

**Senior Executive Officer  
Planning Department  
Kildare County Council  
Ára Chill Dara  
Devoy Park  
Naas  
Co. Kildare**

By Online Submission Form Facility  
31<sup>st</sup> October 2019

**Re. Submission to the Advertised Proposed Material Alterations to the Draft Leixlip LAP 2020-2026**

**Dear Sir/Madam,**

On behalf of our client, Intel Ireland Ltd, this submission is made in response to the advertised Proposed Material Alterations to the Draft Leixlip LAP 2020-2026. The submission sets out some commentary and suggested amendments in relation to these.

#### Introduction

Proposed material alteration No.51, which recommends the removal of Figure 12-6 Indicative Design Concept (for Collinstown, page 103) from the LAP, and any consequent reference to same, is positively considered and welcomed, as is the associated Proposed Material Alteration No.50, proposed new objective COL1.1.

#### Proposed New Objective COL1.1

Notwithstanding the above, it is requested, given the likely timeframe associated with the assessment, agreement, formulation and preparation of a Masterplan for the lands at Collinstown, that this proposed new objective be slightly amended by the inclusion of the text indicated in red hereunder:

COL1.1: To require the preparation of a Masterplan (to be developed in conjunction with relevant traffic/ transport assessments) for Collinstown giving full consideration to the type and intensity of development relative to future transport options and in particular public transport provision (the potential for a rail station at Collinstown, park and ride facilities, bus network revisions and the principles and priorities set out in Section 12.7.3) and to work with the NTA in this regard. Individual applications for **permanent development on** smaller sections of these lands will not be considered until such time as a single masterplan has been prepared and agreed in writing with the Planning Department of Kildare County Council.

#### Associated Necessitated Consequential Amendments

Further to the above, it is noted that there is/ are instances of associated consequential text (in regard to the removal of Figure 12-6) within the Draft LAP which should also be considered for appropriate

omission/ amendment, for the same reason as noted in the Chief Executive's Report on Submissions to the Draft LAP<sup>1</sup>. Such text/ provision(s), include:

1. Section 5.2.1 (The Retail Offering), and associated Policy/ Objective UCR2.5.

The phasing/ provision of a neighbourhood centre at Collinstown should be subject of the agreed Masterplan for these lands, as provided for under COL1.1, and for the reasons noted in the Chief Executive's Report on Submissions.

2. Tables 11-1 and 12-2 which specify the quantum of land and land uses to be provided on the Collinstown Masterplan lands, ie an area of 4.55ha for a proposed new green corridor and/ or natural/ semi natural open space area for the 'Collinstown Green Route' (Table 11-1), and below at Table 12-2:

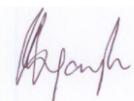
*"The zoning of lands within the Collinstown Business Campus will comprise of the following:*

<b>Table 12-2 Collinstown Indicative Land use and Size</b>	<b>Size ha</b>
<b>Landuse</b>	
<i>Business and Technology</i>	<i>c.40.73</i>
<i>Neighbourhood Centre<sup>13</sup></i>	<i>c.0.25</i>
<i>Primary Care Centre</i>	<i>c.1.37</i>
<i>Playing Pitches North</i>	<i>c.6.7</i>
<i>Planning Pitches South</i>	<i>c.3.2</i>
<i>Green Route</i>	<i>c.4.55</i>

As above, whilst mention of the types and ranges of land uses to be considered for provision within the future masterplan lands may be appropriate, the location, mix and quantum of land uses at Collinstown should nonetheless, be subject of an overall and integrated assessment process associated with the preparation and formulation of an agreed Masterplan for these lands, as provided for under COL1.1, and for the reasons noted in the Chief Executive's Report on Submissions.

In conclusion, we respectfully request that the proposed alterations in respect of the Proposed Material Amendments noted above, are positively considered and taken into account within the final Leixlip LAP 2020-2023.

Yours sincerely,



**Lara Gough BBdgA (Arch) MTRP MIPI**  
**Planning Consultant**

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<sup>1</sup> *"Having regard to the complexities associated with the lands at Collinstown, including (but not restricted to) land ownership, access and transportation issues, the physical landscape, the exact details regarding the possible new train station and the designation of the INTEL lands as a SEVESO site, it is considered appropriate to remove the indicative design concept under 12-6 and replace same with a new objective to require the preparation of a comprehensive masterplan for the Collinstown lands to address issues such as design, mix of uses, movement and transport (public and private) and provision of appropriate recreational spaces. This objective will require a single masterplan to be prepared for the entire lands to ensure that the integrity of this strategic land bank is maintained. The proposal to remove the indicative design concept will provide the opportunity for landowners to collaborate and provide a site-specific analysis of the receiving environment to identify suitable land uses at appropriate locations across the sites."*