

## **1. Spatial Strategy Ireland 2040**

As we know the National Spatial Strategy failed and is being replaced with the Project Ireland 2040 plan. With that the Kildare County Council Development plan will be varied or reviewed in the coming twelve months and Local Area Plans will be held back to review the outcome. I therefore, implore the Council to withhold this Leixlip Local Area plan as it is directly to ensure it is not in variance with future growth plans for the County.

## **2. Review the need for More Rezoning**

Leixlip already has lands that are currently being built on in the vicinity of the Wonderful barn and planning permission has just gone in for more housing in proximity to Glen Easton. In the last 15 years in Leixlip new developments have gone in areas such as Easton Road without the requisite facilities such as pedestrian crossings and basic proper bus services. Therefore, we need to be very careful as we put plans for any future major development in place. We need to be very sure that as rezone this amount of land that we get things right for a sustainable Community to develop and mature in a proper manner.

## **3. Population Query**

In the development plan Leixlip has been identified to require 3,315 no. units to the year 2023. This represents an overall target population for the town of 19,794. I just want to question how exactly these numbers work out over that period as 3,315 more units would bring the population closer to 27,000 it being an increase of 65% over current numbers.

## **4. The Odour in Leixlip Village**

As we plan for major new developments in Leixlip it must be noted that serious ongoing odour issue in Leixlip has not been solved. That in itself shows that when absent the requirement for proper infrastructure which when absent affects significantly the quality of life of residents.

## **5. St. Catherine's Park**

A previous objective from the last Plan that was considered needs to re-inserted - 'To protect the amenity of St. Catherine's Park. No road proposal shall be considered by this Council through the park within the Council's ownership or jurisdiction.' Also with the proposal for the Black Avenue housing a greater appreciation of our park should be in the plan.

## **6. Celbridge Road East**

There are significant concerns about the developments in Leixlip Castle and the effects it will have on the Historical Nature of the site. The proposals allied to that of the planned development at the Wonderful Barn are significant for the area both to its effect on local historical sites but also the effect on local infrastructure.

From a road infrastructure perspective we also need to be aware of the limitations here. This area is already extremely busy with two schools, a Church and a shopping centre at Barnhall

and developments here would just exacerbate it. Traffic from this area coming down from Hewlett Packard to Leixlip Village is already extremely busy and I would have grave concerns that the Maynooth Road access point could not take much more.

This KDA was removed previously and should be done so again

## **7. Car Parking at Confey Train Station**

There is a great deal of mention in the Local Area Plans of travel and transport however we have no proper parking at Confey train station. Confey train station serves in Leixlip alone a population of 7,000 and many more outside of Leixlip. If we are going to see Confey Train Station being utilized fully then we must have proper planning for specific parking spaces at Confey train station.

## **8. Traffic Calming at Riverforest**

There are a number of traffic issues in Leixlip and there is mention of traffic calming in different areas of Leixlip. Riverforest seems to me as a place which needs urgent and specific treatment. It is an area that has many shoppers and has the Library and many pedestrians crossing to use the train. I would advocate extra traffic measures on the stretch of road leading to the back of Riverforest to minimize the risk of someone getting knocked down.

## **9. Swimming Pool- Amenity and Recreation**

I believe stronger reference needs to be made to the Leixlip Amenities Centre for all the positive influence it has in the town. Importantly though, it was also identified by previously by KCC as a preferred location for a Public Swimming Pool. It is also the location for the only children's playground in the town and that is something in itself that needs to be immediately upgraded. As the Councillors in the area still support this view it is a strong view which needs to be echoed in the plan.

## **10. Ralph's Square/Arthur Guinness Square**

While I am delighted that the public realm vision has been set out we need to ensure that is based in reality and keeping in mind of the parking requirements that are currently in those locations. I agree Ralphs Sq is an area that is underdeveloped and underutilised which has led to its somewhat dilapidated look when compared to other areas of the town.

## **11. The Boardwalk/Boathouse P29**

I think this should be a prime focus for the Council and allied to improvements in Ralph Square we could really upgrade this underutilised area of Leixlip.

## **12. Intersection from Leixlip to Clonee/Laraghcon is extremely dangerous**

I have as Councillor put in motions regarding the dangerous junction although so far Fingal Council have been unable to make it safer. As a key junction for all traffic users coming to Confey I would envisage that it is of primary importance that it be made safer as soon as possible.

### **13. Road Infrastructure/Confey(No decision Made)**

The strategic transport assessment for Confey delivered a number of road infrastructural options. No decision has been made regarding any of these options despite the pivotal importance of them to the entire LAP.

### **14. M4 New road from Adamstown**

As we all know there is a great deal of traffic currently on the N4 as Leixlip traffic converges with Celbridge, Maynooth & Kilcock etc. Can the Council acknowledge in this plan that we do not as yet know what the impact will be of the Adamstown road linking in with the primary Celbridge and Leixlip exits. The impact on traffic will be considerable and will reduce considerably the ability of traffic coming from Leixlip to get on the N4

### **15. Confey GAA**

The statement that the Confey GAA is underutilized has to be taken out. As Confey GAA is such a hub of activity it is wrong to infer anything else. This club has thrived since its inception and any suggestion that they should be relocated should be removed. Although I know a change in rezoning does not mean a club has to move I do however, believe the references to them moving have to be taken out of the plan.

### **16. Theatre**

More attention is needed to community areas in the plan such as a theatre space, additional playgrounds of a good size, proportionate to the increasing population of Leixlip

### **17. Intel Expansion**

With the planned growth at Intel and the construction work that is beginning can the Council hold back on the plan until we get a clearer picture of this impact

### **18. Day Care Centre/Elderly needs**

Can the Council put in place a plan for a central location for a day care centre for the elderly and indeed those suffering with Alzheimers.

### **19. Primary Care Centre**

A primary care centre on the outskirts of the town is not suitably located.

### **20. Confey Master Plan**

I would have hoped to have seen a more detailed Master Plan as directed by ministerial order. Although there has been some improvement in information we do need greater detail to see how everything works together before we proceed. With that it is conceivable Lands will be reserved for the provision of various facilities with no commitment to actually provide anything while the housing will fly up. As a society we saw how large developments during the boom years in other towns were delivered without proper infrastructure causing serious issues for future generations living there. It is with these facts in mind that the current group of Cllrs are being asked to rezone a huge area like the Confey development which will have huge ramifications for the future. Without the visibility of a detailed Masterplan it is difficult to make such a decision.

## **21. Housing Densities**

From the evidence we have seen with the SHD's issued from An Bord Pleanala densities have been at the extremely high end if not over the actual initial application. Therefore, the plan is severely at risk of understating the final population numbers from new households.

## **22. Public Transport demands and Capacities**

Absence of detailed documented planning regarding anticipated Public Transport demands, capacities and the expected timelines for delivery in the Leixlip, Celbridge and Maynooth areas. The Strategic Transport Assessment and it's summary in the Local Area Plan show that a robust and enlarged Public Transport system is vital (especially at peak travel times) for the increased population in our towns.

## **23. Small-medium Enterprise (SME) Development**

I welcome the reference to the importance of SME growth and the plan to encourage a fully sustainable indigenous employment model that works concurrently with the FDI led Intel investment in the town.

## **24. The Wonderful Barn**

Can the Council provide greater detail on the plans for the Amenity itself in the Wonderful Barn? The Barn itself has been in the hands of the Council for many years and there has been very limited work done to protect the site foremostly but also to derive a tourist plan around it. This is an extremely underutilized location, a potential jewel in the crown of north Kildare and it needs greater focus. This local area plan should have a multi-page plan with timelines and indications of levels of investment to proceed with the restoration and development of this historic site.