

Submissions to Draft Leixlip Local Area Plan 2020 – 2026:

11th July 2019

Dear Sir/Madam,

I believe that the following matters should be addressed in amendments to the draft Leixlip Local Area Plan:

1. Leixlip does not have an adequately sized modern convenience foodstore sufficient to provide for the weekly convenience shopping needs of the existing 15,000 residents of Leixlip.
2. The Regional Spatial and Economic Strategy (RSES) identifies Leixlip as a Level 3 Centre. The KCDP acknowledges the limited potential for expansion of Leixlip's Town Centre retail offer and therefore new retail development must be considered in locations other than the Town Centre.
3. The retail policy expressed in the draft LAP ignores the views expressed in the KCDP regarding the limited opportunity for retail development in Leixlip Town Centre.

RETAIL

The policies and objectives of this LAP seek to strengthen the established retail function of Leixlip through a combination of redevelopment of appropriate infill and opportunity sites in the town centre, expansion opportunities at existing neighbourhood centres alongside the development of a new neighbourhood centre forming part of the UDF lands at Confey and within the strategic employment lands at Collinstown.

(i) Town Centre expansion:

The above-referenced extract from the draft Leixlip LAP proposes that the convenience retail offer in Leixlip will be met through the expansion of **a combination of redevelopment of appropriate infill and opportunity sites in the town centre.**

Response:

Opportunities for town centre retail expansion is acknowledged by the Kildare CDP as being very limited. Objectives and policies for town centre retail in Leixlip have existed for decades but have delivered no new retail facilities other than Aldi. Leixlip town centre simply cannot provide sufficient retail floor area to meet the growing needs of its residents.

(ii) Existing neighbourhood centre expansion:

The above-referenced extract from the draft Leixlip LAP proposes that the convenience retail offer in Leixlip will be met through **expansion opportunities at existing neighbourhood centres**

Response:

The expansion of existing neighbourhood centres is not a viable option due to the constraints posed by existing surrounding development. Even if expansion of existing neighbourhood centres were possible, expansion of the neighbourhood centre at Confey, for

example, does nothing to provide the required level of retail to the approx 10,000 people living to the west of Leixlip.

(a) Confey neighbourhood centre- Small Supervalu with limited convenience offer, number of small neighbourhood centre shops. Inaccessible to residents living to the west of Leixlip with no scope for expansion due to surrounding development constraints.

(b) Lidl at Maynooth Road – opposite Intel: Limited range with no ancillary retail offer. No scope to expand.

(c) Spar shop at Easton Road. Very limited range, not suitable for weekly grocery shop. No room for expansion due to surrounding development.

(d) Centre on Green land – opposite Leixlip GAA: Very small convenience corner shop recently closed, pharmacy and florist. Does not provide adequate retail for west Leixlip, no room for expansion.

(e) Mace at filling station on Celbridge Road.: Very limited offer, no scope for expansion due to surrounding development constraints.

(f) Eurospar at Celbridge Road: Small convenience, suitable for top up shopping, no room for expansion due to surrounding development.

None of the above neighbourhood centres provide sufficient possibility or opportunity for expansion to a scale required to address the significant shortfall in retail floor area in Leixlip.

(iii) New neighbourhood centres at Confey and Collinstown:

The above-referenced extract from the draft Leixlip LAP proposes that the convenience retail offer in Leixlip will be met through ***the development of a new neighbourhood centre forming part of the UDF lands at Confey and within the strategic employment lands at Collinstown.***

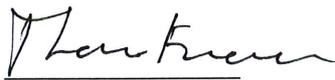
The development of a neighbourhood centre at Collinstown with a floor area of 300sq.m will do nothing to address the shortfall of retail floor area in Leixlip. It is not a drop in the ocean of what is required to provide Leixlip with modern convenience and comparison floor area to stem the outflow of Leixlip residents to other towns to carry out the basic shopping and food requirements.

4. Notwithstanding the limited availability of retail opportunities in the Town Centre and the , the draft Leixlip LAP does not provide adequate land zoned for retail uses and/or any retail zoning objectives to address the existing shortfall in retail floor area in Leixlip.
5. The only additional retail proposed in the draft LAP are two small neighbourhood centres at Confey and Collinstown, the delivery of which is linked to the delivery of development in those locations in order to serve those locations. The floor area of retail which will be offered by these centres is years away and, if delivered will still leave a significant shortfall in convenience floor area in Leixlip.

6. Most Leixlip residents travel to Maynooth, Celbridge or further afield in order to fulfil their weekly grocery shopping requirements as there is not a modern adequately sized convenience foodstore in Leixlip.
7. The draft Leixlip LAP should be providing 10,000 sqm of convenience retail floor area in the Leixlip LAP. This is the minimum required to provide adequate convenience retailing to Leixlip's existing residents and to plan for future growth.
8. Kildare County Council has not provided sufficient land and/or zoning objectives with the draft Leixlip LAP required to allow Leixlip to fulfil its role as a Level 3 Town Centre or to grow to a Level 2 centre as proposed in the Regional Planning Policies.
9. The absence of adequate convenience and comparison retail floorspace within Leixlip means that residents of Leixlip have to travel to Celbridge, Maynooth and other centres to fulfil their weekly household shopping requirements.

Please address all of this submission in the replying report.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Thomas Freeman', written over a horizontal line.

Thomas Freeman BL. Chartered Town Planner.