

To whom it may concern in relation to the Leixlip Area Plan

I welcome development in Leixlip, living in what is probably the last estate constructed in Confey – Woodside, which is approximately 25 years old. It is long overdue.

That said, I have some issues with the plan as published.

The services can barely cope with the existing housing stock, and must be improved before more development can be approved: \_

In the week beginning Monday June 10<sup>th</sup> there was a total of 7 leaks in the Leixlip area, leading to some houses being without water for most of the week. A stroll through the village crossing the bridge to the west end of the main street is frequently ruined by the stench from the sewage pipe passing. It has been tackled many times but to date not solved.

In the past 5-6 years there have been frequent electrical faults, some lasting several days.

There is no consideration given in the LAP to the expansion of Intel on the services.

I would ask that the protection previously given to St Catherine's Park be restored. Many trees, grasslands & hedgerows would be removed under this LAP which is contrary to the council's own policies.

The National Planning Framework states that development is to be achieved through infill & brownfield development rather than an over-reliance on greenfield sites – the LAP does the opposite.

There is no on-site flood risk analysis identified with the LAP

There is no ecological analysis completed on the effects of the LAP.

This plan is completely developer led – there must be more capacity for social & affordable housing and for downsizing homes & sheltered accommodation for the elderly\retired.

There is insufficient provision for a swimming pool, civic buildings including theatre & performance space, charging points for electric vehicles.

There is 1 childcare facility considered, providing 20 places – this is ludicrous assuming that new housing will bring new families.

Other facilities for such families must include a primary care centre – the suggested location of Collinstown is unsuitable for stakeholders.

In addition a primary care centre should facilitate the return of children's dental services to Leixlip, services are currently available through Naas, again completely unsuitable for the stakeholders.

Public transport infrastructure must be delivered in much increased volume:

Busses & trains will largely serve growing centres of population before reaching Leixlip, the Confey train station is constrained by proximity of the canal & housing estate & must have adjacent park & ride facilities.

Roads are never a solution to traffic as they just bring more cars – Cope Bridge & Captains Hill are also physically constrained & cannot cope with much more volume.

The concept of relocating the GAA club is ridiculous, I am no fan of the organization but a great deal of work has been done on the facility by the members of the community & it is far from 'underutilized' as is claimed in the LAP. It would be far preferable that it become a new heart of a new development, allowing new members to safely walk & cycle to the grounds as existing members do.

The LAP must deal with existing issues facing the town and plan for sympathetic development in combination with the necessary infrastructure.