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**Draft Leixlip Local Area Plan 2020 - 2026**  
**The Planning Department,**  
**Kildare County Council,**  
**Áras Chill Dara,**  
**Devoy Park,**  
**Naas,**  
**Co. Kildare**

Date 10<sup>th</sup> July 2019

Ref: 2005 35 Plan 11.Doc

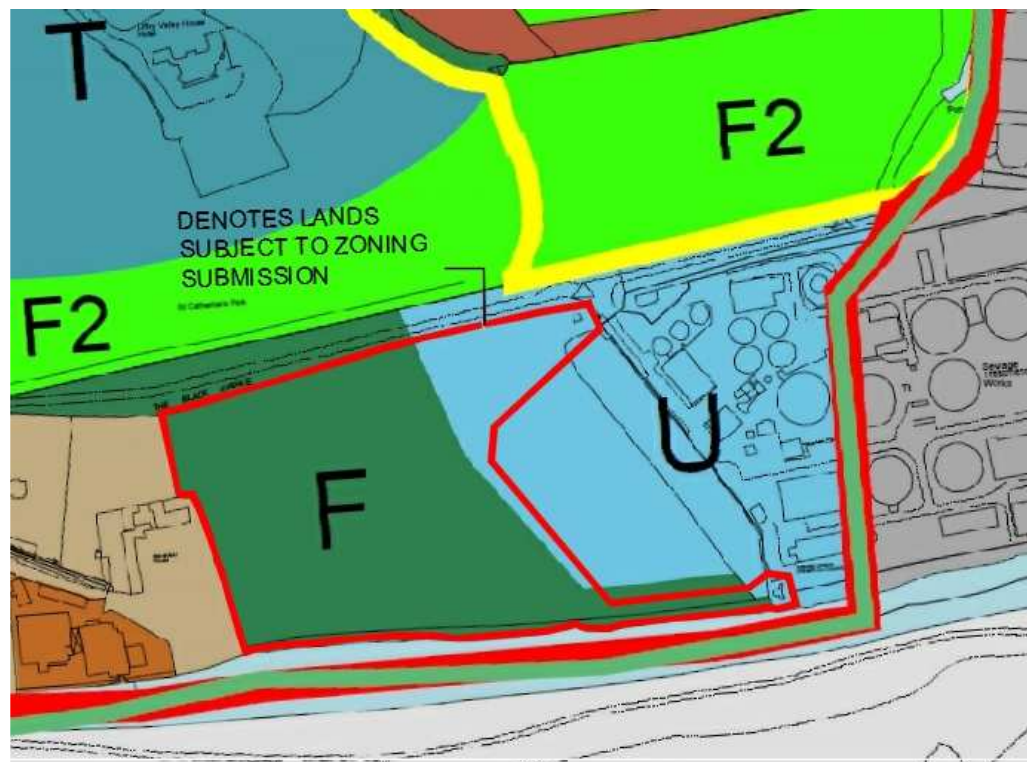
**RE: RE-ZONING SUBMISSION to Draft Leixlip Local Area Plan 2020 - 2026**  
**For Lands at Marshfield House Mill Lane, Leixlip, Co. Kildare**  
**On Behalf of John Waldron the Landowner.**

**Dear Sir/Madam,**

On behalf of our client **Mr. John Waldron**, of [REDACTED] the landowner of the lands subject to this submission, we wish to proposed and promote the re-zoning of a portion of these lands at Marshfield house from the current proposed zoning **F Open Space Amenity** to **C New Residential**.

**Location of Lands Proposed/Promoted for re-zoning to C New Residential.**

The lands are located within walking distance to the east of town centre, situated between the River Liffey to the South, St Catherine's Park and Black Avenue to the North and the treatment plant to the east with Marshfield house and Mill Lane to the west.



**FIG.1 Extract from the Draft Leixlip Local Area Plan 2020 – 2026, Zoning Map, Submission lands Outlined in red.**



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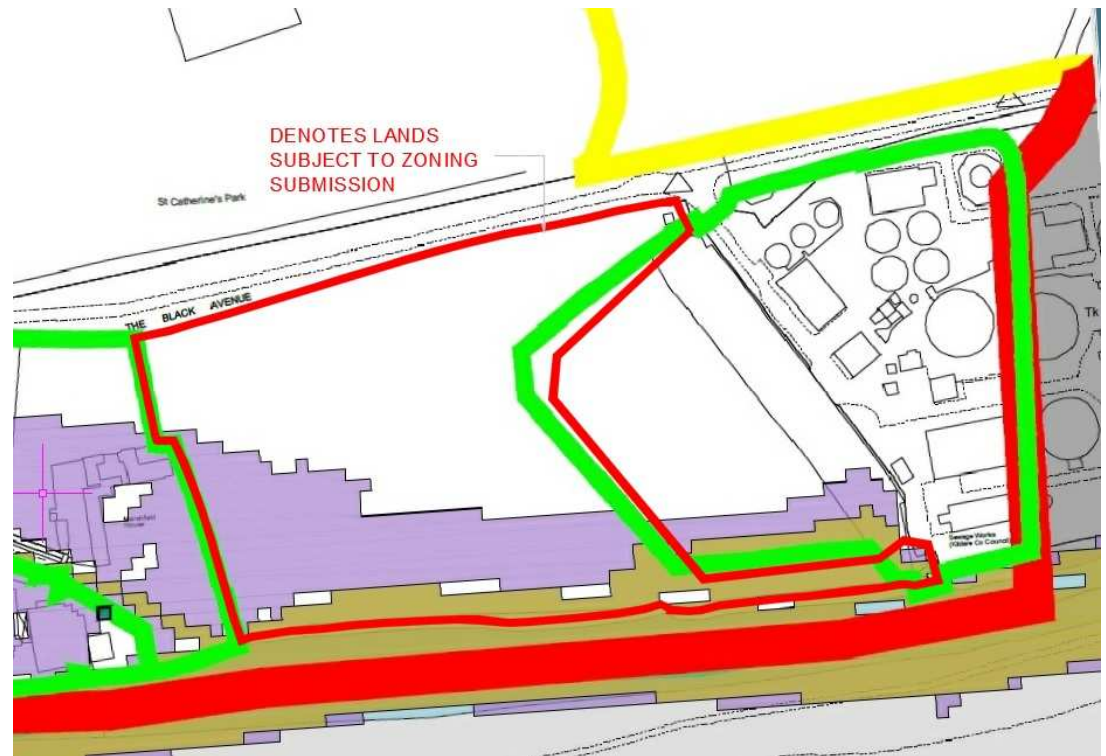
SHAY SCANLON B.A.R.C.H. M.R.I.A.I.

Vat No. 86222311

The current zoning is F Open Space amenity which in the context of being a privately own field has limited value in terms of the public access to this amenity. Refer to Fig. No. 1 above and the attached drawing 2005 35 Zoning 201.

The lands have a number of constraining elements, however allowing for these, applying the appropriate wayleaves and separation distances there is still sufficient lands available that can be built upon, a total of 7,700 sq.m (1.9 acres).

Refer to **Site Layout Plan (Constraints) drawing** map attached **Drawing 2005 35 Zoning 202**. This drawing outlines all the existing wayleaves and constraints and the remaining lands suitable for development.

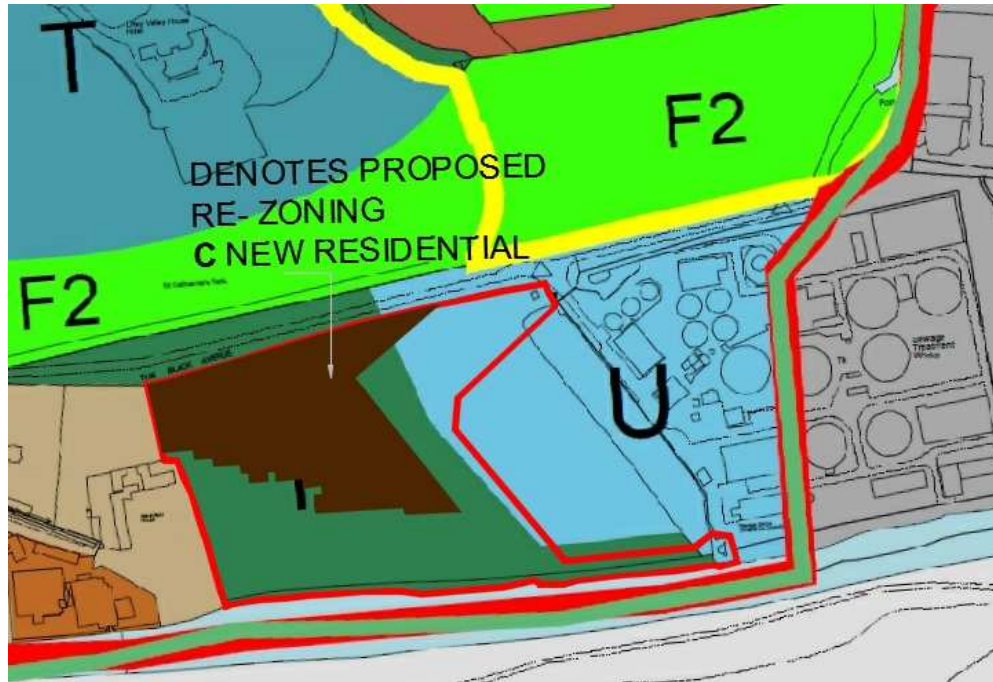


**FIG.2** Extract from the Draft Leixlip Local Area Plan 2020 – 2026, Flood Assessment Map Submission lands Outlined in red.

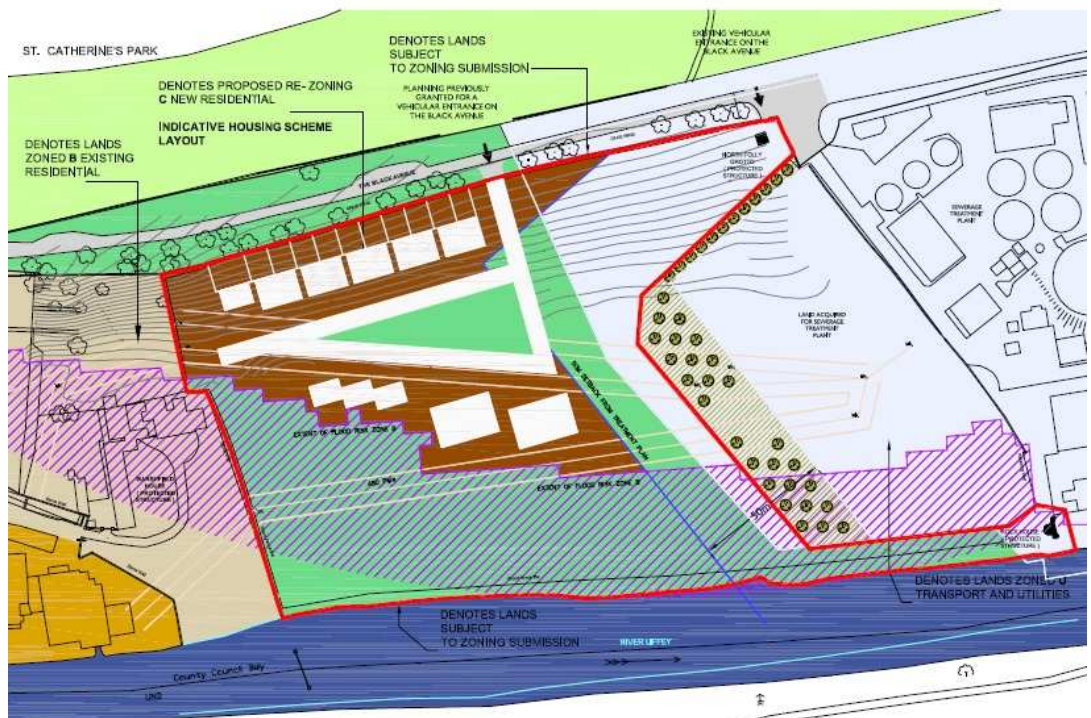
From Fig 2 it should be noted that there are sufficient lands available outside of the flood risk area.

**Revised Zoning Sought:**

Refer to Drawing Site Layout Plan (Re-Zoning sought to C new residential) 2005 35 Zoning 203, copy attached, this drawing outlines the area which is free from any of the constraints listed previously and could be made available for development subject to the appropriate re-zoning to **C New residential**.



**FIG.2** Extract from the Draft Leixlip Local Area Plan 2020 – 2026, Zoning Map, Submission lands Outlined in red with the revised zoning sought to **C New Residential** identified.



**FIG.3** Schematic Housing Layout if the lands where re-zoned.



**Figure 3 and drawing 2005 35 Zoning 204, Site Layout Plan ( Re-zoning Sought to C New Residential Indicative Housing Scheme)** illustrates by way of a draft schematic how the site may be laid out, respecting all the required setbacks and constraints resulting from existing infrastructure, to achieve a housing scheme.

The site if re-zoned, as requested, has the potential to provide approx. 25 to 30 housing units with a mix of houses and apartments. Access to the site can be either via Black Avenue or via Marshfield House and mill lane.

We would respectively request that the planners give serious consideration to these proposals for re-zoning the lands identified in finalising the development plan.

The potential to provide additional housing within the town in close proximity to all the available services and amenities and in the context of a national housing crisis would appear to be pragmatic, sustainable and sensible planning development.

We trust that these details are satisfactory and will result in a favourable re-zoning.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'S Scanlon', followed by a long horizontal line extending to the right.

**Shay Scanlon Barch MRIA.**

**CC. Client.**

**Documents Attached.**

**Drawing No. 2005 35 Zoning 201**

Site Layout Plan (Zoning as draft Development Plan)

**Drawing No. 2005 35 Zoning 202**

Site Layout Plan (Constraints)

**Drawing No. 2005 35 Zoning 203**

Site Layout Plan (Re-Zoning sought to C new residential)

**Drawing No. 2005 35 Zoning 204**

Site Layout Plan (Re-zoning Sought to C New Residential Indicative Housing Scheme)