



Uimhir Thagarta Uathúil: KCC-C55-410

Údar: Celbridge Community Council

Stádas: Submitted

Aighneacht: Celbridge and the County Development Plan

Comhairliúchán:

Draft Kildare County Development Plan 2023 - 2029

8.7.2.1 Celbridge

Caibidil: Volume 1 - chapters » 8 - Urban Centres & Retail

8.7.2.1 Celbridge

Celbridge, like many settlements in Co. Kildare, has extended outwards from an old village centre so achieving a 10-minute neighbourhood is a particular challenge, especially in light of the need to provide recreational space and to preserve heritage.

10-minute neighbourhoods/ villages only require a level of retail that caters for the actual needs of the neighbourhood. Achieving sustainability must be the guiding principle rather than promoting consumerism. For example, families with children should be able to buy footwear and clothing for their children locally rather than being dependent on large shopping centres in West Dublin or on internet shopping which increasingly involves significant delays and can involve costly returns when items prove unsuitable.

Regarding **Objective RET O33** 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.*" and **Objective RET O34** to "*Support KDA 1 in the Celbridge Local Area Plan which requires a masterplan for a mixed-use scheme with a retail element at St. Raphael's (Oakley Park).*"

- Preference should be for re-use and regeneration of vacant or underused sites
- Caution must be exercised in terms of how retail development might adversely impact the natural and built heritage of Celbridge
 - "back lands" on one side of the Main St in Celbridge are actually back gardens sloping down to the River Liffey and any attempts to develop on these would negatively impact on both the natural and built heritage of Celbridge (Architectural Conservation Area, protected structures and Class 4 Special landscape sensitivity)
 - Oakley Park is a peaceful demesne with protected structure within and adjacent to it

Objectives RET O33 should be qualified to exclude back lands between the Main St and the River Liffey.

Objective RET O34 should be qualified by a clause stating that any development at KDA1 will not negatively impact the setting of Oakley Park

Documents Attached: Níl