

Confey Masterplan - Statement of Compliance with Urban Design Framework

The Confey Urban Design Framework (UDF) was prepared as part of the Leixlip Local Area Plan ('the LAP') 2020-2023 (as extended to 2026) to ensure that any future development is carried out in a sustainable manner. The UDF was underpinned by the policies and objectives set out in Section 12.7 of the LAP, in particular 'Policy CON1 – Confey'.

The intention of the UDF was to act as a preliminary design guide for the future development of the lands, informed by background research and baseline analysis in respect of green infrastructure and ecological enhancement, surface water and drainage, land use, density and building heights, land capacity and indicative typologies, character areas, and phasing.

The Masterplan incorporates and expands on the UDF, and replaces the UDF as an updated version of Appendix 1 of the LAP. The Masterplan continues to incorporate the vision, design principles and concept from the UDF, and follows on from the preliminary survey and analysis undertaken during the preparation of the LAP, and provides area specific and detailed design guidance.

It is noted that where there have been minor revisions in the Masterplan compared to the UDF (for example to the character areas to reflect the full extent of the lands at Confey and updated phasing), this has been informed by the masterplan process as required by Objective Con 1.1(b) and additional analysis undertaken in respect of infrastructure required to support the development of the lands.

Overall, aligned with the UDF, the Masterplan incorporates and builds on the previous analysis undertaken as part of the UDF to inform the future development of Confey and continues to set out to:

- *Identify and provide an analysis of existing opportunities and constraints facing the future development of the lands at Confey – See Section 2 of the Masterplan;*
- *Detail the process undertaken in analysing the context of potential future development potential and how the layout and design of the overall proposed scheme has taken this context into account – See Section 2 of the Masterplan;*
- *Present an overarching vision that will guide the future development of the subject lands – See Section 1.3 of the Masterplan;*
- *Provide general and specific design principles to inform the future development – See Section 1.3 of the Masterplan;*
- *Develop concept plans to illustrate the indicative approaches that have been considered and informed by analysis and design principles – See Section 2 of the Masterplan;*
- *Provide a framework which places a focus on placemaking, the creation/enhancement of green infrastructure, built heritage and ecological features and sustainable transport modes in a manner which maximises the potential of the subject lands – See Section 3 of the Masterplan; and*
- *Provide a phasing/sequencing programme for the overall development of the lands to allow for orderly development and to ensure adequate infrastructure is provided to serve the future population – See Section 4 of the Masterplan.*