

St Mary's Park Residents' Association, Leixlip wish to make the following submission in regard to the proposed Black Avenue Key Development Area, part of the Draft Leixlip Area Plan.

The Leixlip Area Plan states that the Black Avenue KDA "provides a significant opportunity to provide a green and safe new access for pedestrian/cyclist and vehicular traffic to St Catherine's Park", with access via Mill Lane and Black Avenue.

The Black Avenue has always been considered by the residents of Leixlip as an amenity in itself and is an integral part of St Catherine's Park. It is the easiest, safest, and most picturesque access for families visiting the Park.

The Mill Lane is the main entrance to the Fire Station.

The development of either of these roads to accommodate a housing estate would be detrimental to the amenities of the area and would cause further traffic chaos to an already overstretched main street in Leixlip. It would also put at serious risk the response times from the Fire Brigade.

It appears that this KDA was removed from a previous Local Area Plan but is now being reinstated.

The proposed development will destroy existing and developed hedgerows and trees, destroying most of the biodiversity of the area.

Claire Geoghegan

Secretary



St Mary's Park Residents' Association, Leixlip wish to make the following submission in regard to the proposed **CONFHEY Urban Design Framework Plan**

General comment

It is accepted that there is a housing crisis and each area has to do its 'bit' to assist with this. However, this should not be at the expense of existing communities. The failure to deal with existing problems within the town and surrounding areas, and provide the required infrastructure upgrades in advance of any new development shows total disregard for the current residents of Leixlip. The existing water, waste and power supply are already strained which is evidenced by regular power cuts, water outages due to water leaks and an ongoing stench from the sewage works.

Roads/Transport

The close proximity of Confey railway station is a factor in this proposal. Even with the increase in frequency of trains over the years which now provides a very regular service, the railway station at Confey is over stretched at peak times, and does not have the capacity to facilitate any extra passengers.

Only last year we had to make a submission in relation to the proposal to withdraw some buses from Confey from an overstretched bus service.

The additional traffic on the Captains Hill would cause even more major tailbacks at peak times than at present, thereby negatively impacting on traffic flow through Main Street and the local road network in the Confey area.

The development proposes two-pedestrian/cycle bridges at Glendale & River Forest. The knock-on effect on existing residents will be negative, creating a flow of activity into settled residential areas that is unwanted and provides no benefit to the people living in these areas. These proposals will also result in loss of major green areas of importance to both estates. The overlooking of existing homes in close proximity to the bridges is also a serious issue for residents.

The park and ride facility, according to the plan, will be within the new development. This area will not be close enough to the train station to encourage use. Currently train users are parking in Glendale and River Forest. There is no plan for a proper car park to serve the current users of the train.

Schools

Is there a need for new schools – Confey College is currently facilitating students from Lucan and Celbridge. Both Scoil San Carlo Primary School and Confey College were built when there was a very young population in Confey. However, there is now a more mature population and both schools should have the capacity to expand to accommodate any new development.

Confey GAA Club

The proposal to remove this Club to an unspecified area to the 'north west' is totally unacceptable to the residents of St Marys Park and the wider Confey community. Confey GAA club was set up in 1989 to satisfy the needs of the people in Confey who had decided the population required its own GAA Club. An enormous amount of fundraising was required to make this club the success it has become, mainly carried out and supported by the people of Confey. Many of our families have

played for Confey GAA - parents, children and grandchildren. To suggest that this Club now move further from the community that built it, to facilitate a community that has not even arrived yet, is totally inexcusable.

Other

- The development will destroy a Strategic Open Space that forms part of the green corridor between Leixlip and Dunboyne.
- Protected structures, are part of this development with no plan as to how they will actually be protected.
- "Encouraging a strong night time economy and presence of residents outside of work hours". What does this mean? Confey is a mature residential area with very little need for such night time activity.
- The area in question consists mostly of one-off houses. Is it the intention to compulsory purchase these residences, which are the homes of these families for generations?
- Rather than enhancing and integrating with the existing, well established community of Confey, the proposed plan would build a new community, taking with it the services and sports club from the existing community of Confey.