



Draft Leixlip LAP Submissions  
Forward Planning Section,  
Kildare County Council  
Devoy Park,  
Naas,  
Co Kildare. W91 X77F



24<sup>th</sup> June 2019

Re: Submission on Draft Leixlip Local Area Plan 2020-2026

Dear Sir or Madam,

#### 1.0 Introduction

Fingal County Council welcomes the opportunity to comment on the recently published Draft Leixlip Local Area Plan (LAP), prepared by Kildare County Council (KCC). The Leixlip LAP lands are located to the west of and immediately adjoining a significant tract of land within the administrative area of Fingal County Council (FCC).

Fingal recognises and welcomes the broad range of issues which are outlined in the LAP and is fully committed to contributing to the future sustainable development of these lands, recognising the important role that KCC and FCC play in the Draft Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region 2019-31.

The Draft RSES for the Eastern and Midland Region 2019-2031 sets out a framework to direct future growth of this region over the medium to long term and implement the strategic planning framework set out in the NPF. The draft RSES includes a strategic plan, the Metropolitan Area Strategic Plan (MASP) for the Dublin Metropolitan Area (DMA) – within which Leixlip is located and the draft RSES recognises that Leixlip, through its identification within a 'Strategic Development Corridor', will play a contributory role in supporting future residential and employment services for the DMA.

FCC supports the overall strategy for the Leixlip LAP, which is to guide the future growth of Leixlip in a sustainable manner, in a way that reflects the existing character and amenities of the area, the surrounding landscape, heritage and environment and improves the quality of life for the existing and future community.

## 1.0 Key Development Areas

This LAP seeks to establish a framework for the provision of housing including focusing new development and associated facilities into a number of key areas within the town Key Development Areas (KDAs) and through the identification of strategic lands capable of accommodating future residential and employment growth.

KDA sites are described within the LAP as being approx. 10ha or greater and 'will extend the urban area of Leixlip at appropriate locations having regard to existing patterns of development and potential for connectivity. These will be the focus for new residential development during the early plan period'.

It is noted that the 'Black Avenue KDA' directly abuts Fingal County Council land at St Catherine's Park and while previously designated as an area of 'open space and amenity use' in the Leixlip LAP 2017-23, it is now proposed for residential development.

### *'Section 12.5 – Black Avenue Key Development Area*

#### **12.5 BLACK AVENUE KEY DEVELOPMENT AREA**

##### *Parklands connection to St. Catherine's Park, New Residential and Open Space and Amenity*

*Black Avenue Key Development Area (KDA) is located to the east of the town north of Black Avenue and adjoins Leixlip Manor Hotel and St. Catherine's Park. The lands are bound to the west by Leixlip Manor, to the east by the avenue (within Fingal County Council) leading to St. Catherine's Park, to the south by Black Avenue and to the north by St. Catherine's Park.*

*This KDA provides a significant opportunity to provide a green and safe new access for pedestrian/cyclist and vehicular traffic to St. Catherine's Park and the existing car park while also facilitating residential development which respects the setting of the subject lands and provides passive surveillance of the adjoining parklands. This KDA measures approximately 15.1 ha, provides for 10 ha of 'Residential' zoned lands alongside a new parklands space adjoining Black Avenue, and a linear parklands space leading to St. Catherine's Park.'*

The following is noted regarding the future development of this KDA:

##### *Landscape and Spaces*

*Provide for minimum 15% quality open space within the identified residential lands. Retain natural heritage and existing green infrastructure features through incorporation into boundaries of residential development. Incorporate natural heritage and green infrastructure features in addressing flood risk and preparation of SuDs Strategy. Use landscaping to create a*



*buffer along Black Avenue and along the perimeter of the subject lands adjoining St. Catherine's Park to the east.*

While Fingal County Council is not opposed to residential development at this location, we request that sufficient quality open space is provided within the new residential area. It is also requested that an objective be included within this section of the LAP to ensure that a sensitive buffer zone is incorporated into any development proposals for this area, to ensure that the amenity and character of St. Catherine's Park is maintained in the future. It is recommended that the following be included:

'Any planning application for the development of the lands at Black Avenue KDA shall be accompanied by a Landscape Impact Assessment which takes into consideration the sites proximity to the parkland setting and landscape character of the adjoining lands at St. Catherine's Park.'

It is acknowledged that this LAP is a guiding document, however, it is essential that existing hedgerow, vegetation and the landscape amenity of the park setting is protected in any future development of these lands.



*Fingal Co Co lands are located to the northeast and east of the above development areas.*

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## 2.0 Transportation

The Draft LAP notes the following:

*MT3.5 To require the following road improvements for the new neighbourhood at Confey in accordance with the phasing programme for the delivery of this new neighbourhood (as set out in Appendix A – Confey Urban Design Framework):*

*(i) The realignment and improvement of the R149 (Confey Road) between the L1015 (Kellystown Lane) and the county boundary with Fingal.*

Fingal supports the realignment and improvement of the R149 between Kellystown Lane and the Fingal County Council boundary.

## 3.0 Liffey Valley Regional Park

The following policy is noted in the Draft LAP:

*OS1.4 To cooperate with key stakeholders including landowners in the development (where appropriate) of the Rye River and River Liffey Corridors, Royal Canal, and other areas within Leixlip for recreational purposes:*

*(i) ESB regarding the recreational potential of the reservoir at Backweston.*

*(ii) Waterways Ireland regarding the Royal Canal*

*(iii) To pursue the creation of a Liffey Valley Regional Park together with Fingal and South Dublin County Councils.*

Fingal supports the creation of a Liffey Valley Regional Park with Kildare and South Dublin County Councils and this is included within Objective NH47 of Fingal Development Plan 2017-23, which states:

*Objective NH47*

*Co-operate with Government and the adjoining local authorities in seeking to establish a Liffey Valley Regional Park.*

#### 4.0 Conclusion

In conclusion, we reiterate our support for the policies and objectives contained within the Draft Leixlip LAP and seek the inclusion of an additional policy to ensure the protection of St Catherine's Park in the future.

We thank you for this opportunity to comment on the Draft LAP and we look forward to further opportunities to work together.



David Murray

A/Senior Planner

Planning & Strategic Infrastructure Department  
Fingal County Council

