

I hereby submit my objection and concerns in relation to both the Black Avenue and Celbridge Road East development plan.

I am strongly opposed to the merging of Confey with other areas, ie., Meath and my fear is that Confey will be lost in a massive development which will eventually include areas in Co Meath/Dublin.

As a resident of Leixlip Confey for more than 30 years I feel I have a right to a voice and representation to the councillors who serve my community and its environs. I am horrified to find that not only is the council in breach of a Ministerial decision dated 6th March 2018, but it has also included previous Key Development Areas that were removed from the last Local Area Plan. Key issues with the LAP are:

- 1) The policy to provide 3315 new housing units in Leixlip. This is being achieved by increasing housing unit densities at Key Development Areas and inserting new Key Development Areas into the Plan without any documented reasoning behind these decisions.
- 2) The actual delivery of the target may extend beyond the life of the plan, up to 2029.
- 3) The LAP fails to provide a Master Plan as directed by ministerial order.
- 4) Key Development Areas that were removed from the last Local Area Plan by unanimously backed Material Alterations have been included.
- 5) Previous objective removed from Plan - '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.' In a complete "U" turn the council is now in fact proposing a road into the park to facilitate a major housing development at Black Avenue.

I cannot understand why Kildare County Council are proposing to build more houses on existing green recreational areas (e.g., Confey GAA lands which have been developed by the residents!), putting roads through an existing park and not giving any consideration to protecting our local natural environment which is enjoyed by so many local people. This does not make sense unless you are a developer who will benefit from the mass production of sprawling estates with no proper access or infrastructure. No one wants to live in a place like that. I feel that Confey will be swallowed up and merged into Meath if the development over Cope Bridge goes ahead as proposed and without any properly funded planning.

Currently, the local transport system is bulging at the seams and will certainly not be able to cope with the added numbers of commuters who will potentially live here or in Kilcock and Maynooth. Already there is huge congestion on the N4 and surrounding roads and railway system i.e. Confey

with the development of extra homes in Kilcock and Maynooth. The proposed new bridge at Confey will result in further congestion on Captain's Hill and Leixlip Village.

I dread to think what the resultant traffic congestion will be like following even more poorly planned development. The heart has been taken out of Lucan with poorly planned development in places such as Adamstown, etc resulting in a massive sprawl of development from Lucan to Clondalkin. I do not want this for my area and my family deserves a decent, accessible place to live with fully functioning and maintained water, waste and power supply. My family deserve a town they can be proud of which looks after its natural and beautiful amenity areas. Rather than building more houses and putting more pressure on existing services my community would be better served by the following which have never been provided in all the years I have lived in Confey:

a swimming pool.

A civil building with theatre or performance space.

Homes for the elderly/retired – 25% of Leixlip population are 55+

Affordable homes/Social housing which can be accessed but not by destroying existing parkland and amenity areas.

A Sensory Garden.

Charging points for electric vehicles.

Adequate additional parking in the village and train stations

Maintenance of existing estates and green areas

I am convinced that this is a developer led plan which is not in my or my family's best interests. The wording of the plan is vague in the extreme with no mention of ring-fenced funding for road and facilities infrastructure. My councillors are elected to provide the best environment in which my family and I can live and I expect elected representatives to hear my concerns and act accordingly.

To whom it may concern I wish to make the following submission in regard to the proposed BLACK AVENUE KEY DEVELOPMENT AREA (KDA)

1. The council should reinstate the previous objective removed from plan - '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.' In a complete "U" turn the council is now in fact proposing a road into the park to facilitate a major housing development at Black Avenue. In 2017 - 1021 submissions regarding protection of St. Catherine's Park from road development.
2. This Key Development Area was removed from the last Local Area Plan by unanimously backed Material Alterations.
3. This proposed development is contrary to S6 – "To phase significant future growth in line with the capacity and delivery of supporting physical infrastructure" The existing water, waste & power supply infrastructure which is aging and faulty are unable to support developments of this scale. The towns infrastructure is already strained and is evidenced by power cuts, water leaks and ongoing stench in the middle of our town from the existing houses. There is limited capacity at the water treatment works. Improvement works earliest will take place is Q4 - 2022.
4. This development is contrary to the MASP which clearly states "The integration of transport and land use planning with significant new housing development to be focused at locations **proximate to high quality public transport, especially rail access, that is easily accessible to existing local infrastructure such as schools, and local services such as neighbourhood centres**, in the interest of a sustainable pattern of urban development; "
5. This proposed development is contrary to MT3.8 "To ensure that any significant new development takes place in proximity to public transport routes and can be adequately served by the road network." The Black avenue proposal has no public transport route and no road network.
6. MT3.11 No Traffic Impact Assessments (TIA) has been included for this KDA
7. The groundwater in this area described in the Lap as highly vulnerable with sections of extreme vulnerability.

8. MT1.4 No ecological analysis has been completed on the effects of this proposal.
9. No commitment to on-site flood risk analysis.
10. This KDA is facilitating large residential development of at least 350 units for which there is no demand.
11. This proposed development is contrary to S8 which commits the council to protect, enhance, create and connect natural heritage, high quality amenity areas and other green spaces throughout Leixlip for both biodiversity and recreational use. The KDA is in fact threatening and destroying natural heritage, high quality amenity areas and other green spaces in the environment of St Catherine's Park.
12. This proposed development is inside the environment of an existing park and can have no positive impact on the park.
13. The proposal provides a significant negative impact on a green and safe access for pedestrian and cyclists using St. Catherine's Park through increased traffic volumes.
14. The existing car park facilities will be reduced as the proposed egress route is via the car park for vehicular traffic from the development.
15. This proposed development does not respect the setting of the subject lands and or the adjoining parklands.
16. This proposed development opens up the possibility of further encroachment into the existing park for future development.
17. This proposed development is contrary to the Environmental Report which clearly states the loss of open space and amenity use could also be considered to have the potential to give rise to **negative effect on population and human health.**

18. The development will destroy a Strategic Open Space which is right in the middle of proposed Black Avenue housing development in St Catherine's.
19. This proposed development will destroy areas of St. Catherine's Park which is considered to be one of the most important or 'Key' Green Infrastructure areas (as well as their associated habitats) in our town.
20. No new linear park is being provided along Black Avenue. The existing linear park which starts at the entrance from the Mill Lane is in affect being reduced and many of its original features – trees, hedgerows and grasslands being removed contrary to the council's own policies.
21. Connectivity via Mill Lane to R148 will be a nightmare for residents due to increased traffic volume, sightlines, narrow road, poor pedestrian walkways and traffic delays.
22. The development will have very negative impact on traffic flow through Main Street.
23. The existing residents Health and Safety is being put at risk due to the traffic implications to response times from Emergency services i.e. Fire Brigade. which is located in Mill Lane.
24. The egress route from this development is through the car park in St. Catherine's Park which opens the park to 24/7 vehicular traffic.
25. This proposal will result in the loss of biodiversity through the destruction of woodlands at hill area of the Black Avenue as the roadway will need to widen to allow two-way traffic.
26. This development will cause massive increases in pollution, increased noise levels, and illegal dumping.

27. The development will destroy hedgerows, existing trees and parklands with five additional pedestrian entrances being created to the park and Glendale meadows.
28. The development includes the creation of two pedestrian access routes into existing cul de sacs at Glendale Meadows that will completely alter the current environment in which residents have been living for many years and undermine their property values and way of life.
29. The development facilitates anti-social behaviors and easier entrance and exit for criminals to the existing residential areas bordering the area.
30. The proposal has been rejected previously by the council and is simply included to facilitate a private landowner who has landlocked grassland to convert same into a massive financial profit.
31. This development will have a very negative impact of the value of existing properties as it will offer new incentivized alternatives to persons looking to move into the town thereby undermining the value of existing secondhand homes which are subject to stamp duty.

It is obvious that the author of this proposal has no sense of the place or of the existing community.

To whom it may concern I wish to make the following submission in regard to the proposed CELBRIDGE ROAD EAST KEY DEVELOPMENT AREA (KDA)

1. This Key Development Area was removed from the last Local Area Plan by unanimously backed Material Alterations.
2. This proposed development is contrary to S6 – “To phase significant future growth in line with the capacity and delivery of supporting physical infrastructure” The existing water, waste & power supply infrastructure which is aging and faulty are unable to support developments of this scale. The towns infrastructure is already strained and is evidenced by power cuts, water leaks and ongoing stench in the middle of our town from the existing houses. There is limited capacity at the water treatment works. Improvement works earliest will take place is Q4 - 2022.

3. This development is contrary to the MASP which clearly states "The integration of transport and land use planning with significant new housing development to be focused at locations **proximate to high quality public transport, especially rail access, that is easily accessible to existing local infrastructure such as schools, and local services such as neighbourhood centres**, in the interest of a sustainable pattern of urban development; "
4. MT3.11 No Traffic Impact Assessments (TIA) has been included for this KDA.
5. 18 of the protected structures on the Record of Protected Structures, are part of Leixlip.
6. Castle Demense, this represents the huge efforts made by Desmond Guinness to protect Leixlip heritage.
7. The groundwater in this area described in the Lap as highly vulnerable with sections of extreme vulnerability.
8. MT1.4 No ecological analysis has been completed on the effects of this proposal.
9. No commitment to on-site flood risk analysis.
10. This KDA is facilitating large residential development of at least 355 units for which there is no demand.
11. This proposed development is contrary to S8 which commits the council to protect, enhance, create and connect natural heritage, high quality amenity areas and other green spaces throughout Leixlip for both biodiversity and recreational use. The KDA is in fact threatening and destroying natural heritage, high quality amenity areas and other green spaces in the Guinness estate.
12. This proposed development does not respect the setting of the subject lands.

13. This proposed development opens up the possibility of further encroachment into the existing Guinness estate for future development.
14. This proposed development is contrary to the Environmental Report which clearly states the **loss of open space** and amenity use could also be considered to have the potential to give rise to **negative effect on population and human health**.
15. The development will destroy a Strategic Open Space that forms part of the green corridor in the Leixlip area.
16. The Height of land - LAP is vague and allows for misinterpretation by developers.
17. The detail is ambiguous “generally 2 stories in height” does this allow for apartment blocks? Figure 12.2 - 2 sets of residential units similar to apartment blocks.
18. This proposed development will destroy areas of the Guinness estate which is considered to be one of the most important or ‘Key’ Green Infrastructure areas (as well as their associated habitats) in our town.
19. Many of its original features – trees, hedgerows and grasslands are being removed contrary to the council’s own policies.
20. Connectivity via Celbridge road will be a nightmare for residents due to increased volumes of traffic combined with the adjacent Wonderful Barn development of (450) units.
21. No Road link to M4 - no plans in place to deliver same. The combined additional traffic from this KDA and the wonderful barn will bring up to 1500 additional vehicles on to the local streets.
22. The development will have very negative impact on traffic flow through Main Street.
23. This development will cause massive increases in pollution and increased noise levels.



24. The development will destroy hedgerows, existing trees and parklands with six additional pedestrian entrances being created to the development. Two were previously removed from LAP due to health and safety concerns, 1 requires major engineering to scale a 100 foot cliff and 1 requires unlimited access to the grounds of Leixlip Castle.
25. The proposal will have negative impact on residents in Leixlip Park, Celbridge Road, Highfield Park, as they are exposed to through pedestrian and cycle traffic from this development. This will completely alter the current environment in which residents have been living for many years and undermine their property values and way of life.
26. The proposal facilitates anti-social behaviors and easier entrance and exit for criminals to the existing residential areas bordering the development area.
27. The proposal has been rejected previously by the council and is simply included to facilitate a private landowner who has landlocked grassland to convert same into a massive financial profit.
28. This development will have a very negative impact of the value of existing properties as it will offer new incentivized alternatives to persons looking to move into the town thereby undermining the value of existing secondhand homes which are subject to stamp duty.
29. To protect the walled area proposed by Kildare Development Plan KDA Celbridge Road East, which is part of Leixlip Castle Demense. A Demense this year celebrates 847 years by zoning area KDA 1 Celbridge Road East as parkland.
30. Future generations will thank Kildare County Councilors for saving this vital historical estate that will add greatly to the tourism potential of Kildare and the Guinness history.