

## Leixlip Area Plan Submission

To whom it may concern,

Thank you for the opportunity to make a submission on this plan and in particular regarding the Confey area.

- 1 There seems to be no plans to improve the infrastructure regarding water, electricity and waste. Over the past 12 months alone there has been numerous electricity cuts and long periods without water. For at least 6 years on-going works at Aldi / Ryevale Walk have not got rid of the stench surrounding this area. What plans are in place to alleviate this? This should be rectified before any further developments take place.
- 2 The destruction of an amenity such as the Black Avenue is totally alien to the need to preserve natural heritage and encourage habitats for all kinds of wildlife. The trees on the avenue are very old and the area needs to be retained as a recreational space. The removal of hedgerows, trees and grasslands is detrimental to the environment and goes against national plans for protection of the environment, as well as being in contravention of Kildare County Council's own policies. Kildare County Council seems to have an aversion to trees especially very mature ones. I have seen two sites developed in Maynooth recently and the first thing to go were the trees. Instead of planning with retaining the trees in mind Kildare County Council clear the trees and then plan. I can see it is much easier to work on a clear site but the aesthetics would be much improved with the retention of these mature trees.
- 3 There is a wonderful natural amenity in St. Catherine's Park but the threat of a road through it still stands. There are eleven options for this route with four opting for the park. The maths say there are seven other viable options which could be used. A new park is welcome but will be necessary for the inhabitants of the new developments. St. Catherine's is a natural park, not a designed space.
- 4 The road network is another situation. At present, in the mornings, it is extremely difficult to get out of River Forest and Glendale. This is caused by traffic going to Confey College and the volume of traffic in general. Also, whenever there is an incident on the N4, vehicles use the Captain's Hill as an escape route making it more difficult to get out of the estates and therefore putting more pressure on whatever roads infrastructure is put in place. It will cause mayhem on the main street especially at peak times and with the increased workforce in INTEL. Not all INTEL employees use the N5 route.
- 5 The transport plans need to take account of the fact the Confey station will be the third stop on the Maynooth / Dublin route. With the large developments planned for Maynooth and Leixlip West passengers in Confey will still be travelling on overcrowded trains. People using Confey train station have inadequate parking facilities at present and according to the plan the number of

- parking spaces planned for will fall well short of what is required. Train passengers will be still using local estates for parking, causing traffic problems as well as difficulties for emergency vehicles to access these states.
- 6 What allowance is made for the 'Green Belt' which is supposed to exist between built up spaces? It now looks as if Dunboyne, Maynooth, Lucan, Clonee and Celbridge will end up as one massive concrete jungle.
- 7 The repatriation of Confey GAA to an alternate location to the north of its present location deprives a lot of people of one of the few facilities in Confey. This facility is not just a sports facilities but an amenity for social events, family gatherings and community activities. It is within walking distance from all the estates in Confey and accessible for children who use the playing fields for casual games of hurling and football. Without transport a new location will be difficult to access for many people. It will also mean crossing what will be a very busy road. As the report says there is 'underutilisation of these strategic lands', strategic being the vital word here. Strategic for whom?? In its current location it will be at the heart of the new and old communities. The financial implications of this move would need to be examined. Is it sound economics to move a facility from a central location, convenient to everybody, to a larger site and less accessible to people?
- 8 The extension to the graveyard is welcome but what plans are in place to alleviate the flooding which causes distress to many bereaved families. What arrangements are in place for adequate parking? Again the GAA facilitated parking for funeral, a convenience lost if moved further north.
- 9 Two cycle ways for River Forest and Glendale will open up these estates to an unknown number of people while also causing loss of the limited greenspace available in these estates. The 'Bowl' in River Forest is constantly used for recreational purposes especially by young families and building the cycleway through the centre of this amenity will divide the space and will be a risk to young children, (think of the insurance claims). Why not build it alongside the existing path which runs to one side of the green space.
- 10 The type of housing planned is very vague. They are determined as units. A breakdown of the type of unit would be interesting. With an aging population what options are there for people who may wish to downsize to properties at affordable prices? What are the height restrictions of these developments which should be in-keeping with the existing landscape? What provision is there for independent living facilities for elderly people in a supervised setting?
- 11 The development of a new street in Leixlip seems unnecessary with parts of the main street in a state of dereliction. Dealing with the owners of the many derelict buildings and incentivising people to take over the ever increasing empty retail spaces would rejuvenate the village centre, which was a thriving business area and attracted people to the area in the first place. A civic space is destined for the new developments again taking the heart from the main town.
- 12 The Wonderful Barn is an unique edifice and part of the history of Leixlip. Hundreds of houses are now going up at a rapid pace and not a single step has been taken towards the restoration of the barn and the surrounding buildings.

Buildings appear overnight but amenities and preservation of what we have plays second or third fiddle to construction.

While the need for housing is accepted, the density of these developments in such a limited space, with vague plans for the necessary infrastructures, will have a very negative effect on Leixlip.

For this resident the language in the plan was very vague leaving one to think that Kildare County Council can interpret it to their advantage and to the advantage of the developers. The time span for residents to view the plan locally was very short and at a time when people were at work or commuting home from work. A deliberate ploy on their part? It ticks the box of informing the community.

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