P is in a hierarchy – vertical or horizontal. A graphic may assist in explaining how it relates to other P/P. 	<p>The Amendment to the Leixlip LAP establishes a revised land use framework for the sustainable development of Confey to the north of Leixlip. An aim of the Amendment to the Leixlip LAP is to satisfy the objectives of the Leixlip LAP to align with the County Development Plan, and the overarching the Dublin Regional Spatial and Economic Strategy. The preparation of the Amendment to the Leixlip LAP has regard to other relevant planning and environmental policy and legislation. Whilst the plan will influence applications for development, it will not influence other plans as it is at the lowest tier of the plan-making hierarchy.</p>
<ul style="list-style-type: none"> • The relevance of the plan, for the integration of environmental considerations in particular with a view to promoting sustainable development. • The degree to which the P/P addresses environmental and sustainability issues. Does it provide for conservation or protection of any environmental receptor? 	<p>As noted in Section 2 of this Screening Template, the principal objective of the Confey Masterplan is to develop a distinctive and sustainable new residential quarter. The Masterplan has specific design codes to retain ecological receptors including high quality hedgerows to create biodiversity corridors throughout the development. Additional consideration is made for flood risk management with relevant design codes included. See Section 4 for relevant design codes that will guide development to mitigate potential environmental effects.</p>
<ul style="list-style-type: none"> • The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans and programmes linked to waste management or water protection). • Will the plan assist in roll out of other environment legislation e.g. RBMP or RWMP? 	<p>The Amendment to the Leixlip LAP is relevant for the implementation of European Union Legislation on the environment in that it satisfies an objective of the Leixlip LAP to align with relevant local, regional and national planning guidelines.</p> <p>The plan will not assist in the roll out of other environmental legislation.</p>
Section 4: Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
<ul style="list-style-type: none"> • The probability, duration, frequency and reversibility of the effects <ul style="list-style-type: none"> – Describe whether the extent, duration, or frequency is similar to existing baseline conditions. – What are the sources and pathways for impact? – What is the likelihood and significance of impacts? – Describe nature of the effects . 	<p>The probability that the Amendment to the Leixlip LAP will result in significant adverse environmental effects that were not previously considered in the SEA Environmental Report or the SEA Addendum of Material Alterations is unlikely.</p> <p>As noted in Section 3.4, the SEA Addendum of Material Alterations in relation to Proposed MA No. 57 stated the following:</p> <p><i>Regard should be had, however, to proposed Material Alteration No. 56, which makes provisions for the preparation of a masterplan for the lands at Confey. It should be noted that following preparation of the masterplan, the extent of the proposed greenfield development, and subsequent potential for negative environmental effects, may be reduced.</i></p>

<ul style="list-style-type: none"> - Describe possibilities for mitigation through avoidance or reduction. 	<p><i>The SEA of proposed Material Amendment No. 57 is therefore representative of a worst-case assessment. It should also be noted that a number of environmental assessments will be carried out, during its preparation, in order to inform the Confey Masterplan. This will work to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing the any greenfield development (Arup, 2020).</i></p> <p>As a result of the provision of the environmental design codes outlined in the Masterplan, it is considered that the Amendment to the Leixlip LAP will result in a lower potential for negative effects compared to the worst-case assessment which was undertaken within the SEA Addendum.</p>
<ul style="list-style-type: none"> • The cumulative nature of the effects <ul style="list-style-type: none"> - Consider the addition of many minor or significant effects within or between P/P 	<p>As a result of the provision of the environmental design codes outlined in the Masterplan, it is considered that the Amendment to the Leixlip LAP will result in a lower potential for negative cumulative effects compared to the worst-case assessment which was undertaken within the SEA Addendum.</p> <p>As there were no likely cumulative effects that were identified in previous SEAs of the Leixlip LAP or the Proposed Material Alterations, it is unlikely that any cumulative effects will arise as a result of the Amendment to the Leixlip LAP.</p>
<ul style="list-style-type: none"> • The transboundary nature of the effects 	<p>The Amendment to the Leixlip LAP is an amendment to a local masterplan restricted to the area illustrated in Figure 2.</p> <p>Given the localised nature of the design framework presented within the Amendment to the Leixlip LAP and the provision of the environmental design codes outlined in the Masterplan, it is considered that the amendment to the Leixlip LAP will result in a lower potential for transboundary effects compared to the worst-case assessment which was undertaken within the SEA Addendum.</p> <p>Therefore, there is no potential for transboundary effects as a result of the Amendment to the Leixlip LAP.</p>
<ul style="list-style-type: none"> • The risks to human health or the environment (due to accidents) <ul style="list-style-type: none"> - Could the P/P result in accidental spillages or emissions to air or water that could lead to risk to human health? - Are there potential effects of floods on sites with sensitive plants e.g. Seveso sites that would require further assessment e.g. Seveso Assessment or Flood Risk Assessment? 	<p>The Amendment to the Leixlip LAP aims to support and guide sustainable future development of the lands at Confey north of Leixlip.</p> <p>With the provision of the environmental design codes outlined in the Masterplan, it is considered that the provision of the Amendment to the Leixlip LAP will result in a lower potential for risks to human health or the environment compared to the worst-case assessment which was undertaken within the SEA Addendum.</p> <p>The Strategic Flood Risk Assessment prepared alongside the Masterplan concluded that there were no significant effects arising from a flooding perspective.</p> <p>Therefore, there are no risks to human health or the environment as a result of the Amendment to the Leixlip LAP.</p>
<ul style="list-style-type: none"> • The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) <ul style="list-style-type: none"> - Clarify the size and scale of the effects. - Is a large population affected by the effects e.g. a large urban area or a smaller defined LAP area? - What are the receptors which will be affected, what is their sensitivity and significance? - This criterion may not be relevant to all P/P as many strategic P/P lack geographic specificity. 	<p>The effects of the Amendment to the Leixlip LAP are considered localised only to the area presented to the north of Leixlip. The population most likely to be affected by the outcomes of the Amendment to the Leixlip LAP are the residents of Leixlip or those currently living within close proximity to the Masterplan lands.</p> <p>As a result, the provision of the Amendment to the Leixlip LAP will result in a lower potential for negative effects compared to the worst-case assessment which was undertaken within the SEA Addendum.</p> <p>The phasing included within the Confey Masterplan will limit the magnitude of impact on nearby receptors. The additional requirement for all future development to undertake individual environmental assessments will further reduce any potential environmental impacts.</p> <p>Therefore, the magnitude of effects is likely to be not significant.</p>
<ul style="list-style-type: none"> • The value and vulnerability of the area likely to be affected due to: <ol style="list-style-type: none"> a. special natural characteristics or cultural heritage, b. exceeded environmental quality standards or limit values, 	<p>The lands included within the Amendment to the Leixlip LAP were previously zoned for development. With the provision of the environmental design codes outlined in the Masterplan, it is considered that the provision of the Amendment to the Leixlip LAP will result in a lower potential for impacts to land value compared to the worst-case assessment which was undertaken within the SEA Addendum.</p>

<ul style="list-style-type: none"> intensive land-use, <ul style="list-style-type: none"> – This criterion may not be relevant to all P/P as many strategic P/P lack geographic specificity. Where information is available on location specific measures details should be provided including where environmental quality is already under pressure e.g. breaches of air emission limits or water quality standards. 	<p>Therefore, the Amendment to the Leixlip LAP will provide a positive impact to the value of the land. Exceeding environmental quality standards is unlikely to occur as a result of the proposed Amendment to the Leixlip LAP.</p>
<ul style="list-style-type: none"> The effects on areas or landscapes which have a recognised national, European Union or international protection status. This would include areas recognised for: <ul style="list-style-type: none"> – nature conservation, – built heritage, – archaeology and – landscape. Note it does not limit consideration to designated areas but rather those recognised and could therefore include specific locations e.g. a designated SAC or more general landscapes e.g. the Burren. 	<p>The Amendment to the Leixlip LAP will not impact on areas or landscapes which have been recognised under National, EU or International protection statuses which have not been assessed previously. The Royal Canal pNHA is situated along the southern boundary of the lands identified in the Amendment to the Leixlip LAP. However, the Confey Masterplan includes provisions to incorporate the existing green route within any future development of the site. The following design codes (KCC, 2023a) are relevant to the protection of the Royal Canal:</p> <p><i>3.2.4: The Royal Canal Green Route runs through and along the entire southern boundary of the Confey lands and will link it with Dublin City Centre in the form of a dedicated pedestrian and cycle route. We must make provisions for this plan;</i></p> <p><i>R1.04: The southern edge of R1 lands must form an extension to the existing Green-way lands with new buildings fronting onto the Green-way and Royal Canal providing passive supervision of this area, while also creating an inviting area for users; and</i></p> <p><i>R1.05: The design and layout of R1 lands must provide a sufficient set back in order to facilitate a new green pedestrian/cycle link which should extend from the Royal Canal Green-way in a northern direction.</i></p>
<p>Section 5: Summary and Conclusion</p>	
<p>The findings and conclusions of this SEA Screening are presented below in Section 6.</p>	

6. Conclusion

The SEA Addendum of Material Alterations to the Leixlip LAP represents the most recent environmental assessment of the Plan area. The SEA Addendum assessed the proposed rezoning of land parcels from Agricultural to New Residential under proposed MA No. 57 as a worst-case scenario and concluded that “*the preparation of the Confey Masterplan will work to prevent, reduce and, as fully as possible, offset any significant environmental effects of implementing any greenfield development*” (Arup, 2020).

The Amendment to the Leixlip LAP has been prepared to retain and enhance existing natural features and will effectively prevent and reduce potential environmental impacts identified in the SEA Addendum.

The assessment provided within this report considering Schedule 2(A) of the SEA Regulations concludes that the Amendment No. 1, (Confey Masterplan) would not be likely to result in significant environmental effects over and above those set out in the SEA Addendum following the implementation of the design codes outlined in the Masterplan.

Section 14A, Article 4(a) of the SEA Regulations states:

Where, following consideration under subarticle (2), a determination under sub-article (3) has not been made by the planning authority, the authority shall give notice in accordance with paragraph (b) to the environmental authorities specified in article 13A(4), as appropriate.

The specified environmental and planning authorities that should be consulted, as appropriate, are:

- The Environmental Protection Agency (EPA);
- The Minister for the Environment, Community and Local Government (DoEHLG);
- The Minister for Agriculture, Marine and Food and the Minister for Communications;
- Minister for Arts, Heritage and Gaeltacht Affairs; and
- Any adjoining planning authority whose area is contiguous to the area of the planning authority which prepared a draft plan, proposed variation, or local area plan.

A determination as to whether or not SEA is required by KCC for the Amendment No. 1, (Confey Masterplan) must be undertaken. This report has been prepared in order to assist in informing the SEA determination.

7. References

Arup (2019) Kildare County Council: Draft Leixlip Local Area Plan 2020-2026 SEA Environmental Report

Arup (2020) Kildare County Council: Leixlip Local Area Plan SEA Addendum

KCC (2019) Leixlip Local Area Plan 2020-2023 (as extended)

KCC (2020) Final CE Report on Proposed MAs

KCC (2023a) Confey Lands Leixlip Design Code: Draft Design Code

KCC (2023b) Confey Lands Leixlip: Draft Masterplan

Eastern and Midland Regional Assembly (EMRA) (2019) Regional Spatial and Economic Strategy for the Eastern and Midland Region