



Minutes of Special Meeting of Kildare County Council
Held on Monday 25th March 2024 at 12.00pm in Áras Chill Dara
Proposed Amendment No. 1 to Leixlip Local Area Plan 2020-2023 (as extended) (the 'Confey Masterplan').

Members Present: Cllr. Fitzpatrick (Cathaoirleach), Cllr. Breen, Cllr. Breslin, Cllr. Brett, Cllr. Caldwell, Cllr. Coleman, Cllr. A. Connolly, Cllr. N. Connolly, Cllr. Curran, Cllr. Cussen, Cllr. Doyle, Cllr. Duffy, Cllr. Tim Durkan, Cllr. Feeney, Cllr. Hamilton, Cllr. Heather, Cllr. Heavey, Cllr. Kelly, Cllr. Quinn, Cllr. Killeen, Cllr. Liston, Cllr. McEvoy, Cllr. Moore, Cllr. Neville, Cllr. O'Cearúil, Cllr. P. O' Dwyer, Cllr. T. O'Dwyer, Cllr. Pender, Cllr. Power, Cllr. Sammon, Cllr. Weld.

Apologies/Absent: Cllr. Behan, Cllr. Clear, Cllr. Dooley, Cllr. Farrelly, Cllr. Keatley, Cllr. Leigh, Cllr. McLoughlin Healy, Cllr. Ward, Cllr. Wyse.

Officials Present: Sonya Kavanagh, Chief Executive, Celina Barrett, Director of Services; Amy Granville, Senior Planner, Gabriel Conlon, Meetings Administrator; Jeremy Ward, Senior Executive Planner; Mary McCarthy, Administrative Officer; Anne Louw, Senior Staff Officer; Bernadette O' Shea, Executive Planner.

Cllr. Fitzpatrick (Cathaoirleach) welcomed the Members and Officials to the meeting and advised the Members that there were two items on the agenda to consider, item 1, Declaration of pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended and item 2, To consider the proposed Amendment No.1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan) and the Chief Executive's Report on Submissions and Observations and Members motions.

The Cathaoirleach referred the Members to the Meeting Report and noted that there were seventy-eight green listed items, fifteen amber listed items and thirty-six red listed items.



**1. Fógra um leasanna airgeadais nó leasanna tairbhúla faoin alt 177 den Acht Rialtais Áitiúil 2001, arna leasú.
Declaration of pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended.**

Mr. Conlon read the following statement for the record,

“I would like to bring the members’ attention to Part 15 of the Local Government Act 2001, as amended. Please be advised that members where, at a meeting of a planning authority or of any committee of a planning authority, a resolution, motion, question or other matter is proposed or otherwise arises either pursuant to, or as regards the performance by the authority of a function under this Act or in relation to the acquisition or disposal by the authority of land under or for the purposes of this Act or any other enactment, a member of the authority or committee present at the meeting shall, if he or she has a pecuniary or other beneficial interest in, or which is material to, the matter—

*(a) at the meeting, and before discussion or consideration of the matter commences, disclose the nature of his or her interest, and
(b) withdraw from the meeting for so long as the matter is being discussed or considered,
and accordingly, he or she shall take no part in the discussion or consideration of the matter and shall refrain from voting in relation to it.”*

The Cathaoirleach asked whether any of the Members had any declarations to make and there were no declarations from the Members.

Mr. Conlon requested all Members present to ensure that they have completed the sign-in sheet.

Mr. Conlon suggested that when listing the agenda items that unless stopping for discussion that the items be proposed and seconded at the start of the process. Mr. Conlon further suggested that where an item is marked for further discussion, a Proposer and Secunder following that discussion would be required and where there are Amber or Red Items for discussion, a Proposer and Secunder are required following that discussion. Where Members decide to not accept the Chief Executive’s recommendation, Planning Reasons for such decisions will be required. Mr. Conlon advised the Members that he would require a Resolution by the Members to adopt the proposed amendment No. 1 and has prepared that resolution subject to Proposer and Secunder.

Mr. Conlon advised the Members that in considering the proposed Amendment No.1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan) and the Chief Executive’s Report on Submissions and Observations and Members motions,

Members were obliged to act in the interests of the common good and the proper planning and sustainable development of the area, must, in accordance with the 'Code of Conduct for Councillors' (July 2019) prepared under the provisions of the Local Government Act 2001, carry out their duties in a transparent manner, must follow due process and must make their decisions based on relevant considerations.

In accordance with Section 20(3)(r) of the Planning and Development Act 2000 (as amended), the members are advised as follows: When performing their functions under this subsection, the members of the planning authority shall be restricted to considering the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

As per Section 20(5) of the Act, the 'statutory obligations' includes, in relation to a local authority, the obligation to ensure that the local area plan is consistent with:

The objectives of the development plan, Regional Spatial Economic Strategy 2019 - 2031; and Specific Planning Policy Requirements specified in guidelines issued by the Minister under Section 28 of the Act.

2. To consider the proposed Amendment No.1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan) and the Chief Executive's Report on Submissions and Observations and Members motions.

Mr. Conlon suggested that the green listed items could be agreed at the start and advised that he would require a proposer and seconder where the green listed items were agreed.

Mr Conlon advised that items number 1 to 15 on the meeting's Report were green listed items.

Mr. Conlon advised that three Members had submitted motions,

Cllr. N. Connolly has seven green listed items, numbers 16,17,18,19,20, 21 and item number 23.

Cllr. Neville has twenty-four green listed items, numbers 26, 27, 28, 30, 33, 34, 37, 38, 39, 40, 41, 44, 46, 47, 48,49,50,51,52,53,54,55,60 and 62 are green listed items.

Cllr. Killeen has thirty-two green listed items, numbers 66,67,69,70,73,75,77, 80, 82, 83, 84, 89, 92, 102, 104, 106, 107, 108, 110, 111, 112, 113,115,116,117,119,120,123,124,125,126 and 129.



**SECTION ONE: Proposed Amendment No. 1 (the ‘Confey Masterplan’)
to the Leixlip Local Area Plan 2020-2023 (as extended to 2026)**

1.	Chief Executive’s Report	Record
	To note the Chief Executive’s Report on the submissions received on the Submissions/Observations received to the Proposed Amendment No. 1 to the Leixlip Local Area Plan 2020-2023 (as extended), dated 28 th February 2024 (previously circulated).	On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive’s recommendation.

Leixlip Local Area Plan 2020-2023 (as extended): General Updates to the LAP

2.	Chief Executive’s Proposed Non-Material Minor Alteration	Record
	Update all references and associated text, as relevant, in the Local Area Plan (including references within policies, objectives, tables, supporting text and maps) from ‘ Urban Design Framework ’ and ‘ UDF ’ to Masterplan in the Local Area Plan.	On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive’s recommendation.

Chapter 1. Introduction

3.	Chief Executive’s Proposed Non-Material Minor Alteration	Record
	<u>Section 1.5 Approach in Formulating this Plan.</u> Replace ‘4. Urban Design Framework (UDF)’ as follows: 4. Urban Design Framework (UDF)	On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive’s recommendation.



~~The Urban Design Framework (UDF) provides a preliminary design guide for the future development of lands at Confey, north of Leixlip. The UDF has been informed by background research and baseline analysis, which has highlighted opportunities for future development while also identifying possible constraints and issues. The UDF includes a phasing/sequencing programme for the overall development of the lands to enable orderly development and ensure adequate infrastructure is provided alongside new development.~~

4. Confey Masterplan

The Confey Masterplan has been prepared in accordance with Objective Con 1.1(a) and provides area specific and detailed design guidance for the lands within the masterplan boundary. The masterplan and associated documents provide design guidance and supporting technical information to support the preparation of planning applications for the development of the Confey Masterplan lands and its enabling infrastructure.

The masterplan now includes an appropriate phasing and implementation strategy for the overall development of the lands to enable orderly development and ensure adequate infrastructure is provided in tandem with new development and in accordance with the Kildare County Development Plan 2023-2029.

Notably, the Confey Masterplan is supported by the Confey Masterplan Design Code, a supplementary document which sets out a series of illustrated codes and standards which will guide the future development of this new neighbourhood, whilst achieving the overall vision for the masterplan lands.



Chapter 4 Core Strategy

4.	Chief Executive's Proposed Non-Material Minor Alteration	Record												
	<p><u>Section 4.2 Residential Capacity.</u></p> <p>Amend Table 4-1 Residential Unit Assessment as follows:</p> <table border="1" data-bbox="324 470 1234 1157"> <thead> <tr> <th data-bbox="324 470 616 767">Location of Development</th> <th data-bbox="620 470 853 767">Quantum of Undeveloped Residential land (in hectares)</th> <th data-bbox="857 470 1064 767">Estimated Remaining Residential Yield (approx. no. of Units) until end of 2028</th> <th data-bbox="1068 470 1234 767">Density Range (units per hectare)</th> </tr> </thead> <tbody> <tr> <td data-bbox="324 770 616 959"><i>Masterplan Lands at Confey (Mixed Use/Residential)</i></td> <td data-bbox="620 770 853 959"><i>42.1 (Capacity for 1,765 Units in 5 Phases until 2032)</i></td> <td data-bbox="857 770 1064 959"></td> <td data-bbox="1068 770 1234 959">35-50</td> </tr> <tr> <td data-bbox="324 962 616 1157">TOTAL CAPACITY UNTIL END OF 2028</td> <td data-bbox="620 962 853 1157">42.1</td> <td data-bbox="857 962 1064 1157">933</td> <td data-bbox="1068 962 1234 1157"></td> </tr> </tbody> </table>	Location of Development	Quantum of Undeveloped Residential land (in hectares)	Estimated Remaining Residential Yield (approx. no. of Units) until end of 2028	Density Range (units per hectare)	<i>Masterplan Lands at Confey (Mixed Use/Residential)</i>	<i>42.1 (Capacity for 1,765 Units in 5 Phases until 2032)</i>		35-50	TOTAL CAPACITY UNTIL END OF 2028	42.1	933		<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>
Location of Development	Quantum of Undeveloped Residential land (in hectares)	Estimated Remaining Residential Yield (approx. no. of Units) until end of 2028	Density Range (units per hectare)											
<i>Masterplan Lands at Confey (Mixed Use/Residential)</i>	<i>42.1 (Capacity for 1,765 Units in 5 Phases until 2032)</i>		35-50											
TOTAL CAPACITY UNTIL END OF 2028	42.1	933												



5.	Chief Executive's Proposed Non-Material Minor Alterations	Record
	<p><u>Section 4.3 Compliance with the Core Strategy.</u></p> <p>Replace '4.3 Compliance with Core Strategy' as follows:</p> <p>4.3 Compliance with the Core Strategy To ensure continued compliance with the Core Strategy and associated housing target for Leixlip it will be necessary to monitor the number of residential units permitted and developed on an annual basis.</p> <p><i>4.3 Compliance with the Core Strategy Since the Leixlip LAP was adopted in 2020, there have been a series of amendments to the housing allocation for the town [and County], through a statutory variation (Variation No. 1 of the KCDP, June 2020) and a new Kildare County Development Plan 2023-2029 (Dec 2022). Therefore, the new dwelling target for Leixlip during the CDP period from January 2023 up to the end of 2028 [6 years] is 933 units.</i></p> <p><i>The Core Strategy of the current County Development Plan 2023-2029 provides for 933 additional residential units in Leixlip up until the end of 2028. It is considered that this capacity allows for the development of the early phases of the Confey Masterplan lands in compliance with the extended lifetime of the Leixlip LAP to 2026 and the Kildare County Development Plan 2023-2029. To ensure continued compliance with the Core Strategy of Kildare County Council, and the associated housing targets for Leixlip, it will be necessary to monitor the number of residential units permitted and developed on an annual basis.</i></p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>



Chapter 7 Housing and Community

6.	Chief Executive's Proposed Non-Material Minor Alterations	Record																					
	<p><u>Section 7.4 Social Infrastructure.</u></p> <p>Amend Section 7.4.2 as follows:</p> <p>Faith <i>Kildare County Council will identify suitable lands for greater cemetery capacity in Leixlip to accommodate burial ground needs on sites outside the Masterplan boundary benefitting from an agricultural land use zoning objective and with suitable accessibility and site attributes.</i></p> <p>Amend the following elements of Table 7-1 Social Infrastructure Needs as follows (remainder of table unchanged):</p> <table border="1" data-bbox="304 912 1397 1270"> <thead> <tr> <th>Theme</th> <th>Zoning</th> <th>Use</th> <th>Potential Location</th> <th>Area (HA) where applicable</th> <th>Checklist</th> <th>Delivery Mechanism</th> </tr> </thead> <tbody> <tr> <td colspan="7">Education</td> </tr> <tr> <td>Secondary School</td> <td>E</td> <td>Education</td> <td>Confey <i>Masterplan lands</i></td> <td>2.5-4.5</td> <td>√</td> <td>Dept. of Education</td> </tr> </tbody> </table>	Theme	Zoning	Use	Potential Location	Area (HA) where applicable	Checklist	Delivery Mechanism	Education							Secondary School	E	Education	Confey <i>Masterplan lands</i>	2.5-4.5	√	Dept. of Education	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>
Theme	Zoning	Use	Potential Location	Area (HA) where applicable	Checklist	Delivery Mechanism																	
Education																							
Secondary School	E	Education	Confey <i>Masterplan lands</i>	2.5-4.5	√	Dept. of Education																	



			UDF CE lands CH2				
Faith							
Expansion of existing cemetery (short term); New Cemetery (short and long term)	E I	Cemetery	Confey UDF 0.4ha additional space at existing Cemetery and car parking provision within CH1. Short and Long term provision within agricultural lands.	0.4	√	Council/Other Funding Mechanism	
Outdoor Sports							



	7ha of outdoor sport	F1	Open Space and Amenity	Confey New GAA facilities +4.34 (total new 7.22ha) Confey Masterplan – OS3	c.7.22	√	Private Developer-led alongside new development.	
7.	Chief Executive's Proposed Non-Material Minor Alterations							Record
	<u>Section 7.6 Other Community, Sports and Recreational Facilities.</u> Amend Objective HC4.2 as follows: HC4.2 To support and facilitate limited additional capacity at the existing cemetery at Confey in accordance with the Urban Design Framework for the new Neighbourhood at Confey and facilitate the development of a new cemetery within lands zoned for Agricultural use north of Confey.							On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.



Chapter 12 Key Development Areas, Confey and Collinstown

8.	Chief Executive's Proposed Non-Material Minor Alterations	Record
	<p><u>Section 12.7 Confey.</u></p> <p>Amend Section 12.7 as follows:</p> <p>While a significant level of growth can be accommodated within/adjoining the defined Central Statistics Office (CSO) boundary for the Leixlip area, the level of housing growth required in the County Development Plan Core Strategy creates the need to identify suitable greenfield lands which are capable of accommodating further growth in the region of 1,765 residential units.</p> <p>To address this requirement and in addition to the KDAs identified in this LAP, a significant land bank in Leixlip at Confey has been identified. These lands present considerable opportunities for a new residential and community neighbourhood with supporting social infrastructure.</p> <p>The lands are strategically located in close proximity to the Dublin-Sligo rail line and in close proximity to the M4 and M3 motorways. Whilst this area presents significant opportunities for the future development of Leixlip, careful consideration must be given to the overall design. Therefore, in order to ensure that any future development is carried out in a sustainable manner an Urban Design Framework (UDF) <i>a Masterplan</i> has been prepared (refer to Appendix A1 of this Plan).</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>



The Confey Urban Design Framework (UDF) was prepared as part of the Leixlip Local Area Plan and ~~This document has~~ informed the zoning of the lands at Confey and ~~acts as the~~ provided a preliminary design guide for the future development of these lands. The Masterplan (refer to Appendix 1) was prepared in accordance with Objective CON 1.1, and it incorporates and expands on the Confey Urban Design Framework (UDF) and follows on from the preliminary process, and provides area specific and detailed design guidance for the future development of these lands.

The following policy and objectives are applicable to the Urban Design Framework lands in Confey:

Policy CON1 – Confey

CON1 It is the policy of the Council to ensure that lands located at Confey are developed in a sustainable manner and in accordance with the details set out in the Confey ~~Urban Design Framework~~ *Masterplan* recognising the area's strategic location within the Dublin Metropolitan Area.

Objectives

It shall be an objective of the Council:

CON 1.1

- a) No residential development shall take place on the *Confey Masterplan* lands identified within the ~~Confey Urban Design Framework~~ *Map No. 4 – Land Use Zoning Objectives* until such time as a masterplan is prepared and integrated into the Leixlip



	<p>Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).</p> <p>b) The masterplan should include (but not be restricted to):</p> <ol style="list-style-type: none"> i. Phasing infrastructure programme including physical, social, transport and economic infrastructure. ii. Site Specific <i>Strategic</i> Flood Risk Assessment for the masterplan lands. Such an assessment shall identify flood risk management options for the Confey area and will ensure any issues are assessed and mitigated further upstream and that there is no adverse impact on existing properties upstream, or in the area, whilst also demonstrating that the development of this land will not create an adverse impact on lands downstream between the proposed Confey UDF area and the confluence with the River Liffey. iii. Transport Impact Assessment <i>Strategic Transport and Mobility Report</i> including proposals (if any) for Captain's Hill (R149). iv. Upgrades to Cope Bridge; v. Details of any upgrade works to Captain's Hill, to include entrances/exits to existing housing estates from same. vi. <i>Statement of compliance with Urban Design Framework.</i> vii. Water and wastewater network requirements. viii. Associated Environmental Assessments and appropriate climate proofing measures. <p>c) Individual applications for smaller sections of the Confey masterplan lands shall not be considered by the Planning</p>	
--	--	--



	<p>Authority or An Bord Pleanala until the masterplan is integrated into the Local Area Plan in accordance with (a) above.</p> <p>d) The Council will endeavour to initiate the preparation of this masterplan within 12 months of the adoption of the LAP.</p>	
--	---	--

Appendix 1 Confey Urban Design Framework

9.	Chief Executive's Proposed Non-Material Minor Alterations	Record
	<p><u>Appendix 1 of the Leixlip Local Area Plan 2020-2023 (as extended).</u></p> <p>Replace the Confey Urban Design Framework with the Confey Masterplan.</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>

Map 1 Leixlip Transport Map

10.	Chief Executive's Proposed Non-Material Minor Alterations	Record
	<p><u>Map No. 1 Leixlip Transport Map.</u></p> <p>Amend Map No. 1 to reflect the revised route for the 'Proposed Strategic Pedestrian Cycle Route'.</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>

SECTION 2: Chief Executive's Report Minor Amendments

CONFEEY LANDS Masterplan

Minutes of the Special Meeting of Kildare County Council to consider Proposed Amendment No. 1 to the Leixlip Local Area Plan 2020-2023 (as extended)(the Confey Masterplan)



11.	Chief Executive's Proposed Non-Material Minor Alterations	Record
	<p><u>Section 4.2 Infrastructure to Each Tranche.</u></p> <p>Amend 'Northern Orbital Road' as follows:</p> <p>Northern Orbital Road <i>Roads Infrastructure outside the Masterplan lands.</i></p> <p>The Kildare Development Plan 2023-2029 lists proposed road and bridge projects, one of which is to “<i>Examine options in consultation with South Dublin County Council, Fingal County Council, Meath County Council, TII and other statutory agencies for the delivery of a M50 resilient out orbital link road connecting the M3 to the M4</i>”.</p> <p>The delivery of this link, <i>along with upgrades to the L1014/L1015</i>, is proposed to be implemented as part of the development of the masterplan, with a proposed connection between the Ongar-Barnhill Distributor Road to the northeast of the masterplan, and the R148 to the west of the masterplan, passing approximately 1km north of the centre of the masterplan. This road <i>infrastructure</i> is not proposed to be specifically associated with any particular phase, but the necessity for its construction will be determined based on more detailed traffic analysis undertaken in future stages, <i>with Traffic and Transport Assessments prepared to support planning applications to determine the phasing requirements for the roads infrastructure outside of the Masterplan lands and their specifications utilising the latest available information. The Confey Masterplan Strategic Transport and Mobility Report provides the evidence base at the time of the adoption of the Masterplan.</i></p> <p>In addition to meeting the requirements of the KCC development plan and TII M50 resilience study, this road <i>infrastructure</i> will result in two key outcomes in terms of</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>



	<p>traffic distribution. One outcome is that traffic travelling between Ongar and areas to the west of the masterplan such as Maynooth and Intel will likely travel via the new road <i>infrastructure</i>, resulting in a reduction of through traffic through the masterplan and along Captains Hill. Another key outcome is the improvement of the link between the masterplan and Ongar, making it a more attractive route for trips generated by the masterplan, as an alternative route to Captains Hill for trips to the M50 for example.</p>							
12.	Chief Executive’s Proposed Non-Material Minor Alterations	Record						
	<p><u>Section 4.2 Infrastructure to Each Tranche.</u></p> <p>Amend ‘Figure 78 – Indicative Phasing Table’ to include the addition of the following requirements (in <i>green</i>):</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"></th> <th style="width: 15%; text-align: center;">Residential Units</th> <th style="width: 70%;">Infrastructure to be provided as part of each phrase</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Phase 1a</td> <td style="vertical-align: top;">450 – 325 units on MU1 and R1 lands, 125 units on R5 lands</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> Feasibility study for swimming pool/sports centre within the Community Hub lands. Feasibility study for a civic/community building incorporating a dedicated performance space within the Community Hub lands. </td> </tr> </tbody> </table> <p>Amend ‘Figure 78 – Indicative Phasing Table’ to delete the following (in <i>red</i>):</p>		Residential Units	Infrastructure to be provided as part of each phrase	Phase 1a	450 – 325 units on MU1 and R1 lands, 125 units on R5 lands	<ul style="list-style-type: none"> Feasibility study for swimming pool/sports centre within the Community Hub lands. Feasibility study for a civic/community building incorporating a dedicated performance space within the Community Hub lands. 	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive’s recommendation.</p>
	Residential Units	Infrastructure to be provided as part of each phrase						
Phase 1a	450 – 325 units on MU1 and R1 lands, 125 units on R5 lands	<ul style="list-style-type: none"> Feasibility study for swimming pool/sports centre within the Community Hub lands. Feasibility study for a civic/community building incorporating a dedicated performance space within the Community Hub lands. 						



		Residential Units	Infrastructure to be provided as part of each phase			
	Phase 2	450 – 325 units on MU2 and R2 lands, sports hall and community facilities, 125 units on R3	<ul style="list-style-type: none"> • Feasibility study for swimming pool/sports centre in consultation with KCC Parks and Recreation and Community • Feasibility study for Performance Space in CH1 lands 			

CONFHEY LANDS Design Code

13.	Chief Executive's Proposed Minor Non-Material Alterations	Record
	<p><u>Sections 3.2 Connections</u></p> <p>Amend Sections 3.2.5 to include reference to the Cycle Design Manual as follows:</p> <p>Cycling and walking must be encouraged throughout the Masterplan lands with the creation of a network of dedicated and street integrated pedestrian and cyclist routes. In accordance with the Design Manual for Urban Roads and Streets (DTTS & DECLG, 2013) (DMURS, 2019), <i>the Cycle Design Manual</i> and the street typologies illustrated in the masterplan.</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>



14.	Chief Executive's Proposed Minor Non-Material Alterations	Record
	<p><u>Section 3.2 Connections</u></p> <p>Amend Section 3.2.6 to include the word 'must' as well as reference to the Cycle Design Manual as follows:</p> <p>Off Street cycling infrastructure should <i>must</i> be built out on the Link Streets <i>and in accordance with the Cycle Design Manual.</i></p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>

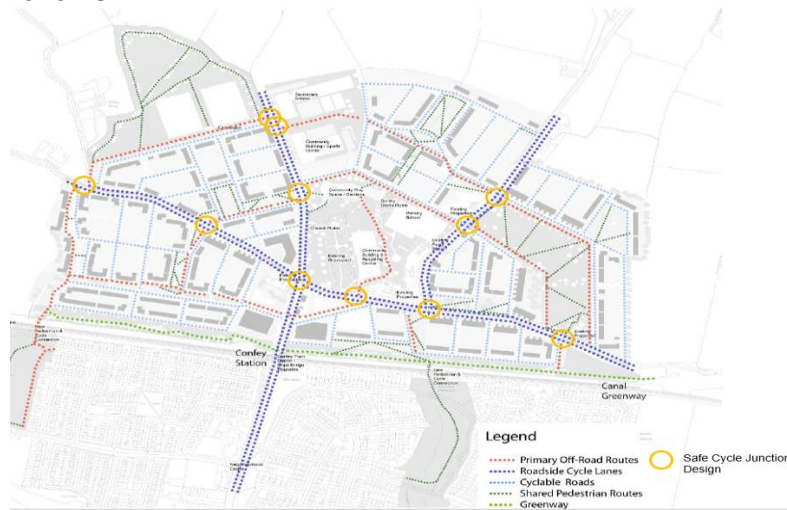
Confey Masterplan Strategic Transport and Mobility Report (STMR)

15.	Chief Executive's Proposed Non-Material Minor Alterations	Record
	<p><u>Section 5.4 Proposed Cycling Network</u></p> <p>Amend Section 5.4 and update Figure 5-4 of the Confey Masterplan Strategic Transport and Mobility Report as follows:</p> <p>5.4 Proposed Cycling Network <i>within the Masterplan.</i></p> <p>The Confey Masterplan proposes to provide high quality cycle infrastructure throughout the development, including a primary network of two-way cycle routes and additional secondary connecting routes, main road cycle infrastructure, and quiet street treatments. Routes will link to two Canal bridges, and the proposed Canal Greenway as shown in Figure 5-4 <i>of the</i></p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.</p>



Confey Masterplan Strategic Transport and Mobility Report. Figure 5-4 shows the locations where key junctions/crossing points will be provided within the Masterplan area. However, the planning of the active travel network will only be developed in detail during the submission of planning applications.

Update Figure 5-4 to indicate the location of Safe Cycle Junction Design as follows:



16.	Motion Cllr. Connolly	Chief Executive's Recommendation	Record
	That the Council be satisfied that all flooding figures, considerations and calculations of the plan reflect the dynamic and rapidly changing situation of extreme weather due	The Strategic Flood Risk Assessment prepared to inform the Local Area Plan and the further SFRA prepared to inform Proposed Amendment No.1 takes full account of the Flood Risk Maps published	On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive's recommendation.



	to Climate Change, and in particular, the impact on precipitation and wind speed of the warming Atlantic and the meteorological and hydrological 'unknowns' that may accrue.	by the Office of Public Works (www.floodinfo.ie) and the s28 Guidelines for Planning Authorities on The Planning System and Flood Risk Management (https://www.opr.ie/wp-content/uploads/2019/08/2009-Planning-System-Flood-Risk-Mgmt-1.pdf). Flood Zone B represents the High-End Future Scenario (1in 1000 year flood event) which takes full account of climate change. This is a nationally defined approach to defining flood risk for fluvial flooding and is mandatory.	
17.	Motion Cllr. Noel Connolly	Chief Executive's Recommendation	Record
	That the Council examine that the appropriate scientific and meteorological consultations have been made on the flooding assessments given the uncertainty of weather phenomena in the area due to Climate Change and how the Oireachtas Climate Committee has discussed how, globally, projections are not only being	See response to Item No.16 above,	On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive's recommendation.



	reached more quickly but exceeded.		
18.	Motion Cllr. Noel Connolly	Chief Executive's Recommendation	Record
	That the Council examine that the demographic data used to plan the public transport infrastructure and services are not confined, solely, to those gathered in the Census 2016; and to be provided with the latest date of the informing data.	See Chief Executive's Report (Miscellaneous Issues, p74 of CER). The 2022 POWSCAR data will be used in the traffic and transport assessments prepared in support of planning applications. These will be assessed by the planning authority.	On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive's recommendation.
19.	Motion Cllr. Noel Connolly	Chief Executive's Recommendation	Record
	That the Council establish, definitively, that no road is to be created through St Catherine's Park; the park being a vital public amenity.	It is an Objective of the KCDP under TMO 78 to <i>"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"</i> . Likewise, it is an objective of the Leixlip LAP under GI 1.9 to: "(a) To seek to protect, preserve and develop St. Catherine's Park as public amenity (b) To protect the amenity of St. Catherine's Park. No road proposal shall	On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive's recommendation.



		<p>be considered by this Council through the park within the Council’s ownership or jurisdiction”.</p> <p>The Proposed Amendment does not propose the provision of any road infrastructure to the east of the Confey site or through St Catherines Park.</p>	
20.	Motion Cllr. Noel Connolly	Chief Executive’s Recommendation	Record
	<p>That the Council establish that the new residential and other developments, be of sufficient ‘character’ to make buildings and areas beautiful and sustainable places to live; and so avoid the blandness and anonymity that can afflict new developments.</p>	<p>The <i>Confey Masterplan</i> and <i>Confey Design Code</i> provide the basis for securing character in the design of individual schemes or proposals within the Confey urban extension areas. Individual planning applications will be required to comply with the principles and parameters established in developing bespoke proposals for individual phases of development that will complement that envisaged at plan and masterplan stages.</p> <p>In addition, it is anticipated that additional national guidance will be published in the form of an Urban Design Manual in Q2 2024 as a supporting document to the recently published s28 <i>Guidelines for Planning Authorities Sustainable</i></p>	<p>On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive’s recommendation.</p>



		<i>Residential Development and Compact Growth</i> (Department of Housing, Local Government and Heritage, January 2024).	
21.	Motion Cllr. Noel Connolly	Chief Executive's Recommendation	Record
	That the Council make it a priority to have mature trees guaranteed in every development - either protected if they exist and imported, if they do not - in order to enhance beauty, attract wildlife, birdsong and give residents a lived sense of the seasons and the rhythm of the natural world; this protection or importation regarded not as a cost to the council, but an investment in the community and the environment.	The Confey Masterplan and Design Code includes a robust and extensive <i>Green Infrastructure, Landscape and Open Space Strategy</i> (see s3.5 of the Masterplan) which retains existing landscape and tree assets and builds upon these with a strong and clear tree planting, surface water, landscape and open space strategy that seeks to optimise the biodiversity value, usability, and amenity value of the landscape.	On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive's recommendation.
23.	Motion Cllr. Noel Connolly	Chief Executive's Recommendation	Record
	That the Council ensure that the principles of Crime Prevention through Environmental Design are adhered to in all developments.	The principles of <i>Crime Prevention Through Environmental Design</i> have informed the <i>Urban Design Manual</i> , which is the manual that is used as the basis for assessing development proposals from a design perspective in	On the proposal of Cllr. N. Connolly and seconded by Cllr. McEvoy, The Members agreed to accept the Chief Executive's recommendation.



		Ireland. Good urban design is synonymous with designing out crime.	
26.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Ensure that pedestrian crossings are set out and specifically located across the Masterplan and to be put in by the relevant developer building at the nearest location as a condition of planning.	<p>Section 3.8 of the Masterplan and Section 5.3 of the Strategic Transport and Mobility Report provide that all internal roads within the Masterplan site will be provided with high quality continuous pedestrian facilities. In some cases, this is in the form of pedestrian priority shared spaces, while along larger streets with higher traffic volumes, it will take the form of high-quality footpaths which continue across minor arms.</p> <p>Filtered permeability will be provided at many of the junctions across the masterplan, meaning that while car access will be restricted, pedestrian movement will be maintained. Footpaths will be provided along all internal roads which will be interconnected to the pedestrian routes through the parks and green open spaces.</p> <p>The R149 and L1015 Dunboyne Road traversing the masterplan area will be</p>	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.



		developed with active land uses adjacent, frequent pedestrian crossings, active route provision and designed to ensure slow moving traffic.	
27.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Set it out that pedestrian crossing be put in by the relevant developer building at the nearest site to the planned crossing point.	<p>Applicants/developers of each individual development parcel in the masterplan area will be responsible for upgrades to existing public roads (subject to KCC standards) and the provision of a hierarchy of new streets which will create a series of pedestrian and cycle routes and infrastructure to promote active travel, connectivity, and linkages throughout the masterplan.</p> <p>The Confey Masterplan (Section 3.8 – Transport & Mobility Strategy) and the supporting document, the 'Confey Masterplan Strategic Transport and Mobility Report' (Section 5) include a comprehensive plan along with a series of diagrams of the Proposed Pedestrian and Cycling Networks that are proposed for the Confey Masterplan area, which will be developed as each development</p>	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.



		parcel is brought forward for development.	
28.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Insert conditioning on any retail site for a glass bottle disposal location as there currently none in the Confey area.	Objective 15.1 of the Leixlip LAP sets out that "it is an objective of the Council to adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with development. In that regard, Section 3.14 and Figure 71 of the Confey Masterplan identifies a site on the Community Hub lands for the location of a local recycling centre.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
30.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Can clarity be brought to the term "meanwhile uses" and could it include Community uses such as sporting pitches or if thought better could we exclude the term "Meanwhile uses" due to its ambiguity.	"Meanwhile Use" is a term used to take a potential problem such as vacancy and turn it into an opportunity to help the local community, local creatives (e.g. performance, art, music, exhibition, making), the local economy (e.g. markets, start-ups, training services, skills sharing), positively impacting on wellbeing, quality of life and much more. Meanwhile Use can come in many different forms and there is no one singular template, given it	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.



		<p>will be dependent on the overall objective and/or location.</p> <p>Objective UD 09 of the Kildare County Development Plan 2023-2029 supports the establishment of alternative uses and functions for buildings or spaces to facilitate the implementation of the ‘meanwhile use’ concept to allow for temporary uses to be established in vacant units, subject to the appropriate planning and environmental considerations.</p> <p>Proposed Minor Non Material Alteration</p> <p>Minor amendment to include footnote to clarify the term “meanwhile uses” as follows;</p> <p>* <u>Meanwhile Use refers to the temporary use of empty (vacant) buildings, which typically have no immediate plans to be permanently used. Such uses may include but are not limited to local community, local creatives (e.g. performance, art, music, exhibition, making), the local economy (e.g. markets, start-ups, training services and skills sharing. Examples of Meanwhile Uses</u></p>	
--	--	--	--



		<u>might be Pop Up Art or Creative Space Gallery, Cafes, Men's Shed, Pop up Shops and wellbeing rooms.</u>	
33.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That the council require of the nearest developer to put the Canal edge and local parks in place as the nearest housing development is completed as a condition of planning.	Figure 78 of the Phasing Strategy of the Masterplan indicates that the landscaping of the OS1 lands (linear park along the Canal) will commence during Phase 1 of the development of the masterplan lands. However, it is possible that the proposed upgrade works to the Confey Rail Station and the Cope Bridge upgrade works may result in some delay to the landscaping works on the linear park.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
34.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	To retain the natural look and feel of existing water courses in the Confey Masterplan area.	Section 2.6 <i>Flood Protection, SUDs and Climate Resilience</i> and Section 3.6 <i>Flood Mitigation</i> of the Masterplan addresses the existing watercourses and flood risk areas in the Confey area. The Open Space and Amenity areas have been located to reflect existing flood risk areas in so far as possible and more significantly avoiding the development of homes in these areas.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.



		<p>The Masterplan design also seeks to incorporate Nature-based Sustainable Urban Drainage Systems (SUDs) measures such as swales running parallel with pathways and green corridors to appropriately mitigate and manage flood risk from existing watercourses and streams that traverse the site.</p> <p>The Masterplan recognises the important ecological, drainage and flood relief functions that these streams provide.</p>	
37.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	<p>That Teen facilities are prioritised in locations along with other facilities for smaller children. Locations could be set for items such as basketball hoops etc that would be identified early in development growth and built rather than following after to avoid pushback from people who have begun to settle in new locations.</p>	<p>In accordance with the Kildare County Development Plan 2023-2029 (SC 013) and the Leixlip LAP 2020-2023 (as extended) (HC3.3), Section 3.6: Sports, Passive Recreation, Active Recreation and Play Strategy of the Masterplan supports the provision of children's play facilities and teen space facilities at suitable locations incorporating numerous aspects of passive and active recreation throughout the masterplan area. The Play Strategy also supports the inclusion of Multi-Games Area (MUGA) adjacent to the schools on the Community Hub lands.</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.</p>
38.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record



	That a specific focus be put on utilising the canal/waterways from a recreation purpose and be it included as part of the scope any sports/recreation or Community Hub	The design of the Canal edge Linear open space area at OS1 and the Canal Square could incorporate watersports infrastructure should a need / demand for this infrastructure be identified, as set out on page 24 of the Confey Masterplan: Canal Edge – Open Space 1. This issue will be explored further at design feasibility stage.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive’s recommendation.
39.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	That all phased zoning conditions with transport implications must be carried through by Kildare County Council in any planning application	A Phasing Strategy is set out at Section 4.2 of the Draft Masterplan and provides details on the number of units potentially deliverable in each phase along with a summary of the infrastructure (both internal and external to the site) that must be provided as part of each phase. The Phasing Strategy also provides an indicative timeline for the delivery complementary planned infrastructure for lands outside the Masterplan site, which shall be delivered by other agencies. Planning applications for individual sites at each phase of the proposed development must include the infrastructure requirements for that phase	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive’s recommendation.



		<p>and, where appropriate include the full delivery of same.</p> <p>Furthermore, all planning applications for development proposals on the Masterplan lands, either to Kildare County Council or An Bord Pleanála, shall be accompanied by a Transport Impact Assessment including proposals for addressing construction traffic during the build out of the proposed development. Details of this will be subject to assessment at Planning Application stage and may be subject to planning condition.</p> <p>All phasing requirements will be enforced by Kildare County Council through the Development Management process.</p>	
40.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	<p>Captain's Hill objective to include traffic calming measures in place relevant to off-peak traffic flows where speeding can be an issue.</p>	<p>The Confey Masterplan Strategic Transport and Mobility Report (STMR) which accompanies the Masterplan proposes improvements on Captain's Hill, the detail of which is described in Section 6.2 of the STMR.</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.</p>



		Specifically, to address the traffic issues on Captain's Hill, the Masterplan and STMR support a number of upgrades to include signalisation to key junctions and entrances to the River Forest and Glendale/Newtown estates, the provision of safe, segregated cycle lanes and continuous footpaths along the road to prioritise pedestrians. It will also include new/improved pedestrian crossings across Captain's Hill, to include a wider, raised crossing at San Carlo/St. Charles schools along with a 'School Zone' treatment at this location.	
41.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That a traffic assessment be taken to the estates and especially Riverforest. Riverforest is a housing estate with 700 houses and a school with one entrance in and out.	See response to Item No. 40 above.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
44.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Remove the reference to "Will I need a car". It strains credibility	The reference to "Will I need a car" is narrative to demonstrate the liveability of the new neighbourhood at Confey and is	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members



	and risks undermining confidence in the overall plan.	not considered to undermine confidence when read in conjunction with preceding sections and in the overall context of the relevant section of the masterplan which is entitled “Moving around Confey”.	agreed to accept the Chief Executive’s recommendation.
46.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	That this plan should outline exactly what upgrades to the L1014 and the R149 are ahead of each phasing of development.	Section 4.3 of the Confey Masterplan includes a detailed Phasing Strategy which provides for upgrades to the R149 and the L1015 during Phase 1 of the development of the area. The proposed upgrade of the L1015 and L1014, will take place on lands outside the Masterplan site and Traffic and Transport Assessments prepared to support planning applications will determine the phasing requirements for infrastructure and their specifications utilising the latest available information.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive’s recommendation.
47.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	To identify a turning area or rest area for buses in the new Masterplan area possibly close to the secondary school	The Strategic Transport and Mobility Report (STMR) which informs and supports the Confey Masterplan outlines the proposed transport infrastructure for	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive’s recommendation.



		the masterplan lands. In particular, Section 5.6 of the STMR refers to the proposed BusConnects terminus and proposed bus routes and stops in Confey. The STMR makes provision for a bus turnaround within the masterplan area and a bus only lane adjacent to the post primary school along with providing bus stops directly adjacent to both the primary and post-primary schools. Figure 5-7 of the STMR refers. A bus turning or specific rest area is not considered to be required as the streets within the Confey Masterplan area have been designed to be connected and integrated and the network fully permeable.	
48.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That the junction on the R149 from Clonee to Lucan would be upgraded prior to any planning permission been given for housing.	The Phasing Strategy outlined in Section 4.2 of the Masterplan requires the upgrade of the R149/Clonee junction during Phase 1 of the development of the Confey Masterplan.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
49.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	A firm statement is required in the plan that there should be "No	It is an Objective of the KCDP under TMO 78 to	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members



	Road through St Catherines Park".	<p><i>“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”.</i></p> <p>Likewise, it is an objective of the Leixlip LAP under GI 1.9 to: “(a) To seek to protect, preserve and develop St. Catherine’s Park as public amenity (b) 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”.</p> <p>The Proposed Amendment does not propose the provision of any road infrastructure to the east of the Confey site or through St Catherines Park.</p>	agreed to accept the Chief Executive’s recommendation.
50.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	That the Masterplan set out clearly where the new residents of Confey will access the M4.	A Sustainable Transport and Mobility Report (STMR) was prepared to inform the Masterplan. This provides a transportation and access strategy for the proposed land uses within the masterplan lands and has identified a number of	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive’s recommendation.



		recommended external transport measures to accommodate the development of the masterplan area. These include the development of external infrastructure such as the Proposed Northern Orbital Route and the proposed Western Road Upgrades (L1014/L1015), which will link Confey to the R148 and the M4 south of Collinstown.	
51.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Can the Council clarify in the Masterplan if Kellystown Lane Bridge is a protected structure.	The Kellystown Lane bridge (Sandford Bridge) is located outside the Masterplan lands. Appendix 6 of the Kildare County Development Plan 2023-2029 is the County Kildare the Record of Protected Structures. Kellystown Bridge (Sandford Bridge – B06-16) is listed on the RPS.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
52.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Before the works are started there needs to be clarification on the wider transport plan is for Confey and the delivery of housing and	A Sustainable Transport and Mobility Report (STMR) was produced as a supporting document to the Masterplan, which provides a transportation and	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.



	<p>how it pertains to the delivery of the wider orbital route.</p>	<p>access strategy for the proposed land uses on the masterplan lands and has identified a number of recommended external transport measures to accommodate the development of the masterplan area. These include the development of external infrastructure across the proposed masterplan phases that includes improvements to Captain's Hill, proposed active travel bridges to link the lands and the Greenway to Leixlip town centre and surrounding residential areas.</p> <p>STMR also sets out a number of infrastructure measures to be delivered by other stakeholders which will connect the Confey lands and Leixlip to areas in the wider region and beyond. These include:</p> <ul style="list-style-type: none"> • Dart+ West and enhanced train station connection; • BusConnects terminus in Confey; • Proposed Northern Orbital Route; and • The Western Road Upgrades (L1014/L1015), which will link Confey to the R148. 	
--	--	---	--



		<p>The Confey area benefits from the presence of high-level connectivity to surrounding areas and the wider region. Confey Train Station immediately to the south unlocks the site for sustainable access to key areas such as Dublin and Maynooth. The BusConnects C Spine routes currently terminates immediately south of the masterplan area. In addition, the Royal Canal Greenway creates a strong east/west pedestrian and cycling link to Intel and Maynooth in the west and Blanchardstown to the east and beyond to Dublin City Centre.</p> <p>It is of importance to note that this is a Proposed Amendment to a Land Use plan which is a policy document. Planning Applications for each phase of development or part thereof will be required to be accompanied by a Traffic and Transport Assessment which will determine specific requirements.</p>	
53.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	To improve accessibility onto the Leixlip to Dublin Border Greenway and to ensure that the greenway	Section 3.5 <i>Landscape, Green Infrastructure, Open Space Strategy and Public Realm</i> sets includes the Open	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members



	is completed to the Dublin border in the lifetime of the plan.	Space Strategy for the Masterplan lands. The hierarchy of open spaces includes the OS1 lands which form a linear park along the entire southern boundary of the masterplan lands. The OSI parklands will be integrated with the Royal Canal Greenway. The proposed upgrade works to Cope Bridge to accommodate the DART+ West project includes the development of two active travel bridges flanking Cope Bridge. In addition, the creation of strong connections between the masterplan lands and Leixlip town centre for pedestrians and cyclists is outlined in the Leixlip LAP, with proposals for two active travel bridges across the canal and railway line at the eastern and western sides of the masterplan lands. The two active travel bridges will link the Royal Canal Greenway to Leixlip town centre and residential areas south of the railway line.	agreed to accept the Chief Executive's recommendation.
54.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That a cohesive plan be put in place for parking at Confey train station. To not do so is to accept that Riverforest or Glendale can	See ' <i>Cope Bridge Upgrade Works and Parking provision at Confey Train Station</i> ' at Section 3.8 (Transport & Mobility	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.



	be overflow carparks and that should not be the case.	<p>Strategy) (page 66) of the Chief Executive's Report.</p> <p>The Confey Train Station is located outside the masterplan lands and the provision of parking at train stations is a matter for Coras Iompair Eireann (CIE).</p> <p>It is of importance to note that upgrade works are proposed to Confey Train Station is included in the Railway Order application in respect of the DART upgrade works, which is currently with An Bord Pleanála (ABP).</p>	
55.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Residential Parking: That more clarity be put in as to what the Parking density is per housing unit.	<p>Section 3.11 of the Masterplan sets out the Parking Strategy in respect of the development of the masterplan lands. The Parking Strategy supports a balanced approach and is integrated with the public transport, walking, cycling and road strategies to ensure that mutually supportive measures are implemented. The provision of parking for residential areas is dealt with in Section 15.7.8 of the KCDP 2023-2029 [adopted by the Elected Members in Dec 2022].</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.</p>



		Furthermore, Section 28 Guidelines including the recently published <i>Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities</i> (Dept of Housing, Local Government and Heritage 2024) include Specific Planning Policy Requirements (SPPRs) which must be complied with.	
60.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	That this Council lock in all phasing periods as absolutes rather than suggestions to avoid what has happened when assurances were given during the earlier phases of the LAP.	Section 4 of the Masterplan provides the Phasing Strategy for the development of the Confey Masterplan lands. The Strategy includes the enabling infrastructure projects to be delivered in support of phases of Confey Lands sub-area phasing to deliver residential and mixed use development. All phasing requirements will be enforced by Kildare County Council through the Development Management process.	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive’s recommendation.
62.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	That any reference to Confey GAA moving, as they have no	The lands within which the Confey GAA complex is located are zoned Mixed-Use in the Leixlip LAP 2020 -2023 (as	On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members



	intention of it and it shouldn't be referenced therefore	<p>extended) due to their central location within the overall masterplan lands and their proximity to Dublin-Maynooth rail line, which is soon to be upgraded by the DART+ West project. The Mixed-Use land use zoning has the potential to provide for a variety of uses to complement the new Confey neighbourhood.</p> <p>It is important to note however that the masterplan does not require the relocation of the GAA club.</p> <p>The decision to develop any site within the Leixlip LAP or other land use plan is a matter for the specific landowners. In that regard, the Phasing Strategy of the Draft Masterplan indicates that if the landowners were to develop the site or part of it for mixed-use development, it would be delivered in Phase 5.</p>	agreed to accept the Chief Executive's recommendation.
66.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>That specific sites for older persons housing, student accommodation to ensure facilitation of same.</p> <p>Note: Sustainable Residential</p>	Section 3.3 of the Masterplan promotes Confey as an intergenerational neighbourhood as a place for all, young and old, in a mixture of homes and apartments. Purpose built housing for	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



	Development and Compact Settlements: Guidelines for Planning Authorities (DHLGH, 2024), under Section 28 which were published on 15 January 2024. These Guidelines aim to create more attractive, liveable, well-designed, high quality urban places, and are expected to provide a broader range of housing options to meet the needs of the growing population.	older persons may be accommodated in Confey (subject to compliance with technical standards etc). Furthermore, the HNDA and Housing Strategy of the KCDP provides for the needs of older persons, and the provision of housing for the elderly is specifically promoted by Objective HC2.1 of the Leixlip LAP and Objectives HO020 to HO025 of the KCDP 2023-2029.	
67.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	It is noted that the Kildare County Development Plan has identified lands in Confey, Leixlip (Table 14.4) which could support increased density and building heights of 6+ storeys. As provided for in the Guidelines (p.13), each proposal will be required to '.....successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views'.	Motion noted.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



69.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That if any part of the masterplan be used to host data centres that the plan instill the capacity in power grid of 30% over capacity prior to permission for Data Centre	Data Centres are not permissible in either Residential, Mixed Use, Community Uses or Open Space land uses under the Land Use Zoning Matrix adopted by the Elected Members in the Leixlip Local Area Plan 2020-2023 (as extended).	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
70.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That if provision of any part of the Masterplan zone be given over to data centres that the plan instill that data centres must be carbon neutral.	Data Centres are not permissible in either Residential, Mixed Use, Community Uses or Open Space land uses under the Land Use Zoning Matrix adopted by the Elected Members in the Leixlip Local Area Plan 2020-2023 (as extended).	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
73.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	CSO 1.6 Promote measures to reduce vacancy and the underutilisation of existing building stock and support initiatives that promote the reuse, refurbishment and retrofitting of existing buildings within settlements	Noted. Chapter 6 (Urban Centre and Retailing) of the Leixlip LAP sets out policies and objectives to protect and enhance the quality, ambience and vitality of the traditional heart of Leixlip Town Centre. These policies and objectives relate to the Town Centre, Retailing, Regeneration, the Town Centre Public Realm and Public Realm Improvements, some of which have been implemented.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



		<p>A Leixlip Town Renewal Plan has been prepared to identify actions/projects to progress the enhancement of the town centre, public realm, key delivery projects and town centre issues, which includes car parking. The Town Renewal Plan was published in Q1 of 2024.</p> <p>In this regard, the KCC Strategic Projects and Public Realm team will actively pursue opportunities to rebalance Leixlip's streets into people-orientated rather than vehicle-orientated spaces and the prioritisation of compact growth. A town centre first approach to the development of the town will seek to progress priority regeneration projects for the community of Leixlip.</p>	
75.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	To commit to Leverage funding from all available internal council budget sources and sources including the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF) to help secure the delivery of key	CSO 1.12 of the KCDP sets out to" <i>Continue to implement the Council's programme of regeneration and renewal projects and actively seek funding from relevant agencies and Government sources including the Rural/Urban Regeneration and Development Fund (RRDF/URDF) in order to ensure the equitable delivery of projects across</i>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



	projects that will contribute to town and village renewal	<i>County Kildare and endeavour to ensure that such project proposals are, where possible, fully prepared in advance of funding announcements and to have resources allocated to focus on undeveloped projects or match funded opportunities”.</i>	
77.	Motion Cllr. Nuala Killeen	Chief Executive’s Recommendation	Record
	Require that the design of future developments occurs in a manner that facilitates sustainable travel patterns, with a particular focus on delivery of key projects that will contribute to town and village renewal increasing the share of active modes (walking and cycling) and public transport use and creates a safe, attractive, universally accessible	<p>Linking the Confey Masterplan lands to Confey Train Station to Leixlip Town Centre to enable the promotion of sustainable transport modes is a core objective of the Confey Masterplan.</p> <p>Walking and cycling trips are provided for in the Masterplan, and the improvement of Captain’s Hill will enable improved bus-based transport.</p> <p>The proposed Captain’s Hill Improvements forming part of the overall Confey Masterplan aims to relieve traffic congestion on the road, however, it places particular importance to the junction with Main Street. In addition, it is intended that many of the other proposed transport and active travel measures in</p>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive’s recommendation.



		and surrounding the Masterplan Lands will have a positive impact on traffic/mobility in the town centre by reducing the amount of commuter traffic passing through the town.	
80.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood having regard to implications on privacy an overlooking, shadow flicker and placement of parking, open space / playgrounds to promote peaceful enjoyment of amenity.	Minimum standards for apartments are defined nationally in s28 Guidelines: Sustainable Residential development and Compact Growth (Dept of Housing, Local Government and Heritage, 2024); and Design Standards for New Apartments (Dept of Housing, Local Government and Heritage, 2023).	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
82.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Support high-quality design in new housing and to promote	Policy HC1 - Residential Development: Capacity and Delivery of the Leixlip LAP	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members



	housing that is attractive, safe, and adaptable to the needs of existing and future households. Kildare County Council will support innovative construction methods to deliver sustainable and adaptable housing.	states that <i>“it is the policy of the Council to ensure that sufficient land continues to be available at appropriate locations to satisfy the Core Strategy growth allocation for Leixlip and that each household has access to good quality housing that is appropriate to its circumstance”</i> .	agreed to accept the Chief Executive’s recommendation.
83.	Motion Cllr. Nuala Killeen	Chief Executive’s Recommendation	Record
	Taking account of the requirement for environmental initiatives and energy consumption that at least 20% of the materials can be sustainable	<p>The Building Regulations apply to the design and construction of dwellings and other building types. The minimum performance requirements that a building must achieve are set out in the second schedule to the building regulations. These requirements are set out in 12 parts (classified as Parts A to M).</p> <p>Under Housing for All, the government’s housing plan to 2030, a Building Regulations Advisory Body (BRAB), consisting of key construction industry stakeholders across private and the public sectors, will be re-established to advise the Minister on matters relating to the Building Regulations.</p> <p>The Section 28 Ministerial Guidelines relating to plan making state that <i>“objectives dealing with specific issues</i></p>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive’s recommendation.



		<p><i>that are governed by other legislative codes... should not be framed as mandatory or statutory objectives in development plans.</i></p> <p><i>Discretionary objectives that may be included in development plans are described in the First Schedule of the Planning Act.</i></p>	
84.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>Ensure that groups with specialist housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers and those fleeing domestic violence are accommodated in a way suitable to each of their specific needs,</p>	<p>Section 7.3.1 (Group/Special Needs Housing) of the Leixlip LAP refers and sets out that the Local Area Plan places emphasis on universal design in order to provide for those with specific housing needs.</p> <p>Section 7.3.2 (Housing for Older People) refers to supported housing and longer term residential care facilities for older people.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.</p>
89.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>Promote co-location of facilities (including childcare facilities and facilities for the elderly) at sustainable locations where they</p>	<p>Proposed Amendment No. 1 of the Leixlip Local Area Plan (Confey Masterplan) makes provision for a Community Hub,</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.</p>



	can avail of existing and planned social and community infrastructure, in particular to examine a range of community facilities and to encourage meanwhile use in some cases.	including a community centre, in response to Local Area Plan objectives. An action of the Masterplan is for a Civic Community Centre (incorporating performance space) Feasibility Study to be prepared. This is currently programmed to be completed in Phase 1 of the Confey Masterplan lands development. The Feasibility Study will consider demands and needs for community space in Leixlip and how these might be provided for within a new civic facility.	
92.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Support access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living.	The Confey Masterplan area has been designed to be fully accessible, connected, integrated and permeable for all.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
102.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record



	That a business innovation centre be develop within the masterplan zone.	The Masterplan lands can accommodate employment uses within the Mixed-Use zones, such as an innovation centre if a development project is brought forward.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
104.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Name of Main Street needs to be thought about, confusing to just extend Leixlip Main St through Captains Hill. Confey doesn't have a main street, it is called the Captains Hill. The link street to Captains Hill site within the Masterplan zone should be named separately and in line with the history of the area.	It is noted that the artist's impression of the Masterplan lands at Figure 54 is a concept diagram. The detail of the various land parcels for development, including street names, will be considered during to the planning application process for individual land parcels in the masterplan area.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
106.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That sufficient school sites be zoned and assigned as school streets zones from inception to ensure safety for pupils attending schools and utilising updated school streets safety designs and signage including restricted access times.	Section 3.14 of the Draft Masterplan indicates that the Community Hub lands provides a site of c.1.3ha for the development of a primary school on the southern section of the site and a site of c.2ha for the development of a post primary school at the northern end of the Community Hub lands.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



		<p>Kildare County Council works closely with the Department of Education, who are responsible for delivering schools.</p> <p>The role of the local authority is to ensure that sufficient land is zoned at appropriate locations for projected need and to assist in acquiring land, when required using the Planning and Development Act.</p> <p>Kildare County Council continue to work with the Department to ensure that the schools brought forward meet the needs of the Department and the wider community and where variations to standard Department 'model school' site sizes are necessary, Kildare County Council will seek to ensure that appropriate mitigations are in place, such as availability of complementary adjacent Multi-Use Games Area (MUGA)/sports pitches/sports facilities within the proposed Public Park and Sports Centre.</p> <p>In addition, the school sites are supported by a network of pedestrian and cycle networks that traverse the masterplan lands. A bus only street with bus stops is</p>	
--	--	--	--



		proposed to service the schools on the Community Hub lands.	
107.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That a leisure centre footprint be developed. That in addition to a specific built centre, playing fields and sports fields are identified within the masterplan zone. That a recognition of the requirement of a centre and outside separate fields is acknowledged and provided for.	The Phasing and Implementation Strategy includes an action in Phase 1a of the Confey Development to prepare a Swimming Pool/Leisure Centre Feasibility Study. This will establish the business case for the proposed facility and trigger next steps in the delivery of the facility, including securing funding in principle, planning stage design, planning permission, detailed design and delivery. Funding sources for the leisure centre could include a combination of KCC Finance, Development Contributions, central government funding, private funding and other sources. It is noted that the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media provides exchequer funding for large-scale infrastructure such as swimming pools and leisure centres under the Large-Scale Sport Infrastructure Fund (LSSIF).	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



108.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That a number of sports fields are identified and provided for in respect of facilitating a variety of sports.	The proposed municipal park (OS.3) will include municipal pitches and ancillary sports facilities. The ambition is for the parks and open spaces to be to an excellent standard and be fully accessible, multi-purpose and managed as municipal facilities for the benefit and use of all..	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
110.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That safe and sustainable common play areas are provided for in each zone.	In accordance with the Kildare County Development Plan 2023-2029 (SC 013) and the Leixlip LAP 2020-2023 (as extended) (HC3.3), Section 3.6: Sports, Passive Recreation, Active Recreation and Play Strategy of the Masterplan supports the provision of children's play facilities and teen space facilities at suitable locations incorporating numerous aspects of passive and active recreation throughout the masterplan area. The Play Strategy also supports the inclusion of Multi-Games Area (MUGA) adjacent to the schools on the Community Hub lands.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
111.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record



	That specific youth play areas are provided for in the masterplan.	See response to Item No.110 above.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
112.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That outside gym equipment is installed along a wellbeing route throughout the masterplan zone.	The Draft Confey Masterplan is a land-use plan and its role is to allocate space for various land uses. In that regard, it is considered that the Draft Masterplan provides for a comprehensive variety of open space including the larger open spaces in OS1, OS2 and OS3 lands, as well as local parks and pocket parks. The Park facilities will be subject to a brief developed by KCC to address local requirements in partnership with developers. The ambition is for the parks and open spaces to be to an excellent standard and be fully accessible, multi-purpose and managed as municipal facilities for the benefit and use of all, whilst meeting broader objectives relating to SuDS, biodiversity, play, active recreation, passive recreation and more.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
113.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record



	That development contributions collected during the lifetime of the masterplan be spent in provisioning social infrastructure and public amenities.	General Development Contributions are collected and attributed to capital expenditure priorities in accordance with the scheme adopted by the Elected Members. The scheme sets out projects to be delivered and percentages of revenue to be spent on a range of categories of expenditure, including Parks and Community Infrastructure.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
115.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That education sites and resources be provided for including playing fields for schools in the education zone. Dept of Education need to clarify delivery of 2 x 800 to 1,000 schools for Primary and Secondary with Post Primary delivered first.	<p>Section 3.14 of the Draft Masterplan indicates that the Community Hub lands provides a site of c.1.3ha for the development of a primary school on the southern section of the site and a site of c.2ha for the development of a post primary school at the northern end of the Community Hub lands.</p> <p>Kildare County Council works closely with the Department of Education, who are responsible for delivering schools.</p> <p>The role of the local authority is to ensure that sufficient land is zoned at appropriate locations for projected need and to assist</p>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



		<p>in acquiring land, when required using the Planning and Development Act.</p> <p>Kildare County Council continue to work with the Department to ensure that the schools brought forward meet the needs of the Department and the wider community and where variations to standard Department 'model school' site sizes are necessary, Kildare County Council will seek to ensure that appropriate mitigations are in place, such as availability of complementary adjacent Multi-Use Games Area (MUGA)/sports pitches/sports facilities within the proposed Public Park and Sports Centre.</p>	
116.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	To clarify at which phase the housing estates on Captains Hill would be upgraded as this lies outside of the masterplan zone. Whilst outside the scope of the Masterplan, how will this be delivered.	The Phasing Strategy at Section 4.2 and Figure 78 of the Masterplan indicates that the Captain's Hill upgrade works will occur during Phase 1 of the development of the masterplan lands.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
117.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record



	<p>That the proposed bridge pedestrian access does not route through the play area in the Bowl in Riverforest. This is the only playing space for children in this large estate. That existing Irish Rail infrastructure be used to facilitate permeability. What phase do the entrance renewals for housing estates fall into.</p>	<p>Objective MT1.5 of the Leixlip LAP 2020-2023 (as extended) sets out to <i>‘facilitate the development of new pedestrian/cycle links across the canal and railway that enhance walking and cycling options and connect the new neighbourhood at Confey and the Royal Canal Greenway to existing residential areas, public spaces, Confey Station and facilities within Leixlip’</i>. The location of the pedestrian/cycle links are shown on Map Ref. 1 of the Leixlip LAP, which are not affected by proposals in this proposed amendment.</p> <p>The bridges are located in areas of generous green spaces which can, in principle, accommodate such interventions and are supported by the above objectives.</p> <p>It should be noted that the progression of these measures at some time in the future will be subject to a separate statutory consent procedure under Part 8 of the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive’s recommendation.</p>
--	---	---	--



		design and appraisal, consultation with the relevant statutory stakeholders and public consultation.	
119.	Motion Cllr Nuala Killeen		Record
	That proposed cycle routes shall be safe and segregated To integrate into the overall cycle route	<p>Chief Executive's Recommendation The design of the street network and cycle routes follow the placemaking ambition of the Masterplan and Design Code, as well as the standards/guidance set out in the Design Manual of Urban Roads and Streets (DMURS) and the Cycle Design Manual and other national guidance. All streets will have a slow design speed reflecting the urban nature of the Confey urban extension, making them intrinsically attractive and safe.</p> <p>Further detail will be provided through the planning application/development management process.</p>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
120.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Prescribed sizes of buildings for community use, including height, area, internal floor space should be clarified. The education zoned spaces should be zoned	The Community Hub lands are zoned for Community and Educational uses in accordance with the land use zoning objectives of the Leixlip LAP and Urban Design Framework (UDF). The zoning	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



	specifically education. The community spaces should be zoned specifically community, leisure facility should be zoned leisure facility or swimming pool to avoid any confusion of zoning in the future. IN previous plans, open space has been used for other purposes or sites not realise. To maximise the potential for realisation of the goals of the sites, specific zoning clarification needs to be put into the plan.	only provides for community and educational uses in accordance with the Land Use Zoning Matrix of the Leixlip LAP. Section 3.14 of the Masterplan provides the indicative site areas and footprint areas of the proposed schools and community buildings on the Community Hub lands. The more detailed design and specifications will be provided at planning application stage.	
123.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Adopting the Safe System Approach for roads in the Confey Masterplan	The design of the street network will follow the placemaking ambition of the Masterplan and Design Code, as well as the standards/guidance set out in the Design Manual of Urban Roads and Streets (DMURS) and other national guidance. All streets will have a slow design speed reflecting the urban nature of the Confey urban extension, making them intrinsically attractive and safe. Individual projects will be subject to relevant Road Safety Audits and Quality	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



		Audits through the Development Management process.	
124.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That appropriate safeguards be put in place to alleviate risks from flooding and the high water table in the site	<p>The Strategic Flood Risk Assessment prepared to inform the Local Area Plan and the further SFRA prepared to inform Proposed Amendment No.1 takes full account of the Flood Risk Maps published by the Office of Public Works (www.floodinfo.ie) and the s28 Guidelines for Planning Authorities on The Planning System and Flood Risk Management (https://www.opr.ie/wp-content/uploads/2019/08/2009-Planning-System-Flood-Risk-Mgmt-1.pdf).</p> <p>Flood Zone B represents the High-End Future Scenario (1in 1000 year flood event) which takes full account of climate change. This is a nationally defined approach to defining flood risk for fluvial flooding and is mandatory.</p>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
125.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That sustainable transport solutions be provided to support	See Confey Masterplan, Confey Design Code and Strategic Transport and Mobility Report.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members



	<p>active travel aims in the masterplan.</p>	<p>Confey is at its core a Transport orientated Development site.</p> <p>A key consideration for the fundamental development of the masterplan is the accessibility to sustainable transportation modes. The location and nature of the masterplan makes it extremely well primed for access by sustainable modes but also means that the minimisation of car trip generation in the area. The presence of Confey Train Station adjacent to the masterplan lands and the proposed upgrade of the line to a DART service results in a high level of connectivity to Dublin and Maynooth and beyond to Longford and Sligo. The Royal Canal runs along the southern boundary of the masterplan, along which the Royal Canal Greenway is currently in planning/construction and will create strong east-west pedestrian and cycling links to Intel and Maynooth in the west and Dublin City Centre in the east. The Leixlip LAP and the Masterplan provide for the creation of strong connections to Leixlip town centre, with proposals for two</p>	<p>agreed to accept the Chief Executive's recommendation.</p>
--	--	--	---



		bridges across the canal and rail track at the eastern and western sides of the masterplan area. The development of the subject bridges in the future will be subject to a separate statutory procedure as a Part 8 process, in accordance with the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed design and appraisal, consultation with the relevant statutory stakeholders and public consultation.	
126.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That a bus turning circle be designed and sited within the plan to facilitate the public transport links	The Strategic Transport and Mobility Report (STMR) which informs and supports the Confey Masterplan outlines the proposed transport infrastructure for the masterplan lands. In particular, Section 5.6 of the STMR refers to the proposed BusConnects terminus and proposed bus routes and stops in Confey. The STMR makes provision for a bus turnaround within the masterplan area and a bus only lane adjacent to the post primary school along with providing bus stops directly adjacent to both the primary and post-primary schools. Figure 5-7 of	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



		the STMR refers. A bus turning or specific rest area is not considered to be required as the streets within the Confey Masterplan area have been designed to be connected and integrated and the network fully permeable.	
129.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That no road be sited through St Catherines Park	<p>It is an Objective of the KCDP under TMO 78 to <i>"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"</i>.</p> <p>Likewise, it is an objective of the Leixlip LAP under GI 1.9 to: "(a) To seek to protect, preserve and develop St. Catherine's Park as public amenity (b) 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"</p> <p>The Proposed Amendment does not propose the provision of any road</p>	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



	infrastructure to the east of the Confey site or through St Catherines Park.	
--	--	--

Mr. Conlon advised that he would proceed with the red and amber listed items by Councillor.

22.	Motion Cllr. Noel Connolly	Chief Executive's Recommendation	Record
	That the Council establish that the liveboard community at Confey have access to all the necessary services – lighting, refuse, charging etc...	The liveboard community on the Royal Canal lies outside of the Confey Masterplan lands and are therefore not within the remit of the Proposed Amendment to the LAP.	Cllr. N. Connolly accepted the Chief Executive's Recommendation. On the proposal of Cllr. N. Connolly and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.



25.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	<p>That an assessment be taken of the impact of new developments on electricity and water delivery. Confey is a location that has suffered regular outages in both electricity and water in the last number of years so there would be a serious concern here.</p>	<p>Policy I 4 (Energy and Communications) of the Leixlip LAP 2020-2023 (as extended) promotes the facilitation and renewal of energy and communication networks in Leixlip, while protecting the amenities of the town.</p> <p>Policy I 1 Water Supply and Wastewater of the LAP requires the Council to work with Uisce Eireann to protect existing water and wastewater infrastructure in Leixlip, to maximise the potential of existing capacity and to facilitate the timely delivery of new water services infrastructure to facilitate future growth.</p>	<p>Cllr. Neville considered that there were already issues with capacity in the Grid and there could be further complications.</p> <p>Ms. Granville advised Members of Policy I4 and I1 on the Leixlip LAP 2020-2023 (as extended) and advised that the policies would already in place.</p> <p>Cllr. Neville noted that polices were already in place and on the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.</p>
32.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	<p>While the land use commitment to a new school is welcome can the Council bring clarity on the timelines in the phasing for this with the Dept of Education</p>	<p>The "Community Hub" lands are zoned 'E' in the Masterplan for Community and Education land uses, the objective for which is to provide for education, recreation and community.</p> <p>The role of the local authority is to ensure that sufficient land is zoned at appropriate locations for projected educational need and to assist in</p>	<p>Cllr. Neville accepted the Chief Executive's Recommendation.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.</p>



		<p>acquiring land for the Department of Education, when required.</p> <p>Kildare County Council continues to work with the Department of Education to ensure that the schools brought forward meet the needs of the Department and the wider community, however, the delivery of any school is a matter for the Department of Education.</p>	
35.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	<p>That a multi-purpose sports site be set out for use by Confey Celtic, Liffeybank FC, Confey GAA, Liffey Celtics and any other sports club in the area.</p>	<p>The Masterplan provides for a hierarchy of open spaces throughout the site. In particular, the OS3 parklands, located at the northwest corner of the masterplan lands provides for municipal sports and recreational facilities on a site area of c.7ha. The municipal pitches will be available to be reserved by both local sports clubs and the general public.</p>	<p>Cllr. Neville considered that the sports grounds should be facilitated.</p> <p>Ms. Granville advised the Members that all clubs could be facilitated but advised that it was policy not to assign the lands to a specific club in order to prevent lands being exclusively used by one club.</p> <p>Cllr. Neville noted that some clubs were under pressure. Cllr. Cussan seconded the motion.</p> <p>Cllr. Neville accepted the recommendation.</p>



			On the proposal of Cllr. Neville and seconded by Cllr. Cussan, The Members agreed to accept the Chief Executive's recommendation.
43.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That the bridges be reduced in size if allowed the current planned size will be out of scale with the current area.	The progression of these measures will be subject to a separate statutory consent procedure under Part 8 of the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed design and appraisal , consultation with the relevant statutory stakeholders and public consultation.	Cllr. Neville accepted the Chief Executive's recommendation. On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
45.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That the Chief Executive outlines what the realignment and improvement of the R149 between the L1015 (Kellystown Lane) and the county boundary with Fingal (MT3.5) might look like considering the narrow road and housing along that area.	Section 3.9 and Figure 40 of the Masterplan provides an indicative street network for the Confey lands, which include the development of a new road and street network across the site and the upgrade of existing road infrastructure. As this is a land use plan and not a detailed application for a specific proposal, it is not practical to have	Cllr. Neville considered that this road was one of the biggest concerns and considered that the Masterplan hinges on the road. Ms. Granville advised that it was not appropriate at Masterplan stage to have the road designed in the Masterplan. Mr. Deegan advised that any upgrade works would need to go through the Part 8 process.



		<p>details regarding the future development of specific elements of the masterplan. The progression of these measures at some time in the future will be subject to a separate statutory procedure under Part 8 of the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed design and appraisal, consultation with the relevant statutory stakeholders and the public.</p>	<p>Cllr. Neville expressed concern at once Masterplan was agreed, houses could be built without the road being in place and considered that more detail on the road was required at this stage.</p> <p>Ms. Granville reminded Members that the Masterplan was a Policy document and no planning permission was being considered today as part of the Masterplan process. Any planning application will go through their own statutory process and would have to include transport assessments. Ms. Granville reminded the Members of the previous LAP process and their previous commitment to delivering a Masterplan for Confey.</p> <p>Cllr. Killeen agreed with Cllr. Neville that the road was of great concern and people need to know how they could access the area and considered more detail was required.</p>
--	--	--	--



			<p>Cllr. Feeney shared her concern regarding the road and sought further clarity.</p> <p>Cllr. Caldwell considered that the Masterplan was a good plan and there was a need for housing and noted Ms. Granville's comments regarding the separate statutory processes.</p> <p>The Chief Executive reminded Members that there would be further processes to deal with the design of the road.</p> <p>Mr. Deegan advised that the Traffic Assessments had commenced and that Fingal has commenced the road on their side of the boundary and confirmed that the road would be delivered through development management.</p> <p>The Members accepted the Chief Executive's recommendation and clarifications.</p>
58.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record



	<p>Remove the word "Possible" from Community leisure centre.</p>	<p>The word 'possible' was used in the context of the provision of a Community Leisure Centre incorporating a swimming pool on the northern section of the Community Hub lands, which is zoned for such uses, subject to the findings of a Feasibility Study. The Leixlip LAP and the Masterplan supports the delivery of a swimming pool on the Community Hub lands. In that regard, a site of c.1.75 has been identified for the development of a community leisure centre which is capable of incorporating a swimming pool and/or an Indoor Sports Hall on a site adjacent to the proposed post primary school at the northern end of the Community Hub lands.</p> <p>The Phasing and Implementation Strategy includes an action in Phase 1a of the Confey Development to prepare a Swimming Pool/Leisure Centre Feasibility Study. This will establish the business case for the proposed facility and trigger next steps in the delivery of the facility, including securing funding in principle, planning</p>	<p>Cllr. Neville accepted the Chief Executive's recommendation.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. T. O'Dwyer, The Members agreed to accept the Chief Executive's recommendation.</p>
--	--	---	--



		stage design, planning permission, detailed design and delivery. Funding sources for the leisure centre could include a combination of KCC Finance, Development Contributions, central government funding, private funding and other sources. It is noted that the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media provides exchequer funding for large-scale infrastructure such as swimming pools and leisure centres under the Large-Scale Sport Infrastructure Fund (LSSIF).	
59.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That the Council commit to the provision of a swimming pool in Leixlip in a specific phase if it has not already been delivered by that time.	The Leixlip LAP and the Masterplan supports the delivery of a swimming pool on the Community Hub lands. In that regard, a site of c.1.75 has been identified for the development of a community leisure centre which is capable of incorporating a swimming pool and/or an Indoor Sports Hall on a site adjacent to the proposed post primary school at the northern end of the Community Hub lands.	Cllr. Neville accepted the Chief Executive's recommendation. On the proposal of Cllr. Neville and seconded by Cllr. O'Dwyer, The Members agreed to accept the Chief Executive's recommendation.



		<p>The delivery of a swimming pool is subject to many factors, many of which are outside of the remit of a land use plan. The delivery of such a facility may be developer-led as a private facility or developed by a multi-agency group as a public amenity.</p> <p>Such a project would involve a site selection process, securing of planning permission and most significantly obtaining funding.</p> <p>As a Local Area Plan is a land use plan and is not resourced financially to deliver specific projects, the LAP can ensure that sufficient land is zoned at the right location to facilitate a particular use, such as a swimming pool, should the resources become available for an agency or developer to deliver same.</p>	
61.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That this Council follows any condition of zoning as it pertains to transport links before provision of Housing or any other new build when it comes to planning.	All phasing requirements will be enforced by Kildare County Council through the Development Management process.	<p>Cllr. Neville accepted the Chief Executive's recommendation.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. O' Dwyer, The Members agreed to accept the Chief Executive's recommendation.</p>



63.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Can we adjust the commentary on my own submission in the Chiefs plan as it misrepresents my comment on the parks in the older estate.	Clerical error noted. Councillor Neville does not support the proposed bridges in these locations.	Cllr. Neville accepted the Chief Executive's recommendation. On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
24.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That one off housing in the location of the masterplan be enabled to obtain access to the wastewater systems being developed in the area.	Requests for connections to the existing wastewater network is an operational matter for Uisce Eireann and is outside the remit of this LAP Amendment process. The Masterplan provides for the development of the Confey lands on a phased basis which will provide for the extension of the existing water and wastewater networks through the site.	Cllr. Neville enquired if there was anything that the Council could do to help people get on the network. Ms. Granville confirmed that this was outside the remit of the LAP process. On the proposal of Cllr. Neville and seconded by Cllr. Duffy, The Members agreed to accept the Chief Executive's recommendation.
29.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That a limitation be applied on phases for buy to let and large-scale control by any specific agency on any more than 15% of	A Local Area Plan relates primarily to land use, design and the provision of soft and hard infrastructure.	Cllr. Neville accepted the Chief Executive's recommendation.



	each phase of development at a time	<p>It is outside of the remit of a land use plan to limit and determine ownership.</p> <p>It is of importance to note that the Section 28 Ministerial Guidelines relating to plan making state that <i>“objectives dealing with specific issues that are governed by other legislative codes... should not be framed as mandatory or statutory objectives in development plans. Discretionary objectives that may be included in development plans are described in the First Schedule of the Planning Act.</i></p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive’s recommendation.</p>
31.	Motion Cllr. Joe Neville	Chief Executive’s Recommendation	Record
	Can a strip of Commercial zoning be put in place to ensure that mixed use does not become solidly Commercial?	<p>Section 3.15 of the Confey Masterplan provides for three areas of mixed-use and all provide for a mix of retail, commercial and community uses, as defined in the Local Area Plan Land Use Zoning Matrix.</p> <p>The particular use attributed to each mixed-use area will be determined during the development management process subject to the appropriate</p>	<p>Cllr. Neville accepted the Chief Executive’s recommendation.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. Feeney, The Members agreed to accept the Chief Executive’s recommendation.</p>



		<p>planning, technical and environmental considerations.</p> <p>The Masterplan and Design Code provide additional guidance on the nature of development to ensure an appropriate mix of uses.</p>	
36.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That conditions be sought for any large-scale industrial development in the Leixlip/Confey area to develop sporting and community facilities	The Masterplan relates only to lands within the Confey Masterplan area as identified in the Leixlip Local Area Plan and are predominantly zoned for residential use with area zoned for community & education, mixed uses and open space and amenity. These zonings do not facilitate the development of large-scale industrial development.	<p>Cllr. Neville accepted the Chief Executive's recommendation.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. Durkan, The Members agreed to accept the Chief Executive's recommendation.</p>
42.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	Relocate any pedestrian bridges from the centre of older estates.	Objective MT1.5 of the Leixlip LAP 2020-2023 (as extended) sets out to <i>'facilitate the development of new pedestrian/cycle links across the canal and railway that enhance walking and cycling options and connect the new neighbourhood at Confey and the Royal</i>	Ms. Granville advised that the indicative locations of the pedestrian bridges and been identified in the 2019 Leixlip LAP and would be subject to a separate Part 8 process.



		<p><i>Canal Greenway to existing residential areas, public spaces, Confey Station and facilities within Leixlip</i>'. The location of the pedestrian/cycle links are shown on Map Ref. 1 of the Leixlip LAP, which are not affected by proposals in this proposed amendment.</p> <p>The bridges are located in areas of generous green spaces which can, in principle, accommodate such interventions and are supported by the above objectives.</p> <p>It should be noted that the progression of these measures at some time in the future will be subject to a separate statutory consent procedure under Part 8 of the Planning and Development Act 2000 (as amended) (or any subsequent Planning Act) which includes for detailed design and appraisal, consultation with the relevant statutory stakeholders and public consultation.</p>	<p>Cllr. Neville accepted the Chief Executive's recommendation.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. T. O'Dwyer, The Members agreed to accept the Chief Executive's recommendation.</p>
56.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	That Building Heights be restricted to 3 storeys.	The Masterplan is required to comply with the provisions of the Section 28	Cllr. Neville accepted the Chief Executive's recommendation.



	<p>Ministerial Guidelines on <i>Urban Development and Building Heights: Guidelines for Planning Authorities (DHP&LG, 2018)</i> including its Specific Planning Policy Requirements (SPPRs). Building heights are largely a function of urban density and placemaking/urban design objectives and specific design. The building heights proposed are sensitive in nature and reflect the aims of:</p> <ul style="list-style-type: none"> • Creating a mix of densities across the site. • Optimising the benefits of and investment in the Transport Orientated Development opportunity presented by the DART+ West project; and • Creating a high street with a strong sense of place. <p>It is also noted that the Kildare County Development Plan has identified lands in Confey, Leixlip (Table 14.4) which could support increased density and building heights of 6+ storeys. As provided for in the Guidelines (p.13),</p>	<p>On the proposal of Cllr. Neville and seconded by Cllr. T. O'Dwyer, The Members agreed to accept the Chief Executive's recommendation.</p>
--	---	--



		<p>each proposal will be required to <i>'.....successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views'</i>. All development proposals will be subject to detailed assessment and consideration through the Development Management process.</p>	
57.	Motion Cllr. Joe Neville	Chief Executive's Recommendation	Record
	<p>That the Council clarify the timelines in place for the graveyard in the context of the Local Area Plan. (Indeed how pertinent is it to the plan itself)</p>	<p>Objective HC4.2 of the Leixlip LAP states that it shall be an objective of the Council <i>'To support and facilitate limited additional capacity at the existing cemetery at Confey in accordance with the Urban Design Framework for the new Neighbourhood at Confey and facilitate the development of a new cemetery within lands zoned for Agricultural use north of Confey'</i>.</p> <p>The Masterplan supports the delivery of a new cemetery in Leixlip. However, further investigation has indicated that an extension to the existing cemetery within or immediately adjacent to its</p>	<p>Cllr. Neville expressed concern that space in the existing graveyard was running out of space and people understood that that the existing graveyard would be extended.</p> <p>Cllr. Caldwell advised that negotiations on a site were ongoing.</p> <p>On the proposal of Cllr. Neville and seconded by Cllr. T. O'Dwyer, The Members agreed to accept the Chief Executive's recommendation.</p>



		<p>grounds is not feasible due to unfavourable ground conditions.</p> <p>Therefore, an alternative location will need to be identified for a new cemetery outside of the Masterplan lands, in compliance with HC4.2.</p> <p>The site will be secured by the Environment Section of Kildare County Council following a site selection process.</p>	
65.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>That density remain 35 - 40 units per hectare for Leixlip and Confey to ensure the area is a liveable place. Note - Table 2.8 and Table 3.1 of the Kildare County Development Plan 2023-2029 and Table 4.1 of the Leixlip LAP 2020-2023 (as extended), which provides for an indicative density range of 35-50 units per hectare for Leixlip and the lands at Confey.</p>	<p>Section 3.12 (Density & Building Heights Strategy) and Section 3.13 (Character Areas & Development Parcels) of the Draft Masterplan, set out the location, scale and densities of development lands within the Masterplan area having regard to national, regional and local policy (including the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).</p> <p>The Masterplan refers also to Table 2.8 and Table 3.1 of the <i>Kildare County</i></p>	<p>Cllr. Killeen requested that the density remain 35 - 40 units per hectare for Leixlip and Confey to ensure the area is a liveable place.</p> <p>Ms. Granville advised that the Leixlip LAP 2020-2023 (as extended), provides for an indicative density range of 35-50 units per hectare for Leixlip and the lands at Confey and that the Masterplan is statutorily required to comply with the CDP and LAP and all Section 28 Ministerial Guidelines.</p>



	<p><i>Development Plan 2023-2029</i> and Table 4.1 of the Leixlip LAP 2020-2023 (as extended), which provides for an indicative density range of 35-50 units per hectare for Leixlip and the lands at Confey. The Masterplan is statutorily required to comply with the CDP and LAP and all Section 28 Ministerial Guidelines,</p> <p>Additional national guidance will be published in the form of an Urban Design Manual in Q2 2024 as a supporting document to the recently published s28 <i>Guidelines for Planning Authorities Sustainable Residential Development and Compact Growth</i> (Department of Housing, Local Government and Heritage, January 2024).</p>	<p>Ms. Granville further advised that planning applications must comply with the guidelines and that each planning application is considered on its own merits.</p> <p>Cllr. Doye expressed concern at the developments that had gone straight to the Bord and considered that developments were not getting the housing mix right. Cllr. Doyle considered that the Bord were only interested in numbers and that housing developments were only producing the one type of house.</p> <p>Cllr. Liston Lyson supported Cllr. Doyle's comments.</p> <p>Ms. Granville advised that the SHD process had now ceased and all LRDs were processed by the Planning Authority.</p> <p>Ms. Granville further advised that Additional national guidance will be published in the form of an Urban Design</p>
--	--	---



			<p>Manual in Q2 2024 as a supporting document to the recently published s28 Guidelines for Planning Authorities Sustainable Residential Development and Compact Growth (Department of Housing, Local Government and Heritage, January 2024).</p> <p>Cllr. Doyle considered the Appeals going to the Bord, the existing pressures to provide housing due to the proximity to Dublin and wasn't sure what the solution was.</p> <p>Cllr. Cussan considered that the Chief Executive had provided a response and did not consider the need to deviate from the densities in the LAP.</p> <p>Ms. Granville advised that the Planning Authority were statutorily obliged to comply with Section 28 guidelines and noted that there a range of densities across all areas in the Masterplan.</p> <p>Cllr. Killeen advised that she was trying to make the area a more liveable area.</p>
--	--	--	--



			<p>Ms. Granville advised that the Masterplan provided for a series of open spaces, significant community and education lands and potential for leisure facilities. The OPR, TII and NTA supported the Masterplan.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.</p>
74.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	To add that developing a meanwhile use policy within the first two years of the plan to encourage renewal of unused buildings within town centres.	"Meanwhile Use" is a term used to take a potential problem such as vacancy and turn it into an opportunity to help the local community, local creatives (e.g. performance, art, music, exhibition, making), the local economy (e.g. markets, start-ups, training services, skills sharing), positively impacting on wellbeing, quality of life and much more. Meanwhile Use can come in many different forms and there is no one singular template, given it will be	<p>Cllr. Killeen accepted the Chief Executive's recommendation.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.</p>



		<p>dependent on the overall objective and/or location.</p> <p>Objective UD 09 of the Kildare County Development Plan 2023-2029 supports the establishment of alternative uses and functions for buildings or spaces to facilitate the implementation of the 'meanwhile use' concept to allow for temporary uses to be established in vacant units, subject to the appropriate planning and environmental considerations.</p> <p>Having regard to the foregoing (and the minor amendment proposed under Item 15 above) it is not considered necessary to develop a meanwhile use policy.</p>	
85.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Support the delivery of housing options to meet the needs of older people and support older people to live independently where possible in active retirement by developing housing solutions on a needs basis	See response to Item No. 66. It is not, however, appropriate for a land use plan to identify a specific target for specialist housing.	<p>Cllr. Killeen accepted the Chief Executive's recommendation.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.</p>



	and roll out delivery of min) 200 units within the lifetime of the plan.		
88.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties, which will include opportunities for 'downsizing' or 'right sizing' within communities and a minimum number of units delivered under this category per year to need demand.	See response to Item No. 66 above. It is not appropriate for a land use plan to identify a specific target for specialist housing.	Ms. Granville advised on the Design standards and also noted that the Council had a Rightsizing Policy in its Allocation Scheme for Housing Supports Policy. Cllr. Killeen accepted the Chief Executive's recommendation. On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
109.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That adequate changing facilities in sports clubs are provided for.	It is of significant importance to note that the Masterplan does not allocate lands to any specific sports club. The proposed municipal park (OS.3) will include municipal pitches and ancillary sports facilities. The ambition is for the parks and open spaces to be to an excellent standard and be fully accessible, multi-purpose and managed	Ms. Granville advised that the LAP was a Policy document and not dealing with specifics however advised that she could agree to insert footnote to state that the OS3 Open Space park municipal pitches will be served by appropriate changing facilities.



		as municipal facilities for the benefit and use of all.	<p>Cllr. Killeen accepted the Chief Executive's recommendation and footnote.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation and the additional footnote..</p>
114.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>That a cemetery be urgently provided in the masterplan area.</p> <p>Alongside New Development - needs to be clarified exactly where, if land suitable and delivery fast tracked in next 2 years</p>	<p>Objective HC4.2 of the Leixlip LAP states that it shall be an objective of the Council <i>'To support and facilitate limited additional capacity at the existing cemetery at Confey in accordance with the Urban Design Framework for the new Neighbourhood at Confey and facilitate the development of a new cemetery within lands zoned for Agricultural use north of Confey'</i>.</p> <p>The Masterplan supports the delivery of a new cemetery in Leixlip. However, further investigation has indicated that an extension to the existing cemetery within or immediately adjacent to its</p>	<p>Cllr. Killeen considered that there was very little space in the existing cemetery but noted that there talks ongoing.</p> <p>Ms. Granville noted that the intention of the time of the LAP that the adjoining site could be utilised for the extension to the cemetery but subsequently the land was unsuitable and the Council had to identify other sites.</p> <p>Cllr. Caldwell advised that a site was being looked at.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members</p>



		<p>grounds is not feasible due to unfavourable ground conditions.</p> <p>Therefore, an alternative location will need to be identified for a new cemetery outside of the Masterplan lands, in compliance with HC4.2. The site will be secured by the Environment Section of Kildare County Council following a site selection process.</p>	<p>agreed to accept the Chief Executive's recommendation.</p>
64.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>Height - That height be restricted to 3 - 4 stories in the Confey Masterplan Zone. Visual presentation contains buildings with 3 - 4 stories. Up to 6 stories would not be in keeping with the character of the Leixlip area and would set a precedent for building heights in the town LAP area.</p>	<p>The Masterplan is required to comply with the provisions of the Section 28 Ministerial Guidelines on <i>Urban Development and Building Heights: Guidelines for Planning Authorities (DHP&LG, 2018)</i> including its Specific Planning Policy Requirements (SPPRs). Building heights are largely a function of urban density and placemaking/urban design objectives and specific design. The building heights proposed are sensitive in nature and reflect the aims of:</p> <ul style="list-style-type: none"> • Creating a mix of densities across the site. 	<p>Cllr. Killeen considered that the visual presentation included buildings up to four stories and considered that six stories would not be appropriate.</p> <p>Ms. Granville clarified that the visual presentation images were indicative and that the wording "indicative" could be included in the Masterplan if required.</p> <p>Ms. Granville reminded Members that the LAP amendment was a Policy document and that they weren't making a decision on a planning application.</p>



		<ul style="list-style-type: none"> • Optimising the benefits of and investment in the Transport Orientated Development opportunity presented by the DART+ West project; and • Creating a high street with a strong sense of place. <p>It is also noted that the Kildare County Development Plan has identified lands in Confey, Leixlip (Table 14.4) which could support increased density and building heights of 6+ storeys. As provided for in the Guidelines (p.13), each proposal will be required to <i>‘.....successfully integrate into/enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views’.</i></p> <p>All development proposals will be subject to detailed assessment and consideration through the Development Management process.</p>	<p>Cllr. Cussan considered that the Chief Executive’s recommendation could be accepted.</p> <p>Cllr. McEvoy observed that if a Planning Application came in that materially contravened the LAP then it would be a Material Contravention for the Members to decide on.</p> <p>Ms. Granville confirmed that the Planning Department would make the decision whether a Material Contravention was required before going to the Members.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive’s recommendation.</p>
68.	Motion Cllr. Nuala Killeen	Chief Executive’s Recommendation	Record



	That Leixlip as a Self sustaining growth town will have adequate resourcing and funding within the lifetime of the plan in respect of funding the provision of social infrastructure and new open space as to support communities who live and work there where this has been deficient in the output from the last plan cycle.	Elected Members will be aware that a Local Area Plan is a land use plan and is not accompanied by a budget to deliver specific projects, however the Plan can ensure sufficient land is zoned for particular uses at appropriate locations and it can support the provision of a range of community services should funding opportunities arise. Such objectives may in turn bolster future funding applications.	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
71.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	To encourage improvements in the labour force would be the development of specific apprenticeships in the technology, tourism, youth and childcare sectors during the lifetime of the plan to enhance and develop the agility of the workforces in those sectors. Utilising the community hub to promote apprenticeship opportunities	Encouraging improvements in the labour force for the development of specific apprenticeships in the technology, tourism, youth and childcare sectors is a matter wholly outside of the scope of a land use plan.	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
72.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record



	To add that the improvements in the labour force would be the development of specific apprenticeships in the technology, tourism, youth and childcare sectors during the lifetime of the plan to enhance and develop the agility of the workforces in those sectors.	Improvements in the labour force for the development of specific apprenticeships in the technology, tourism, youth and childcare sectors is a matter wholly outside of the scope of a land use plan.	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
76.	Motion Cllr. Nuala Killeen		Record
	To ensure key project plans are prepared in advance of funding announcements and to have plans prepared in the event of additional government funding applications opening. To prioritise areas where no funding has been delivered for long periods of time	Chief Executive's Recommendation This is an operational matter for Kildare County Council.	Cllr. Killeen considered that project plans should be project managed and include timelines. Ms. Granville advised that they could not leave the Planning code. On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
78.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	To add that affordable housing zones/ new category of zoning, should be included in the HNDA	The County Kildare HNDA was prepared to inform the Kildare County Development Plan 2023-2029 and was	Ms. Granville advised that the Planning and Development Act was very clear and the Council could not do this.



		<p>adopted as Appendix No. 1 of same in December 2022.</p> <p>The <i>Planning and Development Act 2000</i> (as amended) does not make provision for a low cost (social and affordable) housing land use zoning objective.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.</p>
79.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	To add that affordable housing zones should be included in the HNDA.	See response to Item No. 78 above.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
81.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	record



	<p>Require new apartment developments to comply with the Specific Planning Policy Requirements and standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant to be vigilant in respect of buildings standards and to have plans in place to mitigate risks of MICA or Pyrite.</p>	<p>The planning legislation does not control pyrite and mica levels.</p> <p>It is of importance to note that the Section 28 Ministerial Guidelines relating to plan making state that <i>“objectives dealing with specific issues that are governed by other legislative codes... should not be framed as mandatory or statutory objectives in development plans. Discretionary objectives that may be included in development plans are described in the First Schedule of the Planning Act</i></p>	<p>Ms. Granville confirmed that the LAP sets out a series of objectives and that the motion was outside the Plan. Cllr. Killeen accepted the recommendation.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive’s recommendation.</p>
86.	Motion Cllr. Nuala Killeen	Chief Executive’s Recommendation	Record
	<p>That a specific application be made to the Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media provides exchequer funding for large-scale infrastructure such as swimming pools and leisure centres under the Large-Scale Sport Infrastructure Fund (LSSIF) to facilitate the delivery of a swimming pool in Confey</p>	<p>This is an operational matter outside of the remit of a land use plan.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive’s recommendation.</p>



87.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That a specific application be made and a solution found to facilitate a Swim Ireland Pop Up Pool to provide swimming facilities during an interim period where no swimming facilities are facilitated in the Leixlip LAP area until a permanent solution is sourced by the Council.	This is an operational matter outside of the remit of a land use plan.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
90.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Support the implementation of the Kildare Age Friendly County Strategy 2019-2021 (and any subsequent strategy), promoting the delivery of Lifetime Homes and to support the provision of housing that is adaptable for an ageing population. The Council will also support and promote the delivery of specialist accommodation appropriate to the needs of older people in co-operation with the voluntary sector, AHBs, the HSE, and other relevant bodies to deliver units which meet the needs of	This is a direct quote of objective HO O24 of the Kildare County Development Plan 2023.-2029. In this regard, the intent of the motion is unclear.	Cllr. Killeen considered the LAP needed to be a Plan for all ages and was sensitive to the needs of older persons. Ms. Granville confirmed that the LAP complies with the County Development Plan. On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.



	applicants and take into considerations their wishes in a timely manner.		
91.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Engage with the Approved Housing Bodies with responsibility for housing for older people to develop accommodation in the new Main Street area/town centres more suited to those with reduced mobility and to develop strategies to deliver adequate accommodation within the lifetime of the plan.	The lands affected by Proposed Amendment No 1 to the Leixlip Local Area Plan 2020-2023 (as extended) relate to Confey Masterplan land and do not relate to Main Street in Leixlip.	Cllr. Killeen considered that the term "Main Street" could be confusing. Ms. Granville agreed to change the reference to "Coney Main Street" On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
93.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Support and direct funding into the provision of specific purpose-built accommodation, including assisted/ supported living units, lifetime housing, and adaptation of existing properties.	This is an operational matter outside of the remit of a land use plan.	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
94.	Motion Cllr. Nuala Killeen	Chief Executives Recommendation	Record
	Ensure and monitor that a minimum of 10% of acquired housing stock meets the needs of	This is an operational matter outside of the remit of a land use plan.	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members



	those with a disability and that a minimum of 12% of Kildare County Council new builds are suitable for those with a disability.		agreed to accept the Chief Executive's recommendation.
95	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>Support increased supply of student accommodation to meet the anticipated student accommodation demand generated by Maynooth University and Universities accessed by train from Confey to Dublin.</p> <p>Note: To ensure designated student rents are accessible to students and the amounts consider the grants rates. That high quality, non-communal living options are in place. That such student accommodation would enable the option of opening up student houses currently rented for provision of families and that inspections of quality of accommodation and rules in respect of anti-social behaviour and designed with security in mind for inhabitants (well lit)</p>	<p>Development proposals for specialist housing types are permitted in principle within residential areas in Confey subject to compliance with all other the LAP requirements.</p> <p>Designation of student rentals and the amounts is a matter wholly outside of the remit of a land use plan and Kildare County Council.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.</p>



96.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>That 30% of homes in Confey be designated for affordable housing purchase or cost rental provision to permit working families to access housing opportunities.</p> <p>NOTE Promote the provision of social housing in accordance with the Council's Housing Strategy, Housing Need Demand Assessment and Government policy as outlined in the DHPLG Social Housing Strategy 2020 and to ensure, where applicable:</p> <p>(a) That 20% of</p> <p>(i) lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more houses is granted, and</p> <p>(ii) any land which is not zoned for residential use, or for a mixture of residential and other uses, but in respect of which permission for the development of 5 or more houses</p>	<p>It is not appropriate for an LAP amendment to require 30% of homes in a particular area to be designated for affordable housing purchase or cost rental provision.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.</p>



	<p>is granted, shall be reserved for the provision of social housing, affordable housing and cost rental housing; with at least half the 20% to be used for social housing support, and the remainder to be used for affordable housing, which can be affordable purchase, cost rental or both, or a combination of affordable and social housing, in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended)</p> <p>Or</p> <p>Totally underprovided for affordable in terms of percentages offered. Suggest 1/3 affordable as per households that have warnings between 35k nett and 60 k nett.</p>		
97.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>Meet the county's housing need for social housing provision through a range of mechanisms, including Part V of the Planning and Development Act 2000 (as amended), a social housing</p>	<p>This motion relates to an amendment to an objective of the Kildare County Development Plan 2023-2029 (HO 039 refers).</p>	<p>Cllr. Killeen queried why the objective couldn't be changed.</p> <p>Ms.. Granville confirmed that the Members were considering the proposed amendment to the Leixlip Local Area Plan</p>



	building programme, acquisition, leasing, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock. Motion i) Amend to cease the use of social leasing for the lifetime of this plan. li) Instead of leasing to acquire borrowings for stock and to support more families to access units owned by KCC rather than provisioning private rented.	It is not possible to amend same as this process relates to the Leixlip Local Area Plan only .	(LAP) and that the LAP had to align with the County Development Plan (CDP). On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
98.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That no units be accessed under social leasing financing and that any council acquisitions of housing be purchased, delivered and owned outright by AHBs or KCC.	This is an operational matter and is outside the remit of an LAP Amendment.	Ms. Granville confirmed that this motion was an operational matter and outside the remit of the LAP amendment. On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
99.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Require that new dwellings incorporate principles of	Objectives IN 020 – IN 030 of the Kildare County Development Plan 2023-	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members



	<p>sustainability and green principles in terms of design, services and amenities with careful consideration in the choice of materials, roof types (i.e. green roofs), taking advantage of solar gain/passive housing and the provision of low-carbon and renewable energy technologies. Other sustainable principles could include the use of Sustainable Urban Drainage Systems (such as attenuation ponds and grass lined swales), the use of gravel or grass rather than permanent paving/tarmac for driveways, landscaping and planting for biodiversity/pollinators and adequate waste segregation and storage space, as set out in the Development Management standards to amend to incorporate 20% of sustainable and green principles.</p>	<p>2029 adopted by the Elected Members of Kildare County Council in December 2022 addresses these issues.</p> <p>Furthermore, the County Kildare SuDS Guidelines are to be finalised and published in Q2 2024.</p>	<p>agreed to accept the Chief Executive's recommendation.</p>
100.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>to mandate the mapping of such and the specific hedgerow</p>	<p>The County Kildare Development Plan addresses these issues.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members</p>



	<p>boundaries of towns villages and settlements and to prevent removal of same</p> <p>Retain, sensitively manage and protect features that contribute to local culture heritage and distinctiveness including;</p> <ul style="list-style-type: none"> • heritage and landscape features such as post boxes, pumps, jostle stones, etc. • hedgerows and trees, • historic and archaeological features and landscapes, • water bodies, • ridges and skylines, • topographical and geological features and • important scenic views and prospects 		<p>agreed to accept the Chief Executive's recommendation.</p>
101.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	<p>That a specific plan in respect of innovation services and green industries be developed within the first three years. To highlight Kildare as a viable option for the development of materials and</p>	<p>This is a matter for the County Kildare Economic Development Strategy.</p>	<p>The Chief Executive confirmed that the Council had a County Kildare Economic Development Strategy . The next Strategy will go through the SPC.</p>



	technology to promote green industries (e.g retrofitting materials / sustainable recycling industries).		On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
103.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	For every m2 of current public open space lost within Leixlip LAP area to permeability infrastructure that an equal amount of public open space in addition to what is proposed be zoned and allocated in new Confey Area.	Proposed Amendment No. 1 relates only to the lands identified within the LAP as the Confey Masterplan. In this regard, it is not possible to address or include additional requirements relating to areas outside of same.	Cllr. Killeen advised that one of the key areas of concern was the permeability and considered that open space and amenity land would be lost through these measures that needed to be addressed. Ms. Granville advised that it is impossible to calculate the potential loss of open space due to permeability measures at this stage of the process and considered that there could be a possible gain created. Ms. Granville reminded Members that the permeability measures would require their own Part 8. On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation.
105.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record



	Phasing needs to be brought forward and immediately implemented as space in current site is at capacity. Areas outside masterplan area need to be brought forward asap.	It is unclear a from the motion what exactly the “current site” is and what capacity being referred to. Section 4 of the Masterplan provides the Phasing Strategy for the development of the Confey Masterplan lands. The Strategy includes the physical infrastructure projects required to overcome existing infrastructure constraints to enable the construction of residential units and the various elements of the proposed development.	On the proposal of Cllr. Killeen and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive’s recommendation.
118.	Motion Cllr. Nuala Killeen	Chief Executive’s Recommendation	Record
	That pedestrian bridges are not placed in direct proximity to residential dwellings. That they shall not overbear or overlook residences. How will they be funded and what stage of the Dart+ implementation do they fall under.	See response to Item No.102 above. Elected Members will be aware that a Local Area Plan is a land use plan and is not accompanied by a budget to deliver specific projects, however the Plan can ensure sufficient land is zoned for particular uses at appropriate locations, specific large scale infrastructure projects are identified, and it can support the provision of a range of community services should funding opportunities arise. Such objectives may	Cllr. Killeen advised that the bridges had to be planned properly and noted the response to the previous motion with regard to separate Part 8 processes. On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive’s recommendation.



		in turn bolster future funding applications.	
121.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Has been identified as a residential site if the club are proposing to move. The zoning of this should be stalled.	<p>The motion refers only to club, so it is assumed the reference is to the GAA. The lands within which the Confey GAA complex is located are zoned Mixed-Use in the Leixlip LAP 2020 -2023 (as extended) due to their central location within the overall masterplan lands and their proximity to Dublin-Maynooth rail line, which is soon to be upgraded by the DART+ West project. The Mixed-Use land use zoning has the potential to provide for a variety of uses to complement the new Confey neighbourhood.</p> <p>It is important to note however that the masterplan does not require the relocation of the GAA club.</p> <p>The decision to develop any site within the Leixlip LAP or other land use plan is a matter for the specific landowners. In that regard, the Phasing Strategy of the Draft Masterplan indicates that if the</p>	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.



		landowners were to develop the site or part of it for mixed-use development, it would be delivered in Phase 5.	
122.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	Has been identified as a residential site if the club are proposing to move. The zoning of this should be stalled.	See response to Item No. 121 above.	On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive's recommendation.
127.	Motion Cllr. Nuala Killeen	Chief Executive's Recommendation	Record
	That orbital road plans and details of specification be developed in the first year of the masterplan.	See response to Western Road Upgrades (L1014 / L1015) and Northern Orbital Road and access to the M4/N4 (Maynooth to Leixlip) Corridor (Chief Executive's Report, p 62-63) The delivery of the Northern Orbital Road and the Western Road Upgrades (including the L1014 and the L1015) is not proposed to be specifically associated with any particular phase of the proposed development of the masterplan lands, however, the necessity for its construction will be determined based on more detailed traffic analysis undertaken in future	Cllr. Killeen considered it reasonable that the orbital road plan could be developed in the first year. Ms. Granville advised that the Masterplan allows for planning applications including road plans but it was unlikely that any housing units would be delivered in a year. Cllr. Killeen considered that the Road was a crucial part of the Masterplan Cllr. Neville considered that the orbital road was a primary concern to people and needed to be dealt with.



		<p>stages, with Traffic and Transport Assessments prepared to support planning applications to determine the phasing requirements for the road infrastructure and their specifications utilising the latest available information.</p>	<p>Mr. Deegan considered the concerns raised by the Members and advised that the road project would be subject to funding but considered that the design process could be initiated within three years.</p> <p>Ms. Granville commended the commitment to initiate the design of the orbital road within three years.</p> <p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive’s recommendation.</p>
128.	Motion Cllr. Nuala Killeen	Chief Executive’s Recommendation	Record
	<p>That access roads be outlined and detailed in the first year of the plan.</p>	<p>Section 4.2 “Infrastructure to Each Tranche” sets out an Indicative Phasing Table at Figure 78 of the Masterplan which forms part of the suite of documents under Proposed Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as amended). This table outlines in detail the indicative phasing of road infrastructure within the Masterplan lands.</p>	<p>On the proposal of Cllr. Killeen and seconded by Cllr. Pender, The Members agreed to accept the Chief Executive’s recommendation.</p>

Mr. Conlon advised the Members that the Chief Executive's recommendation in the Addendum issued to the Members relating to the NTA's recommendation in relation to the Part + West project would be read into the minutes.

Mr. Conlon read in the following recommendation,

“Include non-material minor amendment: Include a footnote to Section 3.13 Character Areas & Development Parcels to refer to the proposed DART + West expansion project as follows;

Kildare County Council will liaise with the NTA/Irish Rail for the purposes of information sharing to enable the planning authority to ensure that all proposed development proposals are undertaken in a manner which facilitates the construction and operation of the DART + West project.”

On the proposal of Cllr. Caldwell and seconded by Cllr. Liston, The Members agreed to accept the Chief Executive's recommendation on the Addendum..

Mr. Conlon advised the meeting that the Members were required to vote on the resolution to adopt the amendment no 1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan)

Resolution

Having considered the Proposed Amendment No 1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan) and the Chief Executive's Report on Submissions of the 24th February 2024 and the Chief Executive's Meeting's Report dated 20th March 2024 in relation to the Proposed Amendment No 1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan) and pursuant to Section 20 of the Planning & Development Acts 2000 (as amended), incorporating the amendments proposed and agreed by the Members,



On the proposal from Cllr. Caldwell and seconded by Cllr. Liston, the Members present unanimously agreed to adopt Amendment No. 1 of the Leixlip Local Area Plan 2020-2023 (as extended) (the Confey Masterplan)

Cllr. Neville thanked the Planning Team for all the hard work that went into the Plan and observed that while there were differences the Team were always available to discuss any issues.

Cllr. Caldwell considered he was looking forward to seeing the Masterplan develop.

Cllr. Killeen considered that she was looking forward to social infrastructure for the area, providing for nice spaces and seeing aspirations becoming a reality.

The Cathaoirleach thanked the Members and Planning Team for their work on the Plan.

This concluded the business of the meeting.