

Name

Kev, Roche

## SECTION 4 CORE STRATEGY

### 4.2 RESIDENTIAL CAPACITY

#### Table 4-1 Residential Unit Assessment

"Key Development Area Black Avenue 350 houses"

- The direct area outlined for 350 proposed houses is part of a heritage site and is currently of extreme interest to the archaeology team in Fingal Co. Council and to those concerned in the National Museum. A number of finds have been made on both sides of the county boundary. I find it incomprehensible that the Planners have either not discussed this with archaeologists and that it has been omitted from the LAP.

- The whole area around the Black Avenue, Mill Lane and St. Catherine's Park is home to a protected and endangered, rare species of bat. International teams travel to the Black Avenue at least annually to inspect these rarer, Annex-listed species. Please refer to the guidelines issued by Bat Conservation Ireland, as follows:

"Bats are protected by law in the Republic of Ireland under the Wildlife Act 1976 and subsequent amendments. It is an offence to intentionally disturb, injure or kill a bat or disturb its resting place and any work on a roost must be carried out with the advice of the National Parks and Wildlife Service in the Republic of Ireland. Among Ireland's obligations under this Directive we are obliged to 'maintain favourable conservation status' of Annex-listed species."

- The following information, as published in the Irish Times, very early on Thursday 11 July 2019, in an article written by a Ms. Olivia Kelly, is of extreme pertinence in regard to the preservation of the bat community in the Black Avenue and surrounding area of Leixlip:

Blackrock housing go-ahead reversed over missing bat report

Permission obtained by Cairn Homes for over 220 homes quashed by High Court

A "fatal" error that meant a developer failed to publish online a report about bats has resulted in a judge quashing planning permission for more than 220 homes in Blackrock, Co Dublin.

Southwood Park Residents Association took judicial review proceedings against An Bord Pleanála's decision to grant Cairn Homes permission for 214 apartments and seven houses on the grounds of Chesterfield House, a protected structure on Cross Avenue.

Mr Justice Garrett Simons, on the second day of proceedings, quashed the board's decision because a document on the potential impact of the development on bat species had not been posted online.

The residents, whose estate backs on to the Chesterfield site, had claimed the board had erred in its decision and failed to meet requirements under EU environmental impact and habitat directives. The judge noted in his ruling that the breach was not "trivial, technical or insubstantial" and was "fatal to the validity of the planning permission".

At least four species of bats were recorded "feeding and commuting" in the area, according to the bat survey. Irish Wildlife Trust conservation officer Kieran Flood said such surveys are important. "We can't allow unchecked development, every small loss of habitat represents a death by 1,000 cuts."

- The final stretch of the Black Avenue, adjacent to the Sewerage Works, leading up to the car park in the Kildare side of St. Catherine's Park has its county border along the very centre of the road. How can any developer apply for planning permission for a housing estate, incorporating lands from Fingal Co. Council? Surely that would be invalid? application?

- Furthermore, in reconstructing the road and during proposed excavations, how can protected structures such as the St. Catherine's holy well remain intact?

- Currently, in Confey and throughout Glendale Meadows, adjacent to St. Catherine's Park, we experience between six and eight incidents per year, of an increasingly prolonged nature, when our water service is cut off. We also experience far too many prolonged electricity breakdowns, also at no notice. Why would the Planners even consider almost doubling the number of houses in Leixlip, when this is the case? The LAP does not address the growing problems of loss of essential services.

- There are already far too many houses in the area. While it is accepted that there is a need for new housing nationally, I strongly feel that the scale of the proposed new housing be reduced to 10-15% in total, at an absolute maximum. This figure would be far better for traffic management and in order to fulfil the LAP's commitment to reducing carbon footprint as distinct from increasing this dramatically in Leixlip.

- Why have the Planners not considered using the long vacated former Hewlett Packard premises and campus for housing and development? It would make far more sense, economically and the infrastructure is already in place.

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