



29 March 2023

**CL17/0223**

**Chief Executive's Part 8 Report P82022-18 for the proposed Social**

**Housing Development, Newtown House, Captain's Hill, Leixlip Co. Kildare**

The Cathaoirleach welcomed Mr David Creighton Senior Architect and Ms Mary Morrissey Executive Architect from the Architects Services. Ms Morrissey delivered the presentation on the Chief Executive's Part 8 Report P82022-18 for the proposed Social Housing Development, Newtown House, Captain's Hill, Leixlip Co. Kildare.

The members raised the following questions:

- It was mentioned that the allocation/consideration was for older people, would younger people with accessibility issues also be considered? Were the units age reliant?
- Would it remain an enclosed area.
- The original design had a bigger provision, why was it reduced? Could the provision have been four two-bedroom units and not two one-bedroom units and two double bedroom units?
- Would this development be completed before the Dart+ Programme? Could a timescale be provided?
- Do all the units have guaranteed parking space?
- Was there any consideration for antisocial behaviour? The opened gate might draw and/or cause concern.
- Was there any solar panels/energy generation part of the units?
- There had been sewerage issues with the connections noted by the youth centre and the library services.
- Who would be responsible for the green area?
- Could the green space been hired for community groups through the youth centre?



Mr Creighton responded with the following points:

- The allocation would be decided by the Housing Department. The units were suitable for both older people and any person who had accessibility or mobility issues.
- The area would remain an enclosed area and there were no plans to open it up.
- A higher density design had been considered, which would have included the removal of the orchard, but the design agreed upon was deemed more appropriate. There were no overlooking issues with the design.
- The access to the side would be for people from the youth services building.
- This would go to tender immediately and that process to be completed by the middle of the year. Construction was expected to take nine to twelve months and it was hoped to be started by the end of the year/early next year.
- There was a demand for one-bedroom units, and this explained their inclusion.
- The carparking had been considered by the Roads Department and the Fire Services and they were both satisfied.
- The greenspace was only for residents and the youth services. The point of control had been highlighted.
- The units would be suitable for solar panels and their inclusion could be looked at. The units were currently to be heated by air to water pumps.
- Safer access to the library and youth centre could be looked at.
- The drainage/Irish Water reconnection was to be revisited. This had been raised by the youth centre.
- The maintenance of the greenspace may be the responsibility of the Housing or Parks Departments. The residents would be encouraged to maintain it themselves, where capable.

The members considered the Chief Executive's Part 8 Report P82022-18 for the proposed Social Housing Development, Newtown House, Captain's Hill, Leixlip Co. Kildare.

**Resolved** on the proposal of Councillor Killeen, seconded by Councillor Caldwell and agreed by the members that the Chief Executive's Part 8 Report P82022-18 for

Comhairle Contae Chill Dara  
Kildare County Council



the proposed Social Housing Development, Newtown House, Captain's Hill, Leixlip  
Co. Kildare be adopted.

**(END OF EXTRACT)**

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*I hereby certify that the foregoing is a true extract from the minutes of the monthly meeting of Celbridge-Leixlip Municipal District held on 17 February 2023.*

  
Christine O'Grady  
Senior Executive Officer  
Corporate Services