

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. The groundwater in this area described in the Lap as highly vulnerable with sections of extreme vulnerability.
6. MT1.4 No ecological analysis has been completed on the effects of this proposal.
7. No commitment to on-site flood risk analysis.
8. This KDA is facilitating large residential development of at least 355 units for which there is no demand.

9. 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.

10. This proposed development does not respect the setting of the subject lands.

11. This proposed development opens up the possibility of further encroachment into the existing Guinness estate for future development.

12. 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**.

13. The development will destroy a Strategic Open Space that forms part of the green corridor in the Leixlip area.

14. The Height of land - LAP is vague and allows for misinterpretation by developers.

15. 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.

16. 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.

17. Many of its original features – trees, hedgerows and grasslands are being removed contrary to the council’s own policies.

18. 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.

19. 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.
20. The development will have very negative impact on traffic flow through Main Street.
21. This development will cause massive increases in pollution and increased noise levels.
22. 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.
23. 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.
24. The proposal facilitates anti-social behaviors and easier entrance and exit for criminals to the existing residential areas bordering the development area.
25. 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.
26. 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.