

Name

Stephen, Allis

To whom it may concern,

I wish to make the following submission in regard to the proposed CONFHEY Urban Design Framework (KDA)

1) The "Mixed use units" concept (Section 2.1.6.1 ) is highly ambitious, given that within 500m at Riverforest Shopping Centre, there is already an array of established businesses.

There is considerable risk of not being able to attract business tenants for the many ground floor business units due to commercial non-viability as local market already covered. Empty units can result in increase in anti social behaviour and a look of urban decay.

If such a scenario arose, Landlords may be tempted to rent the business units out to lesser favourable business types that would not be of a community benefit but are simply availing of a cheap rental premises opportunity. This could thus magnify and increase risk of antisocial behaviour.

Overall , if the cornerstone of the "Commuity Hub" becomes an unsightly rundown area, this will not attract people or businesses to the area and a downward spiral from there is likely.

2) The 2 proposed pedestrian bridges (in Section 2.1.6.7 Movement and Access Strategy), will bring serious security issues and potential antisocial behaviour problems to existing residents of Riverforest and Glendale Meadows. If the proposed addition of new access at Cope Bridge is to be efficient then why the need also for 2 more additional access points? These would offer no benefit to existing residents of Riverforest and Glendale Meadows, and also with very limited benefit for those who would potentially be using them from the new units on the other side of the canal. Infrequent use and dilapidation highly likely as a result.

3) The Proposed moving of Confey GAA, under section 2.1.3 LAND USE, to a site North is a move which penalises the existing member base of the club and would make it far less accessible to them. The club has struggled in recent years with numbers at under-age level, and indeed had to merge some under-age hurling teams with other clubs in North Kildare. Moving the club to said site would further threaten the membership due to the unsafe pedestrian access of said site. This proposed site was previously used by the soccer club, Confey FC, and it was not safe to walk to that site along the L5052 road. The current site of Confey GAA is within a safe walking distance to housing estates in the existing Confey area.

Furthermore, aesthetically the club as it stands is in a picturesque and unique green setting situated next to the canal. To move it merely for the purpose of installing apartments in its place would seem quite drastic and unnecessary.

4) Overall, the volume of units proposed in the Confey Urban Development is excessively high, given the reliance on the Captains Hill road network. At present, the traffic during peak times is busy. Putting additional strain on this network via the volume of units proposed would be totally detrimental to the entire town of Leixlip and surrounding area. Recent traffic diversion down Captains Hill in June/July 2019, due to KCC closure of Kellystown Lane (beside Intel), has resulted in noticeable delays In Confey/Leixlip village during peak times. Captain's Hill is a bottle-neck for traffic and simply could not take the scale of the development proposed.

5) The combined additional traffic from this LAP will bring up to 5,000 additional vehicles on to the local streets which are already experiencing traffic congestion at peak commute times and school start and finish times.

6) Previous objective removed from Plan - 'To protect the amenity of St. Catherine's Park, no road proposal shall be considered by this Council through the park within the Council's ownership or jurisdiction.' In a complete U-turn the LAP is now in fact proposing a road into the park to facilitate a major housing development at Black Avenue. This change is despite 1,021 submissions in 2017 regarding protection of St Catherine's Park from road development. To totally ignore the people is dictatorial and undemocratic. As Blanchardstown, Lucan, Dunboyne and Maynooth all expand out towards Leixlip, it is essential that this green space and amenity for the people of North Kildare and West Dublin is preserved.

7) MT1.4 No ecological analysis has been completed on the effects of this LAP.

8) The new Educate Together School will open its doors in September 2019. As of yet, no site has been designated for the permanent site of this school. It is worrying that a plan for the Leixlip area would not include a site for a school which is opening in two months from now.

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