



Amendment No. 1 to the Leixlip Local Area Plan 2020-2023 (as extended)

06 May 2024





**Planning Department,
Kildare County Council,
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**This report has been prepared by
the Forward Planning Team of
Kildare County Council.**

Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as extended to 2026)

Kildare County Council resolved to adopt Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as extended to 2026) at its special meeting on the 25th March 2024.

Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as extended to 2026) is effective as of the 6th May 2024.

This document outlines amendments to the Written Statement of the Leixlip Local Area Plan 2020-2023 (as extended to 2026) and should be read in conjunction with same.

General Updates to the LAP

Amendment No. 1		
Chapter	Section	Page(s)
All Chapters (where relevant)		

Amendment

- Update all references and associated text, as relevant, in the Local Area Plan (including references within policies, objectives, tables, supporting text and maps) from 'Urban Design Framework' and 'UDF' to 'Masterplan' in the Local Area Plan

Chapter 1 Introduction

Amendment No. 2		
Chapter	Section	Page(s)
Chapter 1: Introduction	Section 1.5	3

Amendment

- Replace '4. Urban Design Framework (UDF)' as follows:

4. Urban Design Framework (UDF)

~~The Urban Design Framework (UDF) provides a preliminary design guide for the future development of lands at Confey, north of Leixlip. The UDF has been informed by background research and baseline analysis, which has highlighted opportunities for future development while also identifying possible constraints and issues. The UDF includes a phasing/sequencing programme for the overall development of the lands to enable orderly development and ensure adequate infrastructure is provided alongside new development.~~

4. Confey Masterplan

The Confey Masterplan has been prepared in accordance with Objective Con 1.1(a) and provides area specific and detailed design guidance for the lands within the masterplan boundary. The masterplan and associated documents provide design guidance and supporting technical information to support the preparation of planning applications for the development of the Confey Masterplan lands and its enabling infrastructure.

The masterplan now includes an appropriate phasing and implementation strategy for the overall development of the lands to enable orderly development and ensure adequate infrastructure is provided in tandem with new development and in accordance with the Kildare County Development Plan 2023-2029.

Notably, the Confey Masterplan is supported by the Confey Masterplan Design Code, a supplementary document which sets out a series of illustrated codes and standards which will guide the future development of this new neighbourhood, whilst achieving the overall vision for the masterplan lands.

Chapter 4 Core Strategy

Amendment No. 3		
Chapter	Section	Page(s)
4	Section 4.2	12

Amendment

- Amend Table 4-1 Residential Unit Assessment as follows:

Location of Development	Quantum of Undeveloped Residential land (in hectares)	Estimated Remaining Residential Yield (approx. no. of Units) until end of 2028	Density Range (units per hectare)
Masterplan Lands at Confey (Mixed Use/Residential)	42.1 (Capacity for 1,765 Units in 5 Phases until 2032)		35-50
TOTAL CAPACITY UNTIL END OF 2028	42.1	933	

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Amendment No. 4		
Chapter	Section	Page(s)
4	Section 4.3	12

Amendment

- Replace '4.3 Compliance with Core Strategy' as follows:

~~4.3 Compliance with the Core Strategy~~

~~To ensure continued compliance with the Core Strategy and associated housing target for Leixlip it will be necessary to monitor the number of residential units permitted and developed on an annual basis.~~

4.3 Compliance with the Core Strategy

Since the Leixlip LAP was adopted in 2020, there have been a series of amendments to the housing allocation for the town [and County], through a statutory variation (Variation No. 1 of the KCDP, June 2020) and a new Kildare County Development Plan 2023-2029 (Dec 2022). Therefore, the new dwelling target for Leixlip during the CDP period from January 2023 up to the end of 2028 [6 years] is 933 units.

The Core Strategy of the current County Development Plan 2023-2029 provides for 933 additional residential units in Leixlip up until the end of 2028. It is considered that this capacity allows for the development of the early phases of the Confey Masterplan lands in compliance with the extended lifetime of the Leixlip LAP to 2026 and the Kildare County Development Plan 2023-2029. To ensure continued compliance with the Core Strategy of Kildare County Council, and the associated housing targets for Leixlip, it will be necessary to monitor the number of residential units permitted and developed on an annual basis.

Chapter 7 Housing and Community

Amendment No. 5		
Chapter	Section	Page(s)
7	Section 7.4.2	37

Amendment

- Amend Section 7.4.2 as follows:

Faith

~~There are 3 churches and 2 cemeteries in the town. Aside from a lack of capacity at Confey Cemetery no capacity issues were identified during the audit.~~

Faith

Kildare County Council will identify suitable lands for greater cemetery capacity in Leixlip to accommodate burial ground needs on sites outside the Masterplan boundary benefitting from an agricultural land use zoning objective and with suitable accessibility and site attributes.

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Amendment No. 6		
Chapter	Section	Page(s)
7	Section 7.4.2	39-41

Amendment

- Amend the following elements of Table 7-1 Social Infrastructure Needs as follows (remainder of table unchanged):

Theme	Zoning	Use	Potential Location	Area (HA) where applicable	Checklist	Delivery Mechanism
Education						
Secondary School	E	Education	Confey Masterplan lands UDF CE lands CH2	2.5-4.5	√	Dept. of Education
Faith						
Expansion of existing cemetery (short term); New Cemetery (short and long term)	E I	Cemetery	Confey UDF 0.4ha additional space at existing Cemetery and car parking provision within CH1. Short and Long term provision within agricultural lands.	0.4	√	Council/Other Funding Mechanism
Outdoor Sports						
7ha of outdoor sport	F1	Open Space and Amenity	Confey New GAA facilities + 4.34 (total new 7.22ha) Confey Masterplan – OS3	c.7.22	√	Private Developer-led alongside new development.

Amendment No. 7		
Chapter	Section	Page(s)
7	Section 7.6	43

Amendment

- Amend Objective HC4.2 as follows:

HC4.2 ~~To support and facilitate limited additional capacity at the existing cemetery at Confey in accordance with the Urban Design Framework for the new Neighbourhood at Confey~~ and facilitate the development of a new cemetery within lands zoned for Agricultural use north of Confey.

Chapter 12 Key Development Areas, Confey and Collinstown

Amendment No. 8		
Chapter	Section	Page(s)
12	Section 12.7	93-94

Amendment

- Amend Section 12.7 Confey as follows:

Section 12.7 Confey

While a significant level of growth can be accommodated within/adjoining the defined Central Statistics Office (CSO) boundary for the Leixlip area, the level of housing growth required in the County Development Plan Core Strategy creates the need to identify suitable greenfield lands which are capable of accommodating further growth in the region of 1,765 residential units.

To address this requirement and in addition to the KDAs identified in this LAP, a significant land bank in Leixlip at Confey has been identified. These lands present considerable opportunities for a new residential and community neighbourhood with supporting social infrastructure.

The lands are strategically located in close proximity to the Dublin-Sligo rail line and in close proximity to the M4 and M3 motorways. Whilst this area presents significant opportunities for the future development of Leixlip, careful consideration must be given to the overall design. Therefore, in order to ensure that any future development is carried out in a sustainable manner an ~~Urban Design Framework (UDF)~~ a Masterplan has been prepared (refer to Appendix A1 of this Plan).

The Confey Urban Design Framework (UDF) was prepared as part of the Leixlip Local Area Plan and ~~This document has~~ informed the zoning of the lands at Confey and ~~acts as the~~ provided a preliminary design guide for the future development of these lands. The Masterplan (refer to Appendix 1) was prepared in accordance with Objective CON 1.1, and it incorporates and expands on the Confey Urban Design Framework (UDF) and follows on from the preliminary process, and provides area specific and detailed design guidance for the future development of these lands.

The following policy and objectives are applicable to the Urban Design Framework lands in Confey:

Policy CON1 – Confey

CON1 It is the policy of the Council to ensure that lands located at Confey are developed in a sustainable manner and in accordance with the details set out in the Confey ~~Urban Design Framework~~ Masterplan recognising the area's strategic location within the Dublin Metropolitan Area.

Objectives

It shall be an objective of the Council:

CON 1.1

- a) No residential development shall take place on the Confey Masterplan lands identified within the Confey Urban Design Framework Map No. 4 – Land Use Zoning Objectives 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~~ Strategic Flood Risk Assessment for the masterplan lands. Such an assessment shall identify flood risk management options for the Confey area and will ensure any issues are assessed and mitigated further upstream and that there is no adverse impact on existing properties upstream, or in the area, whilst also demonstrating that the development of this land will not create an adverse impact on lands downstream between the proposed Confey UDF area and the confluence with the River Liffey.
 - iii. ~~Transport Impact Assessment~~ Strategic Transport and Mobility Report 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 and appropriate climate proofing measures.
- c) Individual applications for smaller sections of the Confey masterplan lands shall not be considered by the Planning Authority or An Bord Pleanala until the masterplan is integrated into the Local Area Plan in accordance with (a) above.
- d) The Council will endeavour to initiate the preparation of this masterplan within 12 months of the adoption of the LAP.

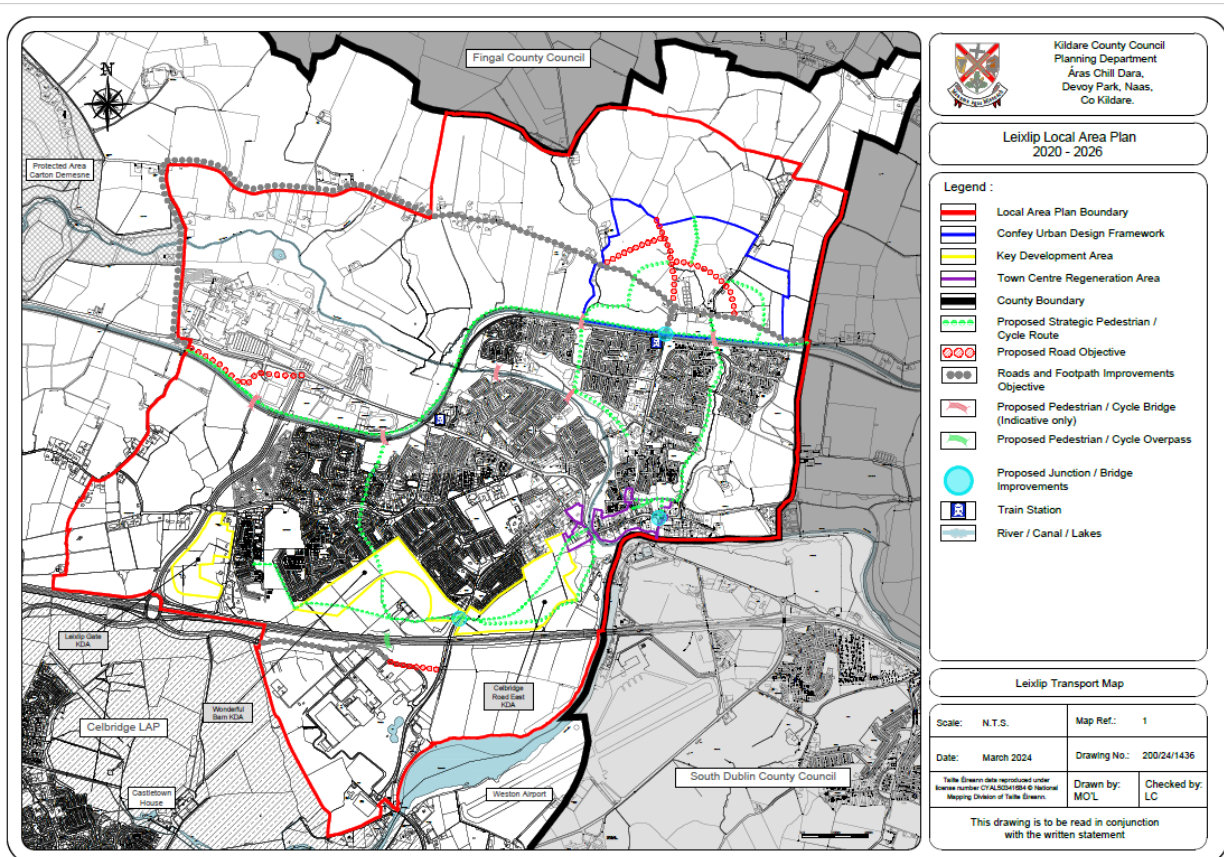
MAP Ref. 1 Leixlip Transport Map

Amendment No. 9		
Chapter	Section	Page(s)
N/A	Map No. 1	100

Amendment

- Amend Map No. 1 to reflect the revised route for the 'Proposed Strategic Pedestrian Cycle Route'.

Map 1 – Leixlip Transport Map incorporating Amendment No. 1



Appendix A

Amendment No. 10		
Chapter	Section	Page(s)
Appendix A	Appendix A	112

Amendment

- Replace the Confey Urban Design Framework with the Confey Masterplan.