

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

31st October 2019

RE: SUBMISSION TO PROPOSED AMENDMENTS TO DRAFT LEIXLIP LOCAL AREA PLAN 2020 - 2026

Dear Sir/Madam,

Introduction

We are instructed by our client, ES Leixlip Greenfields Ltd., to make this submission to the Proposed Material Alterations to the Draft Leixlip Local Area Plan (LAP) 2020-26, as issued on 4th October 2019.

Our client control approximately 6 ha of the land located within the proposed Leixlip Gate KDA.

Our client previously made a submission to the Draft LAP dated the 10th July 2019 and generally welcomes the alterations which are now proposed.

On the 17th October 2019 our client also lodged a Stage 2 SHD Pre Application to An Bord Pleanála in relation to their lands which generally conforms with the objectives and indicative layout for the Leixlip Gate KDA as set out in the Draft Leixlip Local Area Plan (LAP) 2020-26 as revised.

General Comments

We wish to record our client's broad support for the policies and objectives of the draft LAP particularly those pertaining to Leixlip Gate KDA which will allow for the comprehensive and sustainable development of this significant residential landbank.

Our client welcomes the expansion of Collinstown Business Campus in the vicinity of our client's lands which will create increased employment in the area which will benefit the existing residents of Leixlip and future residents within the Leixlip Gate lands.

This in tandem with the potential for a railway station and strategic park and ride facilities on lands at Collinstown will help to ensure a more compact and sustainable environment.

Our client also welcomes the revised indicative layout with the proposed entrance to Leixlip Gate as shown in Figure 1 below. This reflects the proposed entrance into our client's scheme which was submitted as part of the Stage 2 SHD Pre Application to An Bord Pleanála.



Figure 1 Leixlip Gate KDA incorporating proposed Material Alteration No. 47 (a)

However, some minor amendments are suggested in relation to building heights which we would ask the planning authority to consider and incorporate into the final LAP.

Height

The proposed amendments to the Draft LAP include amending the maximum building height within the Leixlip Gate KDA to 3 storeys at the roundabout junction of the R449 and Green Lane.

We suggest that the height along the western boundary should allow for 3-4 storeys in height so that an appropriate urban edge can be achieved and in order to ensure that minimum densities 35UPH.

The planning authority will note that the subject lands at Leixlip Gate are much lower than the R449 to the west. That in tandem with the significant band of trees that line the R449 results in the lands being fully screened from the public road.

The Draft Leixlip Local Area Plan (LAP) 2020-26 states that *“high quality development form along the R449 should announce the town and buildings.”* However, if heights are reduced to maximum 3 storeys along the R449 as is proposed then future development will not be visible above the existing tree line. There will be no visual presence and it will not be possible to *“announce the town and buildings”* as required by the draft LAP.

We believe that heights of up to 4 storeys will be needed in order for the development to provide a visible marker along the R449 above the tree line. Heights of up to 4 storeys in height will offer an appropriate urban edge along the road as desired in the Draft Leixlip Local Area Plan (LAP) 2020-26.

The Stage 2 SHD Pre Application which was submitted to An Bord Pleanála proposes 3 no. 4 storey apartment blocks along the western boundary which will provide for an increased sustainable density, a greater range of unit types and a variety of character areas within the site.

Conclusion

We trust that the planning authority will take on board this letter of support and suggested amendments.

We look forward to the adoption of the LAP in due course and to working closely with Kildare County Council in delivering a significant new residential development at this key location in the near future.

Yours,



Trevor Sadler
McGill Planning Limited