



# Comhairle Contae Chill Dara

## Kildare County Council

20 January 2026

### Extract from Minutes

CL11/1225

#### Part 8 Reference P82025-04

The members considered the Chief Executive's Part 8 report (Planning) for the proposed 36 No. dwelling units, age friendly social housing development at Mill Lane, Leixlip, Co. Kildare. Part 8 Reference P82025-04 (reports previously circulated).

The members received a presentation including a report on submissions received from Mr C Cosgrove, Senior Executive Architect for the proposed development.

The application consists of:

- 2 No. 2 bed 4 person apartments
- 22 No. 1 bed 2 person apartments
- 12 No. 2 bed 3 person apartments

Including one common/community room and reception.

The site is situated right in the heart of Leixlip within close proximity to amenities.

The members raised the following:

- Asked regards Ivy House and concerns about the height of the wall and whether it is high enough, asked if a meeting could be arranged with Cluid and Ivy House residents regarding access and overlooking concerns.
- Noted that there were only 8 parking spaces and 36 cycle racks, questioned where visitors would park and if the bike parking could be used by the community.
- Asked if the property would be open for the public to use or just for the residents.
- Asked if a start date was available.
- Noted that the ESB mast was an eye sore and hoped that eventually can be relocated.
- Asked if the members could see the impact assessment.
- Asked why only 14 state accessible and not all.





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- Disappointment raised with only one communal space.
- Concerns raised over asbestos.
- Concerns over pedestrian safety and further clarity sought.
- Concerns raised with the steps, noted that this was not part of this Part 8 but would like to see a ramp also for accessibility.
- Asked for staff to visit McCauley Place in Naas for ideas of how community using the communal space there.
- Would extra funding be available to ensure this is a community gain

Mr Cosgrove explained that -

- There was no plan to do anything with the wall at Ivy House as it was a protected structure and not in council ownership.
- Have already met with owners of Ivy House during consultation period regarding the wall, overlooking concerns and that the 3 windows were all at the end of the building.
- Confirmed that there was no scope to add on extra parking and the bike racks were enclosed so would not be accessible to the public.
- Confirmed that the asbestos could be managed.
- Agreed to a meeting/workshop post New Year to discuss other issues.

**Resolved:** on the proposal of Councillor Killeen, seconded by Councillor Caldwell and agreed by all members that the Chief Executive's Part 8 report (Planning) for the proposed 36 dwelling unit, age friendly social housing development at Mill Lane, Leixlip, Co. Kildare. Part 8 Reference P82025-04 be accepted.

**(End of Extract)**

*I hereby certify that the foregoing is a true extract from the minutes of the monthly meeting of Celbridge-Leixlip Municipal District held on 19 December 2025.*

Letitia Hanratty

Senior Executive Officer

Corporate Services