

Kildare County Council Submission

Confey Urban Design Framework and Draft Area Plan for Leixlip

To whom it may concern,

“Happy is the land that has no history.” So said some wise man- but history isn’t all about battles and blood shed; it also deals with the growth of civilisation. (Con Houlihan) The story of Leixlip and sister towns Celbridge and Maynooth exemplifies this simple truth. Viewing the Confey Urban Design Framework and Draft Area Plan for Leixlip, specifically the proposed development in Confey one is faced with a lack of vital details that should have been in place by its author’s chronicling their proposals.

I am well acquainted with the townland of Leixlip and those of its sister towns. In 1992 I made Confey my family home. I have had the honour to served the greater North Kildare community as a [REDACTED] for a number of years thus becoming very familiar with its people and its physical footprint on the land scape of County Kildare. I am a member of Confey G.A.A Club and stand firmly behind the Club’s submission. We have a proud, stubborn, hard working Club membership who love overcoming any adversity to improve and safe guard the ethos of Confey G.A.A. Club. This has been reflected in our playing and development achievements over the last 25 years. It would be a mistaken impression to believe that its membership would not be bellicose in the face of any conflict to protect our club.

In principal my family and I do not have any objection to the proposed expansion of new housing projects into the fore see able future in and around North Kildare and specifically the Confey environs. This proposed expansion is the growth of this generations “civilisation,” but it must harmonise and enhance the natural environment of Confey, the broader area of Leixlip and North Kildare and the wellbeing of its people. But this does not mean that we should obsequiously accept this proposed expansion of our population without expressing our concerns and in some areas, solution’s that will enrich the quality of community life for all and future generations.

These concerns may seem pedantic to the “Planners.” But it will be us who will have to live forever with their obdurate frailty and shortcomings of inept plans, pushed upon us by developers, builders, and their political sidekicks who

having first enriched quickly their deep pockets, leave us with no means of redress. These characters are the *bête noire* of modern society and frankly not to be trusted, as money dictates their moral standings as has often been reflected in their joint past developments, to the detriment of the Irish people. “Wealthy people who have no convictions are more dangerous in modern society than the poor woman who has no morals.”(George Bernard Shaw). A lot has not changed over time, I think but I live in hope.

I trust that I will gain a sympathetic hearing and some empathy from those within Kildare County Council with these, my submission’s chronicled below. I do so not in any altruistic manner, nor in a truculent way but with the primary purpose to ensure that any learning which may arise is captured at the earliest possible opportunity and informs all inter-agency activity and importantly, future work. Our children and their children’s children should be able to reflect back in time, that we all collectively did right by them.

Submissions

I will not articulate on the lack of road infrastructure planning as it is my belief that many will have voice concerns more elegantly about this issue to you.

Submission one: Additional educational facilities (namely schools) are not provided for even though the population of young people will be increasing by at least 5000 - 6,000. This figure is in line with proposed expansion of 3000 homes plus minimum two children per household.

A solution I submit is that Scoil San Carlo National school becomes an infant school, Confey Community College becomes the primary school and the building of a new Secondary school which would service the educational requirements of the additional teenagers and adult education improvement projects would solve this future problem.

Submission two: There are no provisions for the building of a new local shopping area. This is must to elevate traffic congestion in and around the Riverforest Shopping complex, Leixlip Town and service this expanding proposed new community. Play grounds, a medical centre, library, community centre, green playing areas and a crèche facility are important infrastructures that are required to be in place. It is my firm belief that the above proposed

projects should be completed prior to any brick or foundation is put in place for a house.

Submission three: The expansion of the numbers of members of An Garda Síochána is a must prior to the arrival of this “new town of people”. The roots of social problems, gangs, crime and general law and order issues now manifesting themselves, in other areas, like North County Dublin, are firmly set in the facts that this ominous perspective intelligence was “blitzkrieg” by Government. Planning carries all sorts of pejorative association in this context if the above is not addressed. Nodding sympathetically will only create another catastrophic criminal calamity and a thousand plagues, on a general law abiding community.

Submission four: I propose the installation of charging points in these new build units to charge our new expected expanding population of electric vehicles?

Submission five: What will be the environmental impact to flooding issues due to more rain water been harvested and directed downwards through Confey into the River Liffey in wet weather. Is there any impact to the Canal, River Liffey, wild life and communities downstream from all these new builds in County Kildare.

I propose that each dwelling have a number of water butts on down pipes and thought should be given to a harvesting tank/tanks. This collected rain water could service toilets in public buildings and for watering municipal green pitches and planted areas thus cutting back on the volume of rain water to be extracted.

Submission six: All additional clean water, sewerage and electric infrastructures should be finalised before any occupation of these new housing projects takes place.

Submission seven: Has any environmental impact report been carried out on what impact this development will have on wild life.

Submission 8: I propose the instillation of cycle tracks to encourage a healthy life style for children and ourselves. This could also help with a future carbon footprint in our atmosphere.

My fear and those of my neighbours is that houses will be built by the developers but all other plans of expansion plans of essential infrastructures will be then forsaken. If required it should be carried out at the start. I do hope that my iconoclasm of the planning procedures will manipulate those who

have the final say to provide a improved blue print framework plan of such genius it will be adopted as the “perfect plan” by expanding areas within Ireland and beyond. Remember to build for tomorrow not yesterday as the eyes of all our grandchildren and their children’s children will judge us, on how we dealt with the growth “of this generations civilisation”. Thank you for taking time to study my submissions.

Please feel free to contact me if you believe that I can be of further assistance with this exciting project.

Yours sincerely.

John Cribbin,

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