

Submission on Leixlip Draft Local Area Plan (LAP) 2020 to 2026

Kildare County Council  
Planning Department

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To whom it may concern,

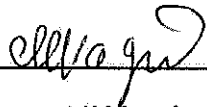
I wish to make the following observations in relation to the proposed draft LAP:

1. The draft Leixlip LAP does not appear to take into account the actual deficit in current facilities –
  - a. shortages of water – the water system, pressure and flow, was designed for a much smaller town than Leixlip has become. It is insufficient for the houses that are already here but there does not appear to be any commitment in the draft LAP to upgrade the current supply in tandem with the proposed development, never mind dealing with the current problems.
  - b. The sewerage issues that have existed in Leixlip for many years – best exemplified by the horrendous stench that permeates the village from at Ryebriidge – existed long before Aldi was built and have never been rectified. In fact, the odours have become more frequent in reoccurrence and intensified due to the continual increased development of properties in the area. Should the proposed LAP become an actuality this will result in a building of the problem with no extra capacity planned for the system to cope with a 60% increase in dwellings in the locality.
  - c. Electricity supply in many parts the Leixlip area needs to be upgraded – power outages have been a continual problem in Leixlip over the last number of years. These outages are not generally caused by storms and frequently reoccur in the same residential areas. The entire system needs to be upgraded to meet the needs of current residents and it is wholly unable to stretch to cover the largescale developments proposed by the draft LAP.
2. There is an inadequate bus and rail service for the population of Leixlip at the moment. Only a small number of bus services originate in Leixlip and no rail services originate here. Services are generally full by the time they reach the village as they commence in Maynooth. The proposed increased population in the draft LAP for Maynooth will also put further strain on our limited service. The Daft Leixlip LAP does not consider this or propose solutions to it. It seems bizarre that LAPs could be developed for three adjacent areas (Leixlip – Celbridge – Maynooth) independently from each other given that all three areas are under the one council, all three areas feed onto the one arterial road route into Dublin city for commuters, and two of the three areas operate a shared a bus and rail service.
3. The only proposed rail solutions in draft LAP are contingent on possible development of light rail in 8- 10 years from now and will not support the current development of Maynooth- Leixlip populations therefore pushing more traffic to the already overloaded roads.
4. The village of Leixlip does not lend itself to further extended development as it is curtailed to one side by the River Liffey and M4 motorway and the River Rye and the railway line on the other. The village is also situated in a valley with steep hills to either side. The draft LAP should review and consider brownfield sites, such as the HP campus for development, in line

with the National Planning Framework rather than draining the levels of green space and natural amenity within the natural boundary of the village.

5. No development should take place without developing the supporting utilities, facilities and amenities already required for the current population never mind the proposed 60% increase in dwellings for the area in the draft LAP.
6. The draft LAP is heavy on aspiration for the future of Leixlip but is very weak on any promises or commitment to deliver the counterbalancing community requirements that this developer-focused plan needs to make the extensive building programme feasible. The fact that after 30 plus years of efforts by the community to secure a swimming pool for the area, once again Leixlip was recently bypassed by a collective decision of the entire Kildare Council does not instil confidence that the vague suggestions for facilities in the draft LAP will ever become as concrete as the jungle of boxes that will be speedily foisted on our community.

Yours sincerely



Margaret K Maguire

