

Name

Marguerite, Devine

KDA BLACK AVENUE

Having lived here in Mill Lane almost my entire life as also did my ancestors the one thing that has not changed over time and won't change is that we live in a cul de sac, one way in and one way out. One of the first maps I've seen it was dated 1800. The difference in back then and now is the amount of use this tiny residential area gets. We have multiple businesses, a hotel, a business park, a waste water plant, a fire station and we also host the Leixlip entrance to the beautiful and much valued St Catherine's Park, acquired by our now president back in the late 90s as a park to be used as a public amenity for the people and last but not least the fabric of the neighbourhood, the residents. That's a lot of activity for a small community, The Waste Water treatment attracts huge tankers from all across the country into Mill Lane and up Black Avenue which is single lane traffic part of the way and back out multiple times a day, sometimes seven days a week. The exit road from Mill Lane has vehicles parked on left hand side, anything up to five cars, so you have to choose your moment to get a clear run to gain access onto Main Street, not that easy when there's not room for a car and van to pass comfortably not to mention anything bigger. Businesses and residents often struggle with this. It is also paramount that the fire service have a safe exit when called out in an emergency. So armed with this information I find it really hard to comprehend how anybody would entertain the notion of allowing a developer to build houses up Black Avenue and how the entrance to the park (FYI that starts at the gateway of Black Avenue beside fire station) should be handed over to a developer to use as his entrance to such houses, suggesting a linear park etc, we have a 200 acre park just a few metres beyond all this so nobody is biting on that carrot. I also note a suggested one way system for the residents of such houses and how the current car park on the Kildare side would be given as an exit road for such houses. I also note that there is no facility for us park users to drive to the car park because of this one way system, unless of course we are now meant to drive through a housing estate to do that, I'm also sure that these residents in this new estate would not be too happy to have their roadway used by every park user. The residents here in Mill Lane objected to this same developer trying the same stunt back in 1994 when we had far less volume of anything in Mill Lane, we also had no tankers heading up and down either. This same developer has recently mentioned locally that he'd probably have no problem getting more than 350 houses. If Mill Lane were to try to support 350/500 cars daily we would effectively be living in a car park and neither us or these new residents would be too happy, not to mention that house values would most certainly drop in our community.

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I also notice that you have accidentally or otherwise omitted what KCC had promised in our last LAP "to seek protect and preserve and develop St Catherine's Park as a dedicated open space"
I am also concerned about significant woodland areas that house our wildlife, considering that these woodlands provide some of the main bio diverse habitats within the park. The woodland heading up Black Avenue on the left should not be removed for this reason and would have to happen if the road had to be widened. On the far side are the back gardens of some of our residents.

Policy HC1 7.3.2

Housing for older people

The old ESB site would make an ideal site for older folk to live in. It's adjacent to Main St and bus stops so would be very convenient, the units would be single story, in keeping with the sight lines of the nearby community so therefore would not be an encroachment on the area. The vehicular activity would be to a minimum on such a busy junction (Mill Lane/ Main St) No expected anti social behavior. Finally, I am not in any way against new development but so far the most recent areas that have been developed in Leixlip have been in very poor taste in my opinion so I suggest that KCC should choose wisely where they put houses and not cripple existing well developed predominantly retired areas and thus destroy our quality of life that we should be enjoying having reared our children and enjoying our retirement instead of battling with extra traffic on an already busy community. There seems to be little or no regard for this.