

Planning Department
Kildare County Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare



9 July 2019

To Whom it May Concern,

I wish to make the following submission in regard to the **Black Avenue Key Development Area** - Draft Area Plan for Leixlip:

- The council should reinstate the previous objective removed from the Plan – To protect the amenity of St. Catherine's Park. *"No road proposal shall be considered by this Council through the park within the Council's ownership or jurisdiction."* There has been a complete "U" turn the LAP is now in fact proposing a road into the park to facilitate a major housing development at Black Avenue. This change is despite 1021 submissions in 2017 regarding protection of St. Catherine's Park from road development.
- 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 environment of St. Catherine's Park.
- The proposed development is inside the environment of an existing park and can have no positive impact on the park.
- The proposal provides a significant negative impact on a green and safe access for pedestrian and cyclists using St. Catherine's Park through increased traffic volumes.
- The proposed development does not respect the setting of the subject lands and or the adjoining parklands.
- This proposed development opens up the possibility of further encroachment into the existing park for future development.
- The proposed development is contrary to the Environmental Report which 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.
- This proposed development will destroy areas of St. Catherine's Park which is considered to be one of the most important 'Key' Green Infrastructure areas (as well as their associated habitats) in our town.
- No new linear park is being provided along Black Avenue. The existing linear park which starts at the entrance from Mill Lane is in effect being reduced and many of its original features – trees, hedgerows and grasslands being removed contrary to the council's own policies.
- No Traffic Impact Assessment (TIA) has been included for this KDA
- Connectivity via Mill Lane to R148 will be a nightmare for residents due to increased traffic volume, sightlines, narrow road, poor pedestrian walkways and traffic delays and will have a negative impact on traffic flow through Main Street.
- Residents Health and Safety is being put at risk due to the traffic implications to response times from Emergency services (Fire Brigade) located in Mill Lane.
- The egress route from this development is through the car park in St. Catherine's Park which opens the park

to 24/7 vehicular traffic.

- This proposed development will result in loss of biodiversity through the destruction of woodlands at hill area of the Black Avenue as the roadway will need to be widened to allow two-way traffic.
- This proposed development includes the creation of two pedestrian access routes into existing cul de sacs in Glendale Meadows that will completely alter the current environment in which residents have been living for many years and undermine property values and way of life.
- This proposed development facilitates anti-social behaviour and easier entrance and exit for criminal behaviour to existing residential areas bordering the area.
- 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.

Seamus Ryan

