

The Planning Department,  
Kildare County Council,  
Áras Chill Dara,  
Devoy Park,  
Naas,  
Co. Kildare.

10<sup>th</sup> July 2019

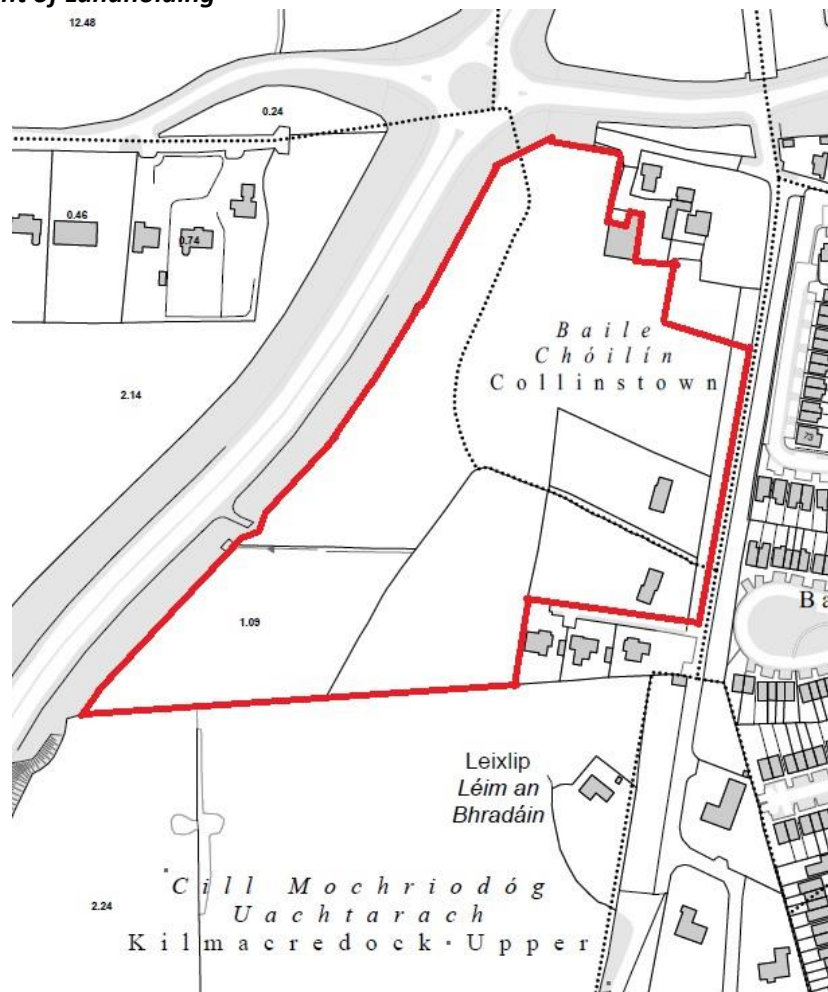
**RE: Draft Leixlip Local Area Plan 2020 - 2026**

Dear Sir/Madam,

We are instructed by our client, ES Leixlip Greenfields Ltd., to make this submission to the Draft Leixlip Local Area Plan (LAP) 2020-26, issued on 30<sup>th</sup> May 2019.

Our clients are developing the lands at Leixlip Gate as detailed in Fig. 1 below for a significant residential scheme.

**Figure 1 – Extent of Landholding**



The Leixlip Gate area is proposed as a Key Development Area - KDA3. Section 12.4 of the Draft LAP outlines the vision and objectives for the KDA.

Our client's land interest comprises a significant portion of the proposed KDA as outlined in blue on the below map extract.

**Figure 2 – Landholding in relation to Proposed KDA 3**

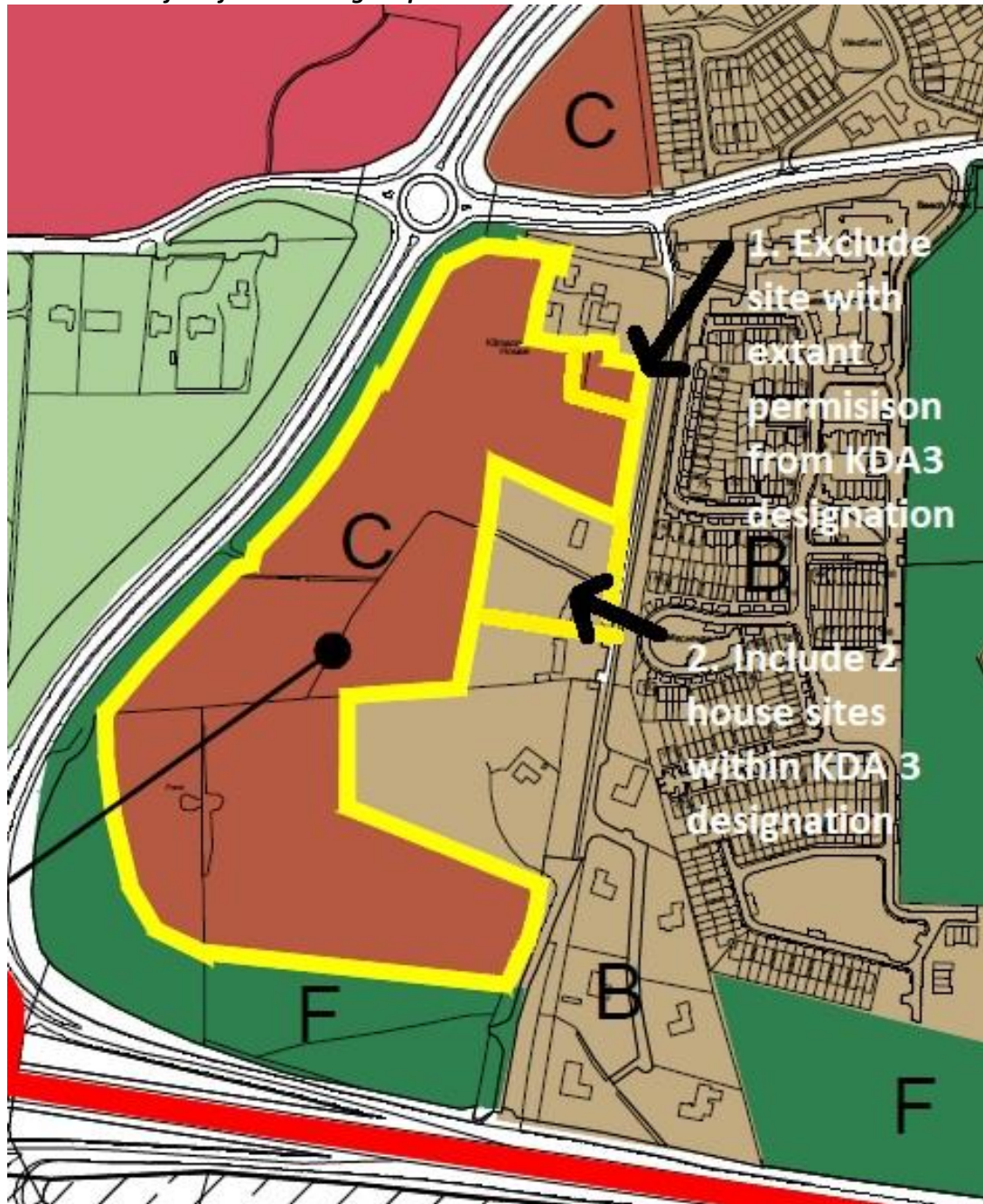


**Key**

Local route/street		Focal building	
Pedestrian/cycle route		Strategic open space	
Potential vehicular access		Existing hedgerow/vegetation	
Residential block		Landscape reinforcement	
Key building frontage			

Figure 12-3 Leixlip Gate KDA (Kilmacredock)

**Figure 3 – Extract of Draft LAP Zoning Map**



We wish to record our client's broad support for the policies and objectives of the draft LAP particularly those pertaining to KDA3 which will allow for the comprehensive and sustainable development of this significant residential landbank.

However, a number of minor amendments are suggested which we would ask the planning authority to consider and incorporate into the final LAP.



**Extent of KDA**

The extent of the proposed KDA3 designation is outlined on the Draft LAP zoning map and on Figure 12-3 (See Figures 2 and 3 above). Section 12.4 also references the possible intensification/redevelopment of existing adjoining properties not identified within the designated KDA.

However, the KDA area, as outlined in Figure 12-3, includes a small site located to the immediate south of Kilmacredock House which we note belongs to the Kelly family and is intended to remain in their ownership (marked “1” on Figures 2 and 3 above). This site has an extant planning permission (Ref 16/90) granted to Cliona Kelly Scully (daughter) for a single house located beside the original family house. This 5 year permission was granted in September 2016 and, we understand, it is the intention of applicant to carry out this permission presently.

**Figure 4 – Extracts of Site Location Map and Site Layout Plan for Permission Ref. 16/90**



It is therefore recommended that the KDA3 designation, as outlined on the zoning map and Figure 12-3 of the LAP, be revised to exclude this single house site, as it is not intended to be redeveloped for multi-unit residential. Accordingly, the indicative vehicular access from Leixlip Gate Avenue should be relocated south on Figure 12-3 to reflect the revised KDA boundary, along with associated revisions to the indicative streets, urban blocks and open space.

It is also suggested that the two residential properties south of Kilmacredock House (marked “2” on Figures 2 and 3 above) be included within the KDA designation on the zoning map and in Figure 12-3.

As per the site boundary outlined in red on Figure 1 above, our client intends to develop the overall landholding which includes these two properties with the intention to deliver a single, comprehensive residential development. Whilst Section 12.4 of the draft LAP notes the potential redevelopment of these sites, in any event, it would be practical at this drafting stage to revise the extent of the KDA to include these properties.

## Landscape/Heritage

Section 12.4 and Figure 12-3 of the Draft LAP outline a number of objectives in relation to landscape, open space and heritage, including retention of natural heritage and existing green infrastructure features. At the same time new development is expected to create a suitable urban edge along the R449 to “announce the town” and to provide passive surveillance of roads and open spaces throughout.

Our client agrees with these principles and they have been incorporated into the emerging design proposal for the subject lands.

Nevertheless, it is suggested that the indicative layout on Figure 12-3 could be revised to better illustrate these principles. In particular, it is recommended that the former demesne wall of Castletown House, which forms the southern boundary of our client’s landholding, should be clearly identified. In the draft plan “existing hedgerow” is identified where the wall actually exists (marked as “4” on Figure 2 above).

If it is expected that this wall will have to remain within the heart of KDA3 it will limit accessibility to the otherwise landlocked KDA3 development lands south of the wall. Therefore it is suggested that it is shown that access to the lands south of the wall will be as currently illustrated in Figure 2 above save for the route passing through an access point through the wall as opposed to the currently illustrated hedgerow.

The retention of the wall also suggests that the indicative main public open space located immediately north of the wall (marked as “5” on Figure 2 above) should be reconsidered/relocated.

Alternatively, two indicative open spaces could be shown on Figure 12-3 of the LAP, each located in the heart of their respective character areas, instead of one single large open space north of the wall at the south-western end of our client’s landholding.

This revision would also allow for completion of a new built edge along the R449 as promoted in the KDA objectives.

It is requested that the indicative layout on Figure 12-3 be updated to reflect these concerns.

## Density

Table 4-1 (Residential Unit Assessment) of the Draft LAP details densities and capacities for various development areas in the LAP including Leixlip Gate. A density of 35 units per ha is referenced with a note that “*the figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage...*”.

We welcome the revision to the density targets for Leixlip Gate and the potential for additional yield subject to quality of design, site characteristics, sensitivities and commercial viability, which reflect national policy on minimum density standards for greenfield sites in large town. It is also suggested that a second reference asterisk be added to the “Estimated Residential Capacity” column on Table 4-1, to clarify that the figures in that column are also estimates only.

Conclusion

We trust that the planning authority will take on board this letter of support and suggested amendments.

We look forward to the adoption of the LAP in due course and to working closely with Kildare County Council in delivering a significant new residential development at this key location in the near future.

Yours



Trevor Sadler  
**McGill Planning Limited**