

Name

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Submission on Draft Leixlip LAP

To whom it may concern

While I find the permeability aspects of the plan, and the town centre regeneration plans welcome, I find little else to recommend the Draft LAP.

1. The 6 week time frame that residents are bring given to consider the thousands of pages presented to them is far too short. The information session in Leixlip Library was not much help as the staff present were not fully versed in the plan, so many questions went unanswered.

2. There are vast amounts of information missing, for example is the Confey UDF, and therefore it seems incomplete. E.g. on page 16 it says "Refer to Chapter 5 Retail", but there are only 4 chapters. There is no chapter on Retail. Page 6 makes a single reference to a "night time economy", without providing any further details.

There is a mention of an anchor tenant supermarket in Confey. Leixlip is already supplied by three supermarkets in the town, and a third nearby in Hillcrest, and is not in need of another, but is in need of a cinema. It would therefore make more sense to make provision in Confey or in Leixlip village for such a badly needed leisure facility, which would aid the "night time economy".

3. The RPS Transport Assessment commissioned by KCC states that an unaltered Cope Bridge will not support any development. The DLAP seems to presume "someone" will replace it, mentioning Irish Rail. IR have no plans for Cope Bridge. They do have plans to buy battery/electric trains which can run for 60km on batteries, negating the need to replace Cope Bridge. They may never erect overhead wires on the Maynooth line at all.

The same report also states that if construction begins in Confey that all construction traffic will be via Main St and Captain's Hill, both of which experience heavy congestion. An alternative to this route has to be found. A road through St. Catherine's Park will meet with huge local resistance. It's unlikely any councillor who doesn't oppose this route will be re-elected!

4. I welcome the regeneration plans in the town centre. Leixlip had a population of 700 in the 1970s, and has been characterised since then by urban sprawl, all residential. I welcome the idea of developing another street (Backlands) but question the wisdom of even more small retail units which it will provide. Leixlip already has an over-supply of empty small retail units, and does not need more. A cinema, theatre, or something that would contribute to the amenity value of that area would make more sense.

I would like KCC to address the current over-supply of empty small retail units. Most of these are in what were formerly residential houses, and as such are unsuitable for most other roles. I would like to see them either be rezoned to residential and converted back into family homes, or some sort of grant aid be made available to upgrade them to more sensible configurations. Or as a last resort, a vacant site tax.

5. The DLAP makes little to no provision for amenities. Still no swimming pool, despite the huge amounts of LPT and site development levies that KCC is taking out of Leixlip.

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