



10-07-2019

Draft Feixlip Local Area Plan 2020-2026,  
c/o Senior Executive Officer,  
Planning Dept.,  
Kildare County Council,  
Aras Chill Dara,  
Devy Park,  
Naas,  
Co. Kildare

Kildare County Council  
Planning Department  
10 JUL 2019  
RECEIVED

Re: William & Geraldine Payton - Submission

Dear Sir / Madam,

Please find location of our property  
marked on enclosed map.

(A) We are very concerned about the  
3 to 4 storey Buildings overlooking our  
property from development RSA & RHA.

(B) We are very concerned about the  
increased risk of flooding. The reason  
for this is there are three streams  
converging at our property, which have  
been prone to flooding in the past.  
These streams drain all of the proposed  
development land north of our property

and beyond.

One of these streams is the "Sileacháin".

Flood relief was carried out by Kildare County Council approx 2011, installing a new culvert in this location. This work was successful, but on numerous occasions of high rainfall the water has risen above the top of new culvert.

Our concerns are that any increased volume of water from the new development will be detrimental to our property due to flooding.

This flooding would ~~also~~ also affect the new buildings at R5A and R4A.

We have video footage of flooding in this area if you would like to view same.

Yours sincerely,

Geraldine Paynton  
William Paynton.



### 2.1.6 CHARACTER AREAS

The framework provides for a maximum of 1,340 new housing units within the boundary, which is consistent with the zoning objectives of the Draft Leixlip Local Area Plan 2020-2026. The approach adopted is to locate higher density residential elements towards the centre and closer to Confey Railway Station. Beyond these lands, densities will be reduced with a number of different typologies including courtyard style development, terraced housing, detached and semi-detached units.

A variety of neighbourhood characters will be provided throughout. While each area will have its own individual identity the overarching premise for the development of all lands will be to create a single permeable neighbourhood which promotes sustainable transport modes.

Within all Character Areas, the integration and where appropriate, enhancement of existing green infrastructure areas which have been identified as being of moderate to high value is promoted.

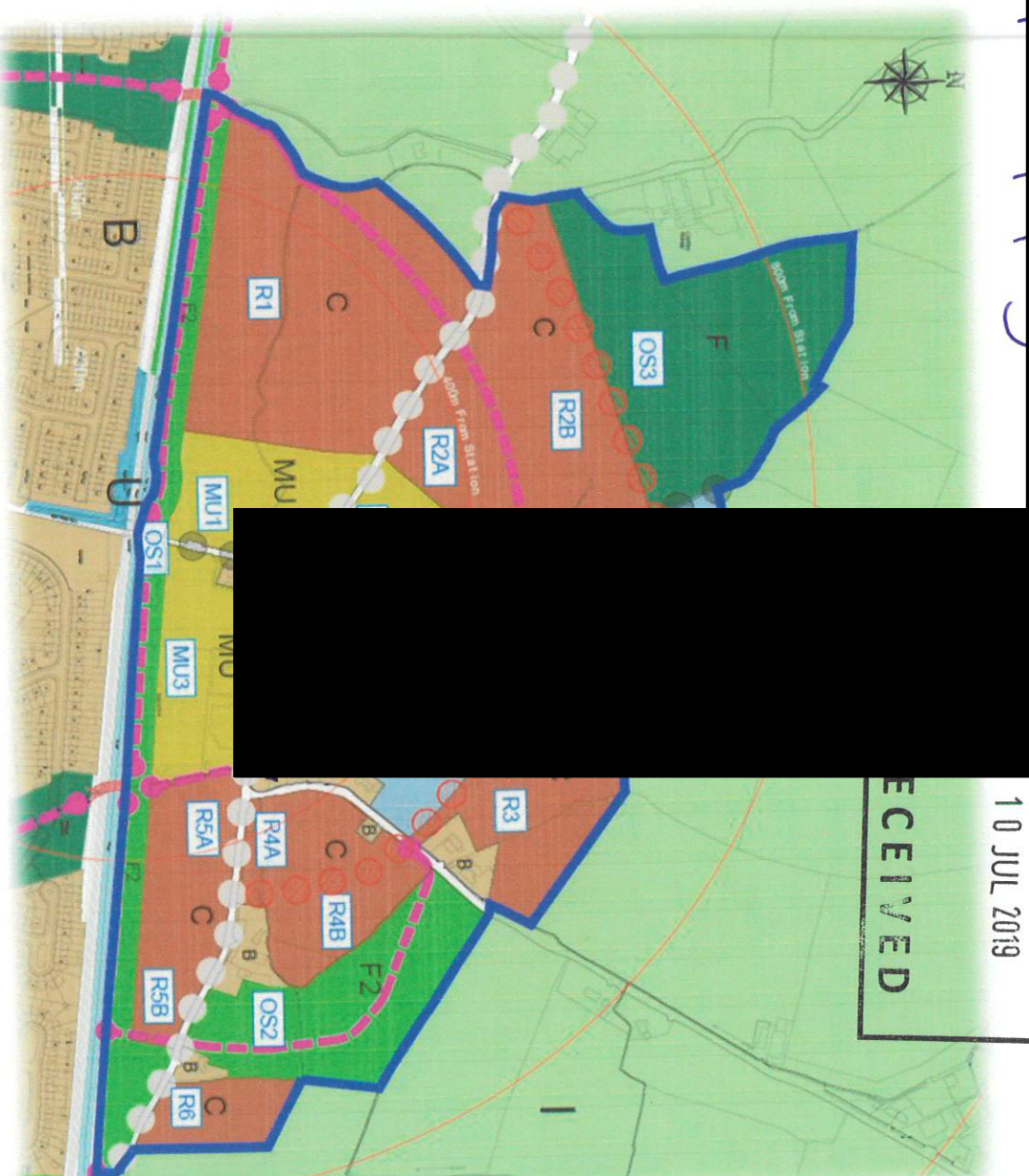


Figure 6 - Confey Draft Land Use Zoning Map and Character Areas