

# MANAHAN PLANNERS

## Town Planning Consultants

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10<sup>th</sup> July 2019

Director of Services,  
Planning Department,  
Kildare County Council,  
Áras Chill Dara,  
Devoy Park,  
Naas,  
Co.Kildare.

### **Re: Request for submissions following Public Display of Draft Leixlip Local Area Plan 2020- 2026.**

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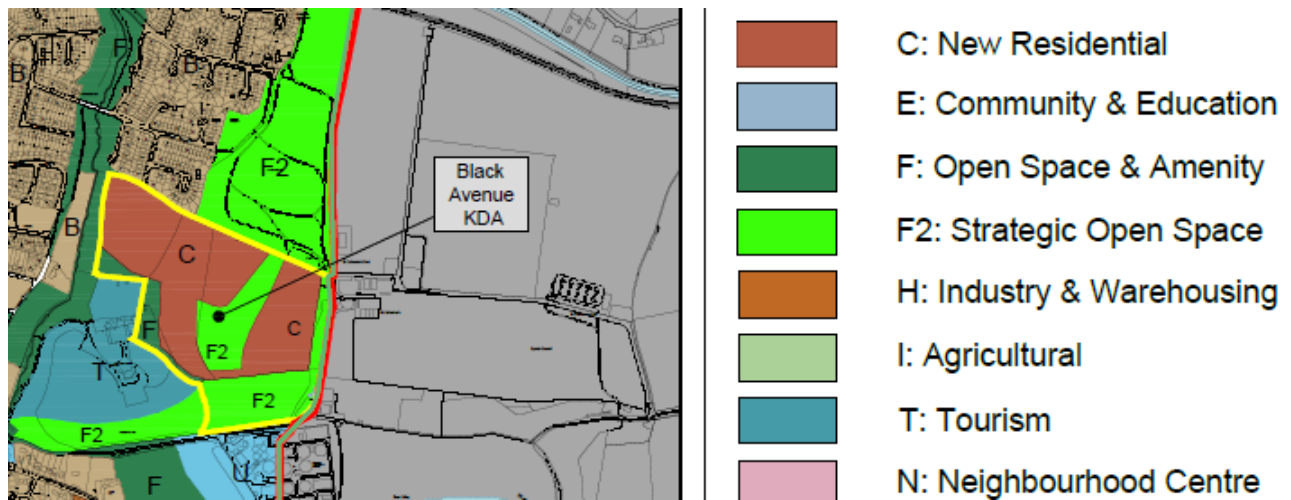
Dear Sir/Madam,

We act for the Stanley family who are the owners of lands, off Black Ave at St. Catherine's in Leixlip, County Kildare. We note that a Draft of the Local Area Plan 2020-2016 has been published and the Council is seeking comments therein to be submitted to the Planning Authority on or before Thursday 11<sup>th</sup> July next. In response we wish to make the following submission.

Our clients are the owners of the land outlined in red below.



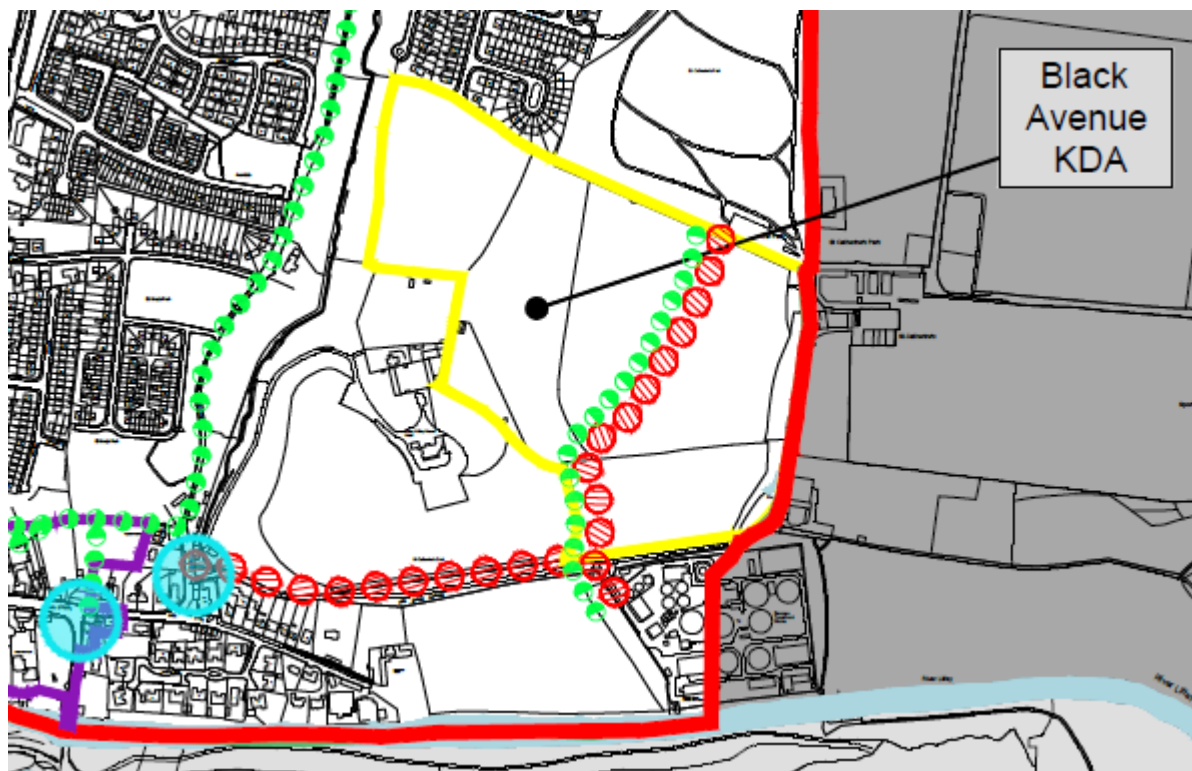
We note that the Draft LAP proposes the following zoning designations for these lands.



The site, outlined in yellow above is proposed to be designated as a Key Development Area (KDA) with a zoning as “C: New Residential” (in brown) and “F2: Strategic Open Space”.

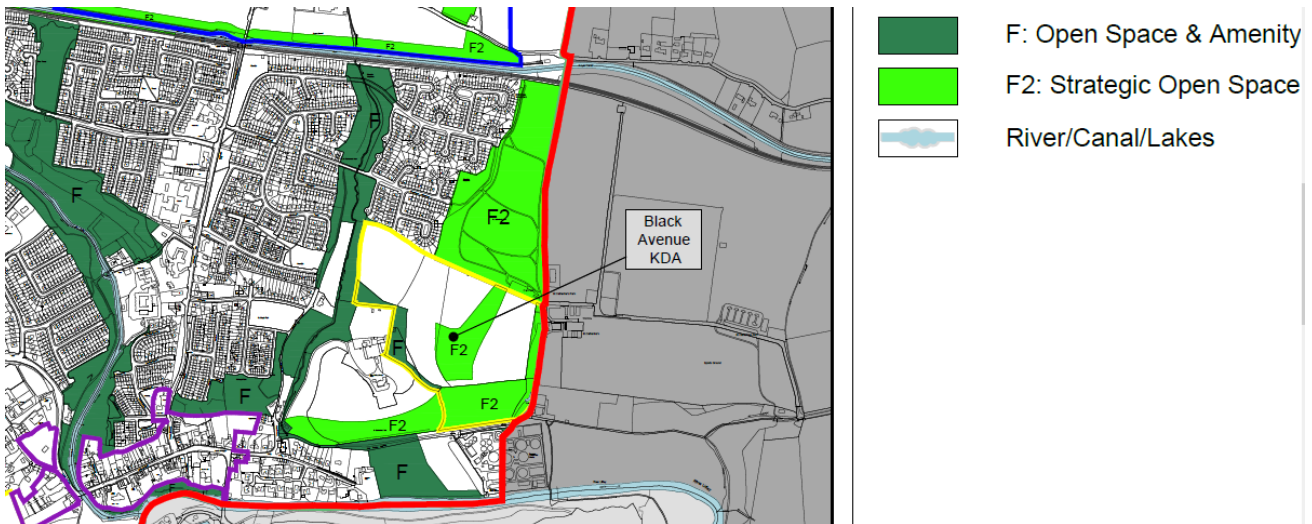
Our clients are in agreement with, and are supportive of these proposed zoning designations.

These zoning designations facilitate the creation of important road improvements (red circles below), strategic pedestrian and cycle routes (in green) and junction improvements (in blue).



They also facilitate the creation of linked open spaces, easily accessible to the public, see map overleaf. The Social Audit carried out as part of this Review identified the need for additional open space, including play areas. This need can be met in this development proposal.

This linked integrated approach will result in developments that are consistent with the proper planning and development of the area.



The current Review of the LAP is being prepared in response to a Ministerial Directive to provide for the future development of 3315 additional dwelling units within the zoned area of Leixlip. The KDA at Black Ave will provide a little over 10% of this requirement, see table below. It will however in addition make a significant contribution to road improvements and the linkage of open spaces and so is welcome on that account also.

Table 4-1 Residential Unit Assessment

Location of Development	Quantum of Undeveloped Residential Land (hectares approx.)	Estimated Residential Capacity (approx. no. of Units)	Density Range* (units per hectare)	Tier
<b>Infill Development</b>				
Town Centre Infill	-	256	35-50	1
Easton Gateway Lands	1.17	41	35	1
Easton	8.5	200 (Permitted Under Construction)	-	1
<b>Key Development Areas</b>				
KDA - The Wonderful Barn	13.2	450 (Permitted)	35	1
KDA - Leixlip Gate	9.23	323	35	2
KDA - Celbridge Road East	10.1	355	35	1
KDA - Black Avenue	10	350	35	2
<b>Sub Total</b>	<b>52.2</b>	<b>1975</b>	<b>35</b>	
Urban Design Framework Lands at Confey (Mixed Use/Residential)	30	1340	Range 35-50	2
<b>Sub Total</b>		<b>1340</b>		
<b>TOTAL</b>	<b>82.2</b>	<b>3315</b>		

\* Figures stated represent an estimate only. The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of site characteristics and local sensitivities.

In conclusion, it is submitted that this site both addresses and can assist with resolving the deficiency in the previous Local Area Plan as identified by the Minister. The land is suitably located within the town having regard to the sequential approach. Its close access to facilities and public transport, the fact that services are available, and access can be provided by way of our client arranging for the widening of Black Ave to accommodate a

proper carriageway, footpath and cycleway, make this a realistic and appropriate proposal. Moreover, we understand the lands are used occasionally for anti-social behavior and our clients receive calls from residents in the adjoining housing estate saying that they would prefer to see these lands developed. The passing of this draft LAP in its present form will assist with that process.

We note that the production of this LAP involved a thorough investigation by the Planning Department of the alternatives and was accompanied by the preparation of many detailed reports as follows.

- An Environmental Report;
- A Natura Impact Report;
- A Strategic Flood Risk Assessment Report;
- Sustainable Planning and Infrastructure Assessment;
- Social Infrastructure Audit (SIA); and
- Strategic Transport Assessment (STA).

The proposals for the Black Avenue KDA were not shown to be inconsistent with any of these criteria.

In addition our clients have conducted detailed traffic and drainage investigations to show the suitability of these lands for development. These studies have been made available to the relevant Council departments.

In conclusion, we have examined the content of the proposed LAP currently on display and the invitation to the public to comment therein. We wish to state that our clients agree with and are supportive of the measures proposed in the Draft Plan. We believe the measures proposed, if implemented, will be in accordance with the proper planning and sustainable development of Leixlip as a place to live and work in a well managed environment, now and into the future.

Yours faithfully



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**Tony Manahan**  
**Manahan Planners**