

Planning Department
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare

Susan O'Reilly



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To whom it may concern,

I would like to lodge my concerns regarding the Confey Urban Design Framework and Draft Area Plan for Leixlip.

I appreciate that there is a housing crisis at present and I am not against the building of houses in Leixlip to support the resolution of this issue but I do not believe that the draft LAP/ Confey Urban Design Framework in their current form are the solution and in fact I think it will be highly detrimental for Leixlip and in particular Confey. The proposed quantity of houses to be built in Leixlip is excessive compared to the current population of Leixlip and local need and demand. It also does not take into account the similar rapid growth being proposed for Celbridge and Maynooth.

Our current infrastructure (roads, rail, electricity, water, sewage) are all under pressure already and are due to be impacted further by the Intel expansion. This plan does not adequately address this, there is actually no plan of action for any of these items.

Roads: Captains Hill and the main street are already backed up with traffic at peak traffic times and school times. The estates accessing Captains Hill already have significant difficulty getting out with the current traffic volumes. The proposed expansion on Cope bridge would make matters even worse for the estates closest to it. The roads surrounding Confey are small roads that will not be able to facilitate the additional traffic that comes with 3,000 new houses.

Rail: It is already rare to get a seat on a Leixlip train at peak times and there are no immediate plans for capacity to be increased. The Confey train station carpark does not come close to facilitating the current car parking requirements of local residents with many parking on the roads of the surrounding estates, in particular Glendale. The draft plan proposes a park and ride facility within the new development but this will be far away and I believe the proposed max 50 spaces will only just meet the current user requirements and will not come close to meeting the new requirements of the new development also.

Electricity: Power outages are not uncommon in Leixlip with a minimum occurrence of once a year with some residents more unfortunate than that.

Water: The water system in Leixlip is struggling at present due to its age and the demand on it. In June we had a 5 burst pipes/ leaks in one week and were without water for a significant portion of the week. Without investment in the system we can expect more of this and with the addition of the proposed new development I would expect it to fail catastrophically.

Sewage: There is regularly a horrible smell in the centre of Leixlip village that must be rectified before any additional pressure is put on the system.

The LAP proposes to move Confey GAA clubs stating that the site is under utilised, this is untrue and an insult to the people of Confey. Confey GAA is an integral part of the community and its facilities are used by the whole community, including individuals, parties renting venue space, the local schools and even other clubs. It is a disgrace that it should even be suggested that this treasure to the community would be moved out of walking distance. This must not be allowed happen.

I am very concerned that the protection afforded to St. Catherine's Park in the previous Draft LAP has been removed from this draft without any justification, notification or public discussion. It should be reinstated through the reinsertion of the following objective '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.'

The proposed path through the centre of the bowl in Riverforest estate will divide the main recreational space of the whole estate in two impractical much smaller and poorly shaped spaces with pedestrians and cyclists going through the centre of it. This is not wise or practical and will ruin the space which is extremely popular and used constantly by residents. The large green is also used by classes from Confey College and also for the community games. The proposed new layout would not be appropriate for these.

The proposed new developments in Confey will lead to significant destruction of hedgerows, trees and greenlands and the associated animal habitats. An environmental impact study has not been completed.

There is no swimming pool included in the draft LAP although one has been promised to Leixlip for the last 30 years.

Regards,

Susan O'Reilly
Concerned Leixlip resident