

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

CHIEF EXECUTIVE REPORT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

Type of Development:	Age friendly social housing development at Mill Lane, Leixlip, Co Kildare. The development will include: Demolition of existing ESB building to the south of the site at Mill Lane The construction of 36 apartments will be contained in the following 4 no. buildings,
Site address	Mill Lane, Leixlip, Co Kildare
Development proposed by:	Architectural Services, Housing Department, Kildare County Council
Display period:	Advertised in the Liffey Champion 16 th August 2025 Part 8 site notices were fixed around the site from 18 th August 2025 until 15 th September 2025

	<p>Public display period from 18th August 2025 until 15th September 2025 (both dates inclusive)</p> <p>Submissions/observations due by 4.00pm 29th September 2025</p>
Submissions/observations	<p>20 submissions were received in total as follows:</p> <p>KCC Internal Sections: 14 Prescribed Bodies: 1 Public Representatives: 1</p> <p>Public Submissions: 4.</p>
Part 8 Reference Number	P8 2025-04

1. Site Location & Context

The subject site of 0.4775ha is located north of Mill Lane, adjacent to the historic core of Leixlip town, located north of the junction of Main Street (R-148) and Mill Lane (L-10157). The site comprises of lands to the north of Mill Lane, and extends northwards from the Main Street/Mill Lane junction to undeveloped backlands located between Captain's Hill to the west and Cypress Springs to the east, a significant stand of semi-natural woodland adjoins the site to the north, and the rear of the street-facing buildings on Main Street and Mill Lane are located to the south of the subject site. The development site forms approximately half of the lands designated as the North Main Street Backlands Regeneration Area within the Leixlip Local Area Plan 2020-2023 (extended to March 2026). There is an existing 2-storey former ESB structure on site which faces onto the Main Street/Mill Lane junction. The existing structure and its curtilage are located within the Leixlip Architectural Conservation Area. While the lands to the rear (north) are not within the ACA the majority of the site is located within the Leixlip SMR zone. The existing structure is adjoined immediately to the east by the curtilage of Ivy House, a protected structure (RPS No. B11-51).

Within the wider context, the historic core of the town extends mainly to the east, the area has a distinct built form with numerous protected structures and extends westerly along Mill Lane. The historic fabric and fine urban grain remains largely intact. The historic urban setting combined with the existing semi-natural woodland to the north of the site gives the site a distinctive character and sense of place. The confluence of the River Ryewater (SAC, pNHA) and River Liffey (pNHA) is approximately 280 metres to the southwest of the site and the River Liffey flows on an easterly axis approximately 130 metres south of the subject site.

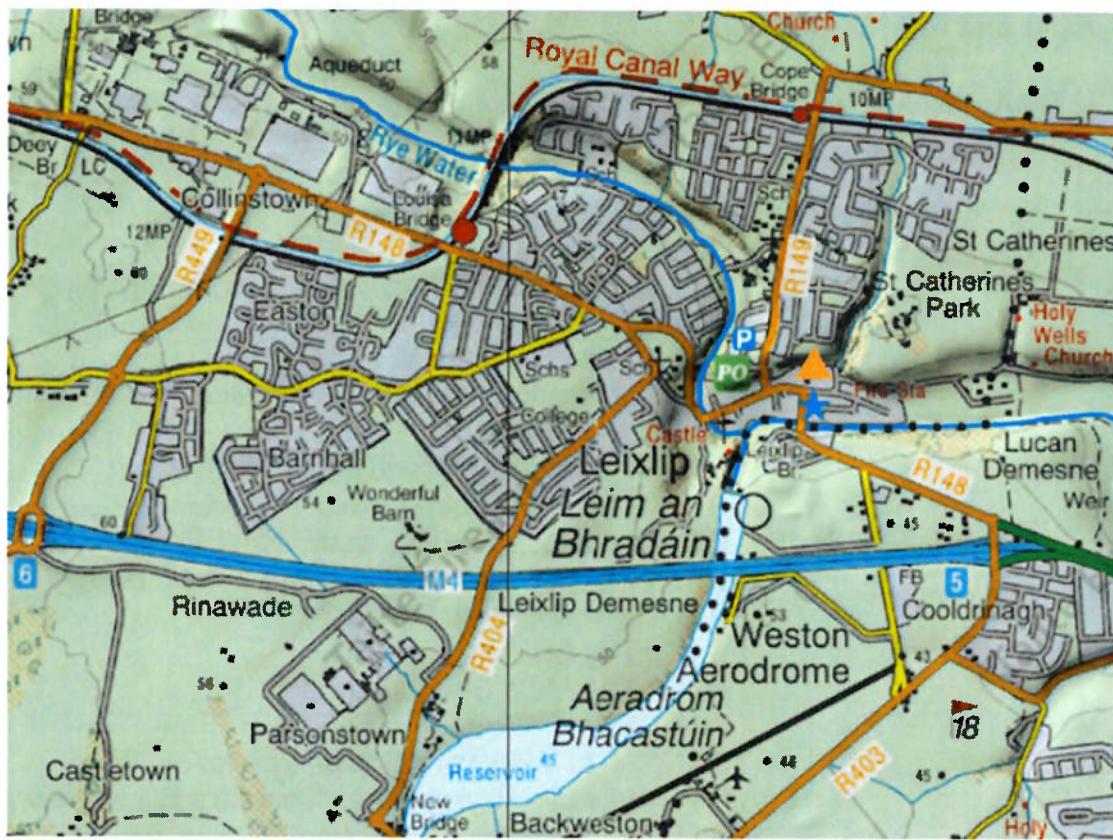


Fig. 1: Site Location identified with an orange triangle (OSI)



Fig 2: Aerial of site identified in yellow

Built and Natural Heritage

Built Heritage	<p>Part of the site is located within the Leixlip Architectural Conservation Area. The following Protected Structures are also located within 300 metres of the subject site.</p> <p>B11-51 Ivy House, Main Street, Leixlip (adjoining) B11-50 1 Main Street, Leixlip B11-46 Black Castle, Mill Street, Leixlip B11-80 Classic Combination Mini Mart, Main Street, Leixlip B11-81 Main Street, Leixlip, Co. Kildare B11-83 Leixlip Bridge, Leixlip, Co. Kildare B11-49 Castle View House, 5 Main Street, Leixlip B11-44 Leixlip Bridge Toll House, Leixlip Bridge B11-45 74 Mill lane, Leixlip B11-30 75 Mill Lane, Leixlip B11-33 14 Main Street, Leixlip B11-28 Ralph Square (Off), Leixlip B11-124 31 & 33 Main Street, Leixlip B11-42 Leixlip House Hotel, Captain's Hill, Leixlip B11-70 1 The Mall, Main Street, Leixlip, Co. Kildare B11-71 2 The Mall, Main Street, Leixlip, Co. Kildare B11-72 3 The Mall, Main Street, Leixlip, Co. Kildare B11-73 4 The Mall, Main Street, Leixlip, Co. Kildare B11-74 5 The Mall, Main Street, Leixlip, Co. Kildare B11-75 6 The Mall, Main Street, Leixlip, Co. Kildare B11-76 7 The Mall, Main Street, Leixlip, Co. Kildare B11-77 8 The Mall, Main Street, Leixlip, Co. Kildare</p>
Archaeological Heritage	<p>Site located within the SMR Zone.</p> <p>'Black Castle' Castle - tower house reference KD011-004005 is located approximately 75 metres southeast of the application site.</p>
Natural Heritage	<p>Rye Water Valley/Carton SAC and pNHA is located approximately 280m southwest of the application site. Liffey valley pNHA is located approximately 145 metres south of the application site.</p>

2. Description of the proposed development

Proposed development improvement, as described in the public notices, consists of the following:

- Demolition of existing ESB building to the south of the site at Mill Lane
- The construction of 36 apartments will be contained in the following 4 no. buildings,

Building A - 2 storey (apartment is 1 storey)

- 1 No. 1-Bed/2P apartment

Building B –3 storey

- 7 No. 2-bed/3P apartments
- 14 No. 1-bed/2P apartments

Building C -1 storey

- 2 No. 1-bed/2P apartments

Building D – 2 Storey

- 2 No. 2 - Bed/4P apartments
- 5 No. 2Bed/3P apartments
- 5 No. 1Bed/2P apartments

c) 1 No. Common room and reception area located in building A located to the South of the site at Mill Lane.

d) 8 no. car parking spaces,

e) 1 vehicular entrance and 1 pedestrian entrance from Mill Lane,

f) New rear vehicle access to no. 333 Mill Lane,

g) New cladding to the fence and railing to the existing ESB mast and substation,

h) Traffic re-alignment and alterations to road junction at Mill Lane, Main Street and Leixlip Rd,

i) Removal of 1 no. parking space at the road junction of Mill Lane and Leixlip Rd,

j) All associated site development works including new site entrance, access road, footpaths, boundary treatments, public lighting, drainage, utilities and services

3. Supporting Documents

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- *Housing Report*
- *Appropriate Assessment Screening*
- *EIA Screening Report*
- *Architectural Design Report*
- *Landscape Plan*
- *Public Lighting Report*
- *Traffic & Transport Assessment*
- *Road Safety Audit Stage 1 & 2*
- *Flood Risk Assessment*

- *Archaeological Impact Assessment*
- *Operational Waste Management Plan*
- *Asbestos Demolition Survey*
- *Bat Survey*
- *Architectural Heritage Impact Assessment*
- *Conservation Opinion*
- *Verified Photomontages*

4. Referrals and Consultations

The referrals and consultation process is summarised with an appropriate response to each submission received in the 'Submissions Report' prepared by David Boyle of the Housing Department of Kildare County Council, in Appendix 2 of this report. The proposal was circulated to the following:

4.1 Prescribed Bodies and Internal KCC Departments/Sections

Prescribed Bodies:

- An Taisce,
- HSE, Environmental Health Officer,
- Inland Fisheries Ireland,
- Uisce Eireann,
- Transport Infrastructure Ireland (TII),
- Dept Agriculture, Food and Marine,
- Department of Housing, Local Government and Heritage,
- Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media,
- Dept of Environment, Climate and Communications,
- National Heritage Council,
- Environmental Protection Agency,
- EIR Ltd
- ESB Telecoms Ltd
- Waterways Ireland
- Office of Public Works
- The Eastern & Midland Regional Assembly

Internal Departments of Kildare County Council:

- Planning Department: Martin Ryan, Senior Executive Planner
- Heritage Officer: Meabh Boylan, Biodiversity Officer
- Environment Section: Colm O'Flynn, Senior Executive Engineer
- Roads + Transportation Section: Mark McLoughlan, Senior Executive Officer
- National Office for Environmental Health: Margaret Byrne Principal Environmental Health Officer.
- Fire Service: Niall O'Riordan. A/Chief Fire Officer
- Water Services:
- Area Engineer, Kildare Newbridge, Ronan Linnane, Municipal District Engineer
- Community Environmental, Parks Section: Simon Wallace, Senior Executive Parks Superintendent.
- Building Control: Liam McNeela, Senior Executive Engineer.
- Strategic Projects & Public Realm Team: Pamela Pender, A/Senior Executive Architect.
- National Roads Office: Marie Whelan, Senior Executive Engineer

- Housing Section: Siobhan Scully, Senior Executive Officer
- Economic Community & Cultural Development: Paula O'Brien, Senior Executive Officer
- Heritage Officer: Dara Wyer
- Ecology: Dr Mary JG O'Connor Executive Ecologist
- Parks: Michael Yallop Executive Parks and Landscape Officer
- Architectural Conservation Officer: Ruth Kidney

Members: Celbridge/ Leixlip Municipal District

- Councillor Bernard Caldwell
- Councillor Rupert Heather
- Councillor Nuala Killeen
- Councillor Paul Brooks
- Councillor Claire O'Rourke
- Councillor Lumi Panaite Fahey

Representations and submissions were received from the following:

4.2 Elected Representatives Submissions/Observations

- Councillor Bernard Caldwell

4.3 Public Submissions/Observations

- John Colgan
- Serena and Eamonn Leahy
- Peter and Hilary Hoeu-Harris
- John Bird

5. Policy Context

David Boyle, Executive Architectural Technician of the Architectural Services Dept on behalf of the Housing and Corporate Services Kildare County Council has prepared a report outlining how the proposed development complies with the provisions of the following statutory and guidance documents:

- Kildare County Development Plan 2023 – 2029
- Leixlip Local Area Plan 2020-2023 (extended to March 2026)

For the purposes of this report, the relevant policies from the Kildare County Development Plan 2023 – 2029 and the Leixlip Local Area Plan 2020 – 2023 (extended to March 2026) which are pertinent in the assessment of the Part VIII are applicable:

5.1 Kildare County Development Plan 2023 – 2029

Strategic Context

HO P1 Have regard to the DHLGH Guidelines on: - Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes and Sustaining Community (2007); - Sustainable Urban Housing: Design Standards for Apartments (2020); - Sustainable Residential Development in Urban Areas (2009); - Urban Design Manual: A Best Practice Guide (2009); - Urban Development and Building Heights – Guidelines Planning Authorities

(2018) - Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021);
- Design Manual for Urban Roads and Streets (DMURS) (2019).

HO P2 Accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) and make provision for the scale of population growth and housing supply targets outlined in these plans and guidelines

Housing Strategy

HO P3 Implement, in conjunction with the Housing Section, the Housing Strategy and Housing Need Demand Assessment (HNDA) to meet the projected population, changing household size and housing needs, including social and affordable housing requirements for County Kildare over the lifetime of the County Development Plan.

HO O1 To secure the implementation of the Kildare County Housing Strategy in accordance with the provisions of national legislation and relevant policies and standards.

Residential Densities

HO P5 Promote residential densities appropriate to its location and surrounding context.

HO O4 Ensure appropriate densities are achieved in accordance with the Core Strategy in Chapter 2 of this Plan, and in accordance with the principles set out in Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages), DEHLG, 2009, Urban Design Manual: A Best Practice Guide, DEHLG, 2009; Urban Development and Building Height Guidelines for Planning Authorities (2018); and with reference to Circular Letter NRUP 02/2021 (April 2021)

HO O5 Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites

HO O6 Ensure a balance between protection of existing residential amenities, the established character of the area and the need to provide for the sustainable residential development is achieved in all new developments.

Regeneration, Compact Growth and Densification

HO P6 Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

HO 07 Promote, where appropriate and sensitive to the characteristics of the receiving environment, increased residential density as part of the Council's development management function and in accordance with the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 08 Support new housing provision over the Plan period to deliver compact and sustainable growth in the towns and villages in the County, and supporting urban renewal, infill and brownfield site development and regeneration, to strengthen the roles and viability of the towns and villages, including the requirement that at least 30% of all new homes in settlements be delivered within the existing built up footprint.

HO 09 Promote the transformation of key brownfield sites and identified regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the urban centres which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities.

HO 010 That the future development of institutional land be cognisant of the historical and cultural importance of the land including through, inter alia, the quantitative and qualitative provision of open space required under Section 15.6.6 (Chapter 15 – Development Management Standards) and the sensitive reuse of Protected Structures within the site.

HO 011 Support the revitalisation of the social and physical fabric of town and village centres by: a) Resisting, and where the opportunity arises, reversing the loss of residential use on upper floors. b) Supporting the use of the upper floors of existing town and village centre buildings for appropriate uses, including residential.

HO 012 Support and promote the renovation and re-use of obsolete, vacant and derelict homes, through the following measures: (i) Encourage the redevelopment and reuse, including energy retrofitting, of the existing housing stock. (ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme as referred to in the Government's Rural Development Policy 2021-2025. (iii) Maximise the effective use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate. (iv) Promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme and the Buy and Renew Scheme. Kildare County Council will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in co-operation with Approved Housing Bodies.

HO 013 Promote the design and delivery of environmentally sustainable and energy efficient housing, including through the refurbishment and upgrading of existing stock.

HO O14 Continue to work with developers and residents of private residential developments, where possible, to address public safety and environmental/infrastructural issues within unfinished housing estates

HO P7 Encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the county

HO O15 a) Require that new residential developments provide for a wide variety of housing types, sizes and tenures. b) Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process. c) Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units. d) Require that all new residential developments in excess of 5 residential units provide for a minimum of 20% universally designed units in accordance with the requirements of 'Building for Everyone: A Universal Design Approach' published by the National Disability Centre for Excellence in Universal Design. Further detail in respect of unit mix is set out in Chapter 15: Development Management Standards

HO O16 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. Apartment development must be designed in accordance with the provisions of Sections 15.2, 15.3 and 15.4 (Chapter 15), where relevant, to ensure a high standard of amenity for future residents.

HO O17 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 particularly in relation to paragraph 3.8(a) of same which requires that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)

HO O18 Support high-quality design in new housing and to promote 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.

HO O19 Support housing design that contributes to climate resilience and climate mitigation, including innovative low carbon construction methods and the reduction of embodied energy in newly built homes, in line with Goal 3 of the Kildare County Council Climate Change Adaptation Strategy 2019 – 2024

Specialist Provision

HO P8 Ensure that groups with specialist housing needs, such as the elderly, people with disabilities, the homeless, Travellers, those in need of emergency

accommodation including those fleeing domestic violence, are accommodated in a way suitable to each of their specific needs.

Older Persons

HO O20 Support the delivery of housing options to meet the needs of older people and support older people to live independently in active retirement, where possible.

HO O21 Meet the needs of older persons and people with a disability by requiring the provision of alternative accommodation, such as age-appropriate homes, independent and assisted living units, day care facilities< nursing homes and specialised care units (eg dementia specific units) to meet the needs of older people and to facilitate the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations, integrating such housing with mainstream housing through the designation of specific land uses at appropriate and optimised strategic locations in mandatory Local Area Plans in County Kildare.

HO O22 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.

HO O23 Promote co-location of facilities (including childcare facilities and facilities for the elderly) at sustainable locations where they can avail of existing and planned social and community infrastructure, in particular, and to examine a range of community facilities and to encourage meanwhile use in some cases.

HO O24 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, in a timely manner, the delivery of specialist accommodation appropriate to the specific needs and wishes of older people in cooperation with the voluntary sector, AHBs, the HSE, and other relevant bodies.

HO O25 Engage and develop strategies with the Approved Housing Bodies with responsibility for housing for older people to develop accommodation in town centres more suited to those with reduced mobility.

HO A1 Promote Mc Auley Place, Naas as a national exemplar model of housing for older persons and will seek to identify further opportunities in towns in each MD throughout the County for the Council and other appropriate bodies to expand this supported housing market

HO A2 Undertake and evidence based qualitative assessment to establish the demand for age specific housing options, including right sizing in County Kildare.

HO O26 Support access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated, timely and sustainable manner, which promotes equality of opportunity, individual choice and independent living

HO O27 Support and direct funding into the provision of specific purpose-built accommodation, including assisted/ supported living units, lifetime housing, and adaptation of existing properties in a manner that would not cause any undue delay to the delivery of same.

HO O28 Support and provide housing that meets the diverse needs of disabled people and to implement the County Kildare Access Strategy - A Universal Access Approach 2020-2022 (and any subsequent reviews and plans). The Council will support and promote the principles of Universal Design in new and refurbished housing and in community buildings in the County.

HO A3 Ensure that all Kildare County Council new build housing stock is in compliance with Part M of the Building Regulations.

HO A4 In line with the Objectives and Actions in respect of Accessible Housing contained in the 'County Kildare Access Strategy - A Universal Access Approach 2020-2022', to ensure, measure and monitor that 10% of acquired housing stock meets the needs of those with a disability and 12% of Kildare County Council new builds are universally designed and have regard to any revised actions in updated versions of the Access Strategy.

HO O29 Support means of preventing homelessness and provide tangible and timely pathways out of homelessness for households, working in co-operation with public and voluntary bodies and actively seeking solutions for same.

Social, Affordable Purchase and Cost Rental Housing

HO P9 Promote the provision of social and affordable 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: (a) That 20% of (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 (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 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, social housing, 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) Or
b) Where permission was granted between 3 September 2021 and 31 July 2026, Kildare County Council will require that 10% of 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 Or (houses is granted, shall be reserved for the provision of social housing, in accordance with the Urban Regeneration and Housing Act 2015 and Part V of the Planning and Development Act 2000 (as amended) (c) Where Part V provision on planning applications is being accepted off site, that the units offered be located within a 5km catchment of the area. planning permission was granted before 1 August 2021, or (ii) where land was purchased between 1 September 2015 and 31 July 2021 in respect of which new planning

HO P10 *Support the provision of new student accommodation at suitable locations. Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social and affordable housing requirements of Section 96(1) of the Planning and Development Act 2000 (as amended)*

HO O39 *Meet the county's housing need for social housing provisions that a range of mechanisms, including Part V of the Planning Development Act 2000 (as amended), a social housing building programme, acquisition, Repair and Lease Scheme, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock*

HO O40 *Support the Government's affordable housing initiatives, including the Affordable Purchase Scheme and First Home / Share Equity Scheme, introduced by the Affordable Housing Act 2021*

HO O41 *Support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing, new models of cost rental and affordable homeownership and co-operative housing*

HO O42 *Support and, where feasible, work in partnership with the Land Development Agency (LDA) in the provision of social and affordable housing in County Kildare.*

Flood Risk Management

HO P33 *Require that site specific flood risk assessments are carried out where required, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.*

Built Heritage

AH P1 *Recognise the value and opportunity of Kildare's unique heritage resource and to manage, conserve, promote and protect it, for present and future generations.*

AH P2 *Protect and enhance archaeological sites, monuments and where appropriate and following detailed assessment, their setting, including those that are listed in the Record of Monuments and Places (RMP) or newly discovered archaeological sites and/or subsurface and underwater archaeological remains*

ACA 2: Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.

AH O19 Ensure that development within the county including Council development retains, refurbishes and incorporates features of historical interest, as deemed appropriate in each instance.

AH P6 Protect, conserve and manage the archaeological and architectural heritage of the county and to encourage sensitive sustainable development in order to ensure its survival, protection and maintenance for future generations.

AH O20 Conserve and protect buildings, structures and sites contained on the Record of Protected Structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

AH O21 Protect the curtilage of protected structures or proposed protected structures and to refuse planning permission for inappropriate development that would adversely impact on the setting, curtilage, or attendant grounds of a protected structure, cause loss of or damage to the special character of the protected structure and/or any structures of architectural heritage value within its curtilage. Any proposed development within the curtilage and/or attendant grounds must demonstrate that it is part of an overall strategy for the future conservation of the entire built heritage complex and contributes positively to that aim.

AH O22 Refuse planning permission for the demolition of any protected structure unless the Council is satisfied that exceptional circumstances exist. The demolition of a protected structure with the retention of its façade will likewise not generally be permitted.

AH O23 Require an Architectural Heritage Assessment Report, as described in Appendix B of the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), to accompany all applications with potential for visual or physical impacts on a Protected Structure, its curtilage, demesne and setting. This report should be prepared by a person with conservation expertise that is appropriate to the significance of the historic building or site and the complexity of the proposed works.

AH O30 Ensure that, in the event of planning permission being granted for development within the curtilage and attendant grounds of a protected structure, a sustainable use and appropriate maintenance plan is in place for the structure and any associated buildings or structures of heritage interest. The proposed works to the protected structure should occur in the first phase of the development to prevent endangerment, abandonment and dereliction of the structure.

AH 032 Ensure that new development will not adversely impact on the setting of a protected structure or obscure established views of its principal elevations.

AH 033 Promote best practice and the use of skilled specialist practitioners in the conservation of, and any works to, protected structures. Architectural Heritage Impact Assessment reports should make reference to the DHLGH Advice Series on how best to repair and maintain historic buildings. The AHIA report should summarise the principal impacts on the character and special interest of the structure or site and describe how it is proposed to minimise these impacts. It may also describe how the works have been designed or specified to have regard to the character of the architectural heritage.

AH 034 Encourage high quality design in relation to planning applications that are made for the construction of extensions or new buildings affecting protected structures or older buildings of architectural merit not included in the RPS. The Council will have regard for the visual impacts on the setting and character of protected structures and/or buildings of architectural merit not included on the RPS, when considering applications on neighbouring sites.

AH 037 Promote the use of energy upgrade materials and technologies that follow good conservation practice and are compatible with the character and vapour permeable construction of traditionally built structures.

AH 038 Support appropriate and sensitive thermal upgrade of protected structures and other heritage buildings. These works shall be undertaken with the necessary planning permission / statutory declarations with the advice of Kildare County Council's Architectural Conservation Officer

AH 039 Promote the maintenance and appropriate re-use of buildings of architectural, cultural, historic and aesthetic merit which make a positive contribution to the character, appearance and quality of the streetscape or landscape and the sustainable development of the county. Any works associated with the re-use of such buildings should be carried out in accordance with best conservation practice.

AH 040 Encourage appropriate change of use and reuse of industrial buildings of heritage interest, provided such a change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best conservation practice.

AH 041 Promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise, the Council will encourage the re-instatement of historically correct traditional features.

AH 043 Ensure that national guidelines and the principles of conservation best practice are followed in assessing the significance of a Protected Structure and in considering the impact of proposed development on the

character and special interest of the structure, its curtilage, demesne and setting.

AH O44 Co-operate with Waterways Ireland in the management, maintenance and enhancement of the Royal Canal and Grand Canal and associated structures/features. Such projects shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have a regard for any hydrological connection shared with a European Site and their qualifying interest species. The project shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.

AH O45 Support the implementation of the National Policy on Architecture, 'Places for People' prepared by the Department of Housing, Local Government and Heritage.

AH O65 Ensure that any development, modifications, alterations, or extensions within an ACA are sited and designed appropriately and are not detrimental to the character of the structure or to its setting or the general character of the ACA and are in keeping with any Architectural Conservation Area Statement of Character Guidance Documents prepared for the relevant ACA.

AH O66 Ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Heritage Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.

Landscape, Recreation and Amenity

LR O2 Require a Landscape/Visual Impact Assessment to accompany proposals that are likely to significantly affect:

- Landscape Sensitivity Factors;
- A Class 4 or 5 Sensitivity Landscape (i.e. within 500m of the boundary);
- A route or view identified in Map V1 - 13.3 (i.e. within 500m of the site boundary).
- All Wind Farm development applications irrespective of location, shall be required to be accompanied by a detailed Landscape/Visual Impact Assessment including a series of photomontages at locations to be agreed with the Planning Authority, including from scenic routes and views identified in Chapter 13.

LR O3 Require all Landscape and Visual Impact Assessments of specified linear infrastructure projects to be undertaken in line with the guidance on best practice methodology of the TII publication Landscape Character Assessment (LCA) and Landscape and Visual Impact Assessment (LVIA) of Specified Infrastructure Projects (2020).

LR O4 Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.

Scenic Routes and Protected Views
Table 13.7 - Views to and from bridges
RL01 Leixlip Bridge Leixlip

BI O30: Ensure a Tree Management Plan is provided to ensure that trees are adequately protected during development and incorporated into the design of new developments.

BI O34: Manage, maintain, enhance, preserve, promote, encourage, and facilitate, as far as practicable, the preservation, proper provision, and retention of the existing network of native ancient woodlands and semi-natural woodlands of amenity value, especially broadleaf species.

BI O35: Protect existing woodlands and trees and substantial areas of deciduous forest which are of amenity value and/or contribute to and interact with their landscape character and ensure that proper provision is made for their protection and management.

Development Management Standards

17.15.4 Development in Architectural Conservation Areas

In Architectural Conservation Areas the Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings / structures in terms of design, external finishes, colour, texture, windows / doors / roof / chimney / design and other details.
- In dealing with advertisements in Architectural Conservation Areas, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area

5.2 Leixlip Local Area Plan 2020 – 2023 (extended to March 2026)

The following policies are noted in relation to the subject site:

Town Centre Regeneration

It shall be an objective of the Council:

TCR 1 To facilitate and progress the regeneration of the town centre through 'Active Land Management' measures set out under the Urban Regeneration and Housing Act 2015 (as amended) and the Derelict Sites Act 1990 (as amended).

TCR 2 To progress the regeneration of suitable town centre lands in a co-ordinated manner which respects and enhances existing uses along Main Street through the identification of key regeneration sites.

5.3.1 Main Street Backlands Regeneration Objectives

It shall be an objective of the Council:

REG 1.1 To facilitate the redevelopment of North Main Street Backlands in a co-ordinated manner which facilitates a mix of residential/retail and commercial uses. The development of the site shall be subject to an agreed action plan with the planning authority for the entire site and shall be carried out in a phased manner.

REG 1.2 To support the provision of an entrance and egress onto Main Street via the new street which shall be subject to agreement with the Planning and Transportation Sections of Kildare County Council and shall include improvement measures along the R148 and at the R148 Junction at Mill Lane.

REG 1.3 The new street design shall provide pedestrian and cycle permeability through the site connecting to the main street to the south, to the west at Captain's Hill and north towards St. Mary's Park.

REG 1.4 The design of new buildings and land uses within this regeneration site shall be sympathetic to the existing adjoining properties while also being orientated in a manner that provides passive surveillance of the proposed new street and pedestrian/cycle connections through the site.

REG 1.5 The overall development shall provide for adequate parking provision for the various uses proposed within the site in accordance with the Car Parking Standards of the Kildare County Development Plan 2017-2023. The site shall also provide for sufficient lands for a new public town centre car park.

Housing and Community

Policy HC1 Residential Development: Capacity and Delivery HC1 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.

HC1.1 To promote and facilitate the phased development of the three identified Key Development Areas in accordance with the guidance set out in Section 12.

HC1.2 To facilitate the future development of a new neighbourhood at Confey in accordance with the objectives as set out in Section 12.7.

HC1.3 To secure the provision of social infrastructure, community, and recreational facilities in tandem with residential development, in accordance with the findings of the Social Infrastructure Audit (SIA) and the phasing/infrastructure delivery schedule of this LAP.

HC1.4 To encourage the appropriate redevelopment/regeneration of brownfield and infill sites for residential uses within the LAP area.

HC1.5 To manage the provision of one-off housing on lands zoned as 'I: Agricultural'. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy of the Kildare County Development Plan and all other normal siting and design considerations.

7.3.2 Housing for Older People

HC2 Residential Density, Mix and Design **HC2** It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.

HC2.1 To ensure that a good mix of housing types and sizes is provided in all new residential areas including each Key Development Area (KDA) and appropriate infill/brownfield locations to meet the needs of the population of Leixlip, including housing designed for older people and people with disabilities.

HC2.2 Require that residential schemes in close proximity to heavily trafficked roads within/adjoining Leixlip are designed and constructed to minimise noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided.

HC2.3 To seek to provide Traveller Specific Accommodation at appropriate locations close to key services and public transport facilities in accordance with the Traveller Needs Assessment and Traveller Accommodation Plan due for review in 2019.

HC2.4 To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).

Transportation

MT1.2 To support cycling as a more convenient and safe method of transport through the development of new or improved cycle facilities in Leixlip.

MT1.4 To improve, maintain and enhance the following routes for use by both pedestrians and cyclists:

- (i) Captain's Hill (R149);
- (ii) Accommodation Road;
- (iii) Old Hill;
- (iv) Dublin/Lucan Road from Main Street to the country boundary (R148);
- (v) Celbridge Road (R404);
- (vi) Silleacháin Lane;
- (vii) Distillery Lane;
- (viii) Rye Valley to the Glen; and
- (ix) Mill Lane to St. Catherine's Park.

These options will be explored in further detail and subject to ecological analysis and assessment in order to safeguard the Rye Water Valley / Carton SAC.

MT1.10 To facilitate the development of a new pedestrian and cycle link between Mill Lane, Main Street and Captain's Hill in accordance with the development objectives for the identified regeneration site detailed in Section 5 of this plan.

MT3 It is the policy of the Council to maintain, improve and extend the local road network in and around Leixlip to ensure a high standard of connectivity and safety for all road users.

MT3.1 To maintain and improve, as required, the local road network to ensure a high standard of road quality and safety.

MT3.2 To support the implementation of the following road improvement schemes, subject to the availability of funding and environmental and conservation requirements:

- (i) The improvement of the bridge at Confey Railway Station to provide two traffic lanes, segregated cycle tracks and footways and the adjacent junctions at the entrances to Glendale and River Forest estates. The realignment of the R148 (Maynooth Road) at Collinstown in line with the approved Part 8.
- (iii) Improvement of the L1015 and L1014 west of Confey.
- (iv) The improvement of the junction of Main Street and Mill Lane.
- (v) Capacity enhancements of the M4 Leixlip to Maynooth as provided for in the NTAs Transport Strategy for the Greater Dublin Area 2016-2035 and the Regional Spatial and Economic Strategy.

MT3.8 To ensure that any significant new development takes place in proximity to public transport routes and can be adequately served by the road network.

MT3.9 To provide traffic calming and speed reduction measures throughout the town, where necessary as funding allows and ensure that all new developments are designed to incorporate appropriate traffic calming measures as set out in the Design Manual for Urban Roads and Streets.

MT4 *It is the policy of the Council to manage the provision of parking to provide for the needs of residents, business and visitors to Leixlip Town Centre.*

MT4.1 To have regard to the parking standards in the Kildare County Development Plan and relevant Section 28 Guidelines in considering applications for planning permission in Leixlip.

MT4.2 To facilitate the delivery of off-street car parking at suitable locations, including the provision of a public car park within the regeneration site identified north of Main Street as detailed in **Section 5** of this LAP.

MT4.3 To continue to manage public parking areas within the town centre and encompass new public parking areas to ensure that the limited parking provision supports the business and services provided in the town centre and that inappropriate parking in residential areas is minimised.

Community Facilities

HC4 *It is the policy of the Council to facilitate and support a broad range of community, cultural and recreational facilities to serve the needs of the residents of Leixlip.*

HC4.1 To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of Leixlip.

Water Supply and Wastewater

I1 It is the policy of the Council to work in conjunction with Irish Water 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.*

I1.1 To work in conjunction with Irish Water to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of Leixlip.

I1.2 To maximise the sustainable and efficient use of existing capacity in water services in the planning of new development.

I1.3 To seek to ensure that adequate water services will be available to service development prior to the granting of planning permission for development.

I1.4 To seek to ensure that development proposals comply with the standards and requirements of Irish Water in relation to water and wastewater infrastructure.

Surface Water and Groundwater

I2 *It is the policy of the Council to maintain and enhance the existing surface water drainage systems in Leixlip and to protect surface and ground water quality in accordance with the Water Framework Directive.*

I2.1 To carry out surface water infrastructure improvement works as required.

I2.2 To incorporate Sustainable Urban Drainage Systems (SuDS) as part of all plans and development proposals in Leixlip. Proposals for Key Development Areas, lands at Confey and Collinstown Business Campus should address the potential for SuDS to control surface water outfall and protect water quality.

I2.3 To maintain, improve and enhance the environmental and ecological quality of surface waters and groundwater in Leixlip in accordance with the River Basin Management Plan for Ireland and in conjunction with the Environmental Protection Agency.

I2.4 To require applicants to demonstrate that proposals will not negatively impact on the status of a waterbody, in accordance with the requirements of the Water Framework Directive and the River Basin Management Plan for Ireland.

I2.5 To protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchments.

Flood Risk Management

I3 *It is the policy of the Council to manage flood risk in Leixlip in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and circular PL02/2014 (August 2014).*

I3.1 *To manage flood risk in Leixlip in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).*

I3.2 *To ensure development proposals within the areas outlined on the Flood Risk Map are the subject of Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development proposed.*

I3.3 *To support and co-operate with the OPW in delivering the Eastern CFRAM Programme applicable to Leixlip.*

I5.1 *To adequately maintain recycling facilities and to secure the provision of additional facilities, as required, including in conjunction with development.*

I5.2 *To avoid, prevent or reduce harmful effects on human health and the environment as a whole through promoting the preservation of best ambient air quality with sustainable development.*

I5.3 *To support the take-up and use of ultra-low emissions vehicles and encourage, through the development management process the provision of electric vehicle charging infrastructure, where appropriate.*

Built Heritage and Archaeology

BH1.1 *To ensure the protection of all structures, (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures (refer to Table 10.1 and Map No. 2 Leixlip Built Heritage and Archaeology).*

BH1.2 *To acknowledge and promote awareness of the origins, historical development and cultural heritage of the town, to support high quality developments that relate to local heritage and to ensure that new development respects and is responsive to the cultural heritage of Leixlip.*

BH1.3 *To protect the landscape character, values, sensitivities, focal points and views in Leixlip, including those identified in the Kildare County Development Plan. This will include, inter alia, the following:*

- a) the requirement of a Visual Impact Assessment for developments with potential to impact on areas of significant landscape character, value or sensitivity, including both urban and natural features, significant townscapes and historic buildings, as appropriate.
- b) prohibit development that will block or interfere with a significant focal point or a view. Where it is considered that a development may impact on focal points or views, proposals must have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

Architectural Conservation Area

BH2 *It is the policy of the Council to preserve and enhance the historic character and visual setting of the Leixlip Architectural Conservation Area and to carefully consider any proposals for development that would affect the special value of the area.*

BH2.1 To ensure that new development, including infill development, extensions and renovation works within or adjacent to the ACA preserve or enhance the special character and visual setting of the ACA including vistas, streetscapes, building line, fenestration patterns and architectural features.

BH2.2 To have regard to the Kildare Shopfront Guidelines (2013) in the consideration of any proposals within the ACA providing that they contribute to the established pattern, scale, materials and proportions of the buildings within the ACA. Contemporary design that makes a positive contribution to this ACA will also be considered.

BH2.3 To encourage the retention, repair and re-use of materials which characterise the vernacular architecture of the ACA including stone, slate, timber windows and doors, and decorative render.

BH2.4 To reduce and prevent visual and urban clutter within the ACA including, where appropriate, traffic management structures, utility structures and signage.

Archaeological Heritage

BH3 *It is the policy of the Council to safeguard the archaeological heritage of the LAP area and avoid impacts on sites, monuments, features or objects of significant historical or archaeological interest.*

BH3.1 To prioritise the protection/preservation in situ (or upon agreement preservation by record) of items of archaeological interest as listed in **Table 10-2** and shown on **Map No. 2 Leixlip Built Heritage and Archaeology** from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

BH3.2 To protect the historic core of Leixlip town and retain where possible the existing street layout, historic building lines and traditional plot widths where these derive from medieval or earlier origins.

BH3.3 To ensure that development proposals contribute towards the protection and preservation of the archaeological value of underwater or archaeological sites associated with the River Liffey and associated features.

Appropriate Assessment

ST R38 Proposed developments shall be subject to AA screening and where applicable Stage 2 AA to minimise the risk of likely significant effects on European Sites and their qualifying interest species which are hydrologically connected to the Grand Canal.

6. Assessment of Key Planning Issues:

6.1 Environment and Biodiversity

Several reports were prepared in order to assess the impact of the proposed development on the environment and biodiversity. Their find findings can be broadly summarised as followed:

6.1.1. EIA Screening Report

It is considered that the proposed residential development is a sub-threshold type project which is not likely to have a significant effect on the environment, either by itself or in combination with other plans or projects, and that an Environmental Impact Assessment (EIA) Report is not required in this instance. The conclusions are made under the assumption that good construction site practices and mitigation measure are implemented and will mitigate any risk of pollution to the receiving environment.

6.1.2. AA Screening Report

Kildare County Council (KCC) Ecologist has reviewed the Screening for Appropriate Assessment and is satisfied that:

- The proposed development will not result in any impact on European Sites.
- There is no source-pathway connection between the development site and the European Sites assessed. Accordingly, the screening conclusion that no further Appropriate Assessment is required is accepted.

6.1.3. Ecological Assessment Review

The KCC Ecologist has raised significant ecological concerns in relation to the proposed development. *The site layout indicates extensive removal of trees along the northern boundary, with encroachment into adjacent deciduous woodland. No detailed ecological survey of this woodland has been provided, nor has an arboricultural assessment been undertaken. This approach conflicts with the objectives of the County Development Plan, specifically:*

BI O30: Ensure a Tree Management Plan is provided to ensure that trees are adequately protected during development and incorporated into the design of new developments.

BI O34: Manage, maintain, enhance, preserve, promote, encourage, and facilitate, as far as practicable, the preservation, proper provision, and retention

of the existing network of native ancient woodlands and semi-natural woodlands of amenity value, especially broadleaf species.

BI O35: Protect existing woodlands and trees and substantial areas of deciduous forest which are of amenity value and/or contribute to and interact with their landscape character and ensure that proper provision is made for their protection and management.

Additionally, the proposed design includes extensive hardstanding and impermeable paving, with minimal permeable SuDS features or natural planted areas. The scheme lacks biodiversity-sensitive landscaping and instead relies on three large retention tanks for surface water management, rather than nature-based solutions. These factors indicate a development approach that is unsympathetic to biodiversity and contrary to best practice in sustainable design.

The serious concerns raised in this report are acknowledged. However, in the event that the proposed development should proceed the KCC Ecologist has recommended conditions including that updated ecological surveys, a bat survey, woodland habitat assessments, tree management and arboriculture assessments be commissioned in accordance with best practice guidelines. The KCC Ecologist has also required that bat protection measures, bat habitat measures, swift bricks and bird nesting features be installed and that an independent ecological clerk of works to oversee tree protection, habitat management, and compliance with biodiversity objectives during construction.

6.1.4 Parks

The file was assessed by the Parks Section of Kildare County Council and they have stated:

There is a significant body of trees along the boundary with St Marys Park, under the stewardship of Kildare County Council. The redline site boundary passes through here and would require a volume of these trees to be removed to facilitate the proposed works. Both the Ecologist and Parks Section have highlighted the concern in the lack of detail in relation to the proposed removals and the lack of an impact assessment to quantify the volume of loss. The resulting construction could leave trees in an unstable unsafe state due to the retaining wall passing through their root protection area.

Neighbouring properties contain mature trees, and a 3rd party observation has been submitted requesting appropriate tree protection measures also. The Parks Standard requirements as noted in the County Development Plan, section 15.6.6 and as forwarded on at Preplanning make note of the requirement for a Tree survey to be carried out. The tree survey should be carried out to British standards, BS:5837:2012 Trees in Design Demolition and Construction-Recommendations. The County Development plan has a number of objectives to protect trees on development sites which should be implemented in full.

The proposed landscape plan is dominated by hardstand paving and surfacing which has been detailed as impermeable. The landscape should focus on

providing Green Infrastructure and a green open space which is not dominated by hard surface. The open space should provide for the future residents and create areas which will be hard to use due to the heat island effect. The open space provision calculation takes in the front areas of the houses and all hard surface areas to calculate the 21%.

Other issues highlighted at preplanning include the use of wooden structures which is not in line with the parks section standard requirements such as the wooden pergola and wooden storage shed. Incremental areas to the rear of the properties, especially to the Northern block are of concern. The topographical survey does not align with the redline site boundary, that is noted in other drawings submitted.

The serious concerns raised in this report are acknowledged.

6.2.1 Archaeological Heritage

The majority of the site is located within Leixlip SMR zone. An Archaeological Impact Assessment Report has been submitted for the proposed development. No archaeological structures, features or deposits were observed or excavated during the preparation of the report. The report concludes that *in order to fully assess the archaeological potential of the site, a full archaeological assessment, including test trenching, is recommended*. It is recommended that should features of archaeological interest be identified in the course of test trenching further mitigation excavation or preservation in situ if feasible.

The file was assessed by the Heritage Officer who has reached broad similar conclusions recommending that *in order to fully assess the archaeological potential of the site, prior to the development of any further detail design and/or commencement of construction on site, an archaeological assessment, including test trenching, is recommended for the full development site other than the clearly disturbed ground including the tarmac driveway. The methodology for investigating the archaeology should be designed to reveal any and all archaeological potential and remains.*

Should features of archaeological significance be identified as a result of testing, further mitigation might include excavation or preservation in situ (avoidance) with preservation in situ the preferred outcome. This should be agreed in advance with National Monuments Service.

6.2.2 Architectural Heritage

Part of the site including the existing former ESB structure is located within the Leixlip Architectural Conservation Area. It is stated in the submitted Architectural Heritage Impact Assessment that the structure was an associated outbuilding and within the curtilage of a protected structure Ivy House RPS No. B11-51 as indicated in Fig.1 Valuation map showing grounds of Ivy House.

The File was referred to the KCC Architectural Conservation Officer and no objections were received subject to conditions, stating: *part of the site is located in Leixlip Architectural Conservation Area (ACA), facing Mill Lane. The proposed works involve the demolition of a historic building (former ESB office)*

fronting the Main Street / Mill Lane junction. It appears the subject building for demolition may have been associated with the neighbouring building, Ivy House, a protected structure RPS Ref. B11-51. In my opinion the current building is not of considerable architectural value however its scale, form and location does greatly contribute to the streetscape and evolution of Leixlip. It acts as a bookend to the approach into Leixlip from Dublin therefore a building in this location has contributed to the evolution of the town and the neighbouring Ivy House. The proposed building appears to be a well designed replacement. It appears to be a high quality architecturally designed contemporary building with a reduced footprint, which allows access and sightlines to the site to the rear. The proposed replacement building maintains a pitched roof form, reminiscent of the original outbuilding and appears to relate to its historic context in terms of form. The architectural language is commendable and a suitable design response for an Architectural Conservation Area.



Fig.1 Valuation map showing grounds of Ivy House

6.3 Civil Engineering – Surface Water Drainage, Foul Water Drainage, Water Supply System and Flood Risk Assessment

A civil engineering report was prepared for the proposed development where Surface Water Drainage, Foul Water Drainage, Water Supply System and Flood Risk were assessed.

The file was referred to the Municipal Area Engineer who have stated we *have no further Comment on P82025-04*.

The file was referred to the Environment and Water Services Sections who have no objection subject to conditions.

6.4 Housing, Building Control, SPPR and CFO

The Housing Section of Kildare County Council who proposed the Part 8 development have stated 'I have no further Comment on P82025-04'.

The Building Control Section of Kildare County Council have stated *following a review of the proposed development P82025-04, Building and Development Control have no comment to make*.

The Strategic Projects and Public Realm Section reviewed the application and have stated that *Strategic Projects & Public Realm (SPPR) have considered the proposal based on the documentation circulated. SPPR welcome the regeneration of the site and in particular the visual connectivity between the development and the public realm*. SPPR state that the proposed development at this location *will contribute positively to the area*.

The File was assessed by the Chief Fire Officer and no objection was received subject to conditions.

6.5 Transportation and Roads

The file was referred to Kildare NRDO who have reviewed the proposal and have no comments.

The file was assessed by the Transportation Department of Kildare County Council, and no objection was received subject to conditions however, the assessing Engineer included the following commentary:

Leixlip town centre is well served with by shops, amenities, churches and modes of transport such as bus, train (at the top of Captain's Hill) and taxi. The development proposes the provision of 8 car spaces for this town centre residential development. However, it is proposed to construct 36 apartments, which would allow the provision of up to 63 car parking spaces, under current development standards. (1.5 X No. Apartments plus a visitor space for one in every four apartments). There is a risk of obstruction of the carriageway if the number of car parking spaces does not match latent demand. Residential developments tend to be very inelastic in terms of the parking demands of residents. The demographic profile of the development may limit the scope for some of the active modes of transport, e.g. not all residents will be able to walk and cycle the 1 Kilometre up Captains Hill to the Supervalu Shop. Also, it is not clear if the usage of the apartment development would change over time. Ideally, a development of this scale should have under-croft car parking to allow for latent demand; and a minimum of at least 36 car parking spaces should be provided.

There is a long-term implication concerned with Leixlip Local Area Plan 2020-2026, Objective MT3.2 and a north south cycle and pedestrian route. There is

an objective for a Pedestrian/ Cycling Permeability Link between Mill Lane/ Captain’s Hill and Silleacháin Lane. This is a Leixlip Local Area Plan (2020-2026) objective under MT1.10 and MT1.4

The concerns raised in this report are acknowledged.

6.6 Planning Assessment

6.6.1 Principle of Development

The subject site is zoned A – Town Centre in the Leixlip Local Area Plan 2020 – 2023 (extended to March 2026). The land Use Zoning Objective for this site is to protect, improve and provide for the future development of town centres.

6.6.2 North Main Street Backlands Regeneration Area

The site is located within the North Main Street Backlands Regeneration Area. Objective REG 1.1 of the LAP states that it is an objective of the Council to facilitate the redevelopment of North Main Street Backlands in a co-ordinated manner which facilitates a mix of residential/retail and commercial uses. The development of the site shall be subject to an agreed action plan with the planning authority for the entire site and shall be carried out in a phased manner.

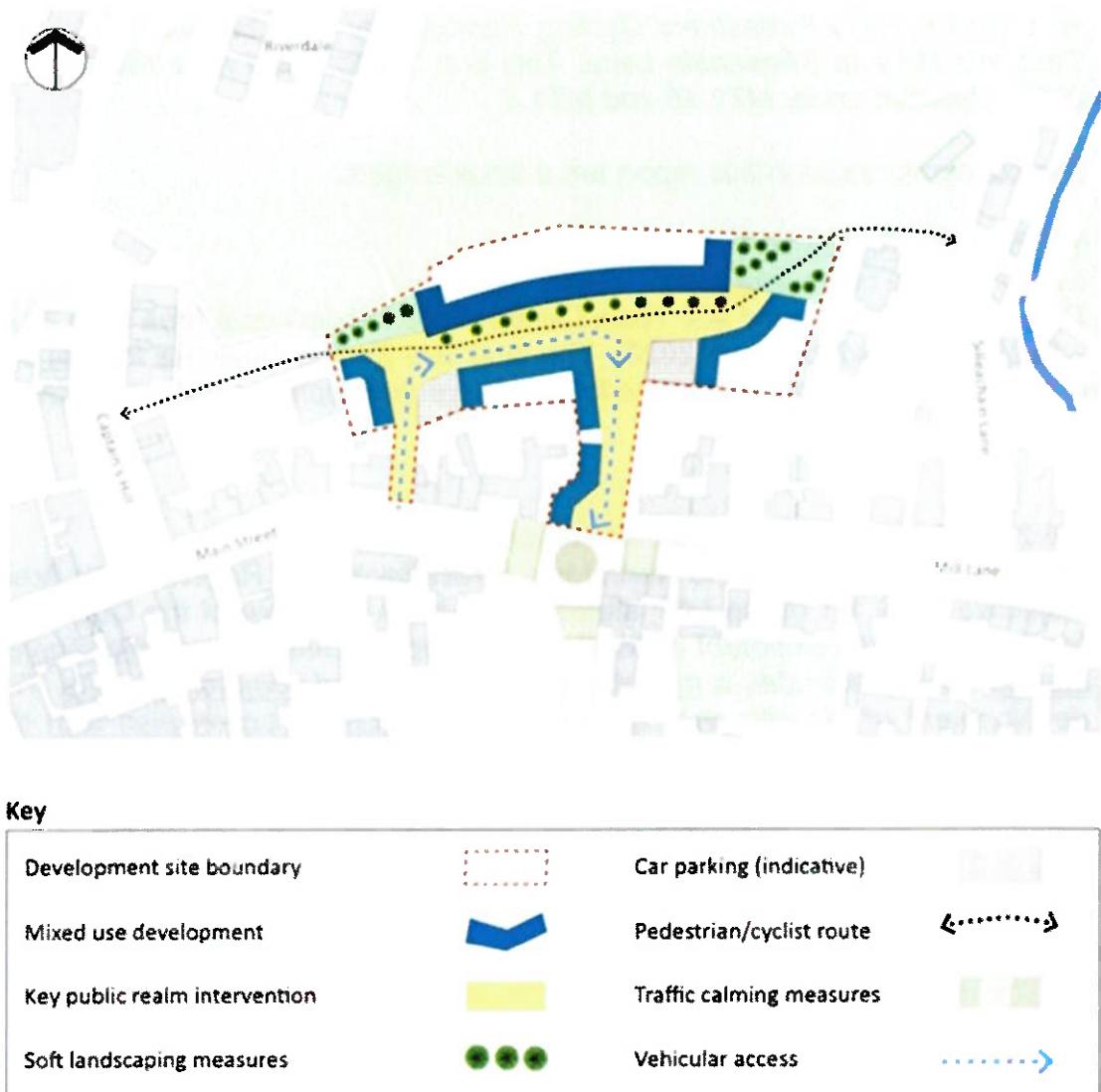


Fig.2 North Main Street Backlands Regeneration Site (Leixlip LAP 2020-2023e)

The proposed development occupies approximately half of the site and notwithstanding the fact that it is stated in the Design Report that the proposed site is part of a phased approach to the delivery of Objective REG 1.1, there is not an agreed action plan for the entire site. The proposed development is 100% social housing plus a common room for the benefit of residents. There are concerns in relation to the implications for the mix of uses on the remainder of the regeneration site and the flexibility to deliver the successful regeneration of the North Main Street Backlands Regeneration Area.

Objective REG 1.2 seeks to support the provision of an entrance and egress onto Main Street via the new street which shall be subject to agreement with the Planning and Transportation Sections of Kildare County Council and shall include improvement measures along the R148 and at the R148 Junction at Mill Lane. Figure 5-2 of the Leixlip Local Area Plan 2020-2023 (Extended to March 2026) indicates access to the west with vehicular movement through the site culminating with egress at the Junction of Main Street and Mill Lane. There are concerns in relation to the delivery of vehicular access further west on Main Street as required under Objective REG 1.2.

REG 1.3 states that *the new street design shall provide pedestrian and cycle permeability through the site connecting to the main street to the south, to the west at Captain's Hill and north towards St. Mary's Park*. The proposed development relocates the pedestrian and cycle permeability link north of the site into an area of existing seminatural woodland and through a stairs which is indicative, and not within the red boundary line. While an indicative solution is welcome there are concerns that the stairs would be an obstacle to cyclists.

Objective REG 1.4 states that *the design of new buildings and land uses within this regeneration site shall be sympathetic to the existing adjoining properties while also being orientated in a manner that provides passive surveillance of the proposed new street and pedestrian/cycle connections through the site*. It is noted that the proposed structures have a high standard of architectural design and a contemporary aesthetic which is considered acceptable and the massing of structures on site has been arranged to mitigate overlooking and overbearing. Furthermore, the scale of the 3-storey structure located to the rear (north) of the site is diminished by the elevated topography and seminatural woodland immediately to the north. However, it is considered that relocation of the pedestrian and cyclist link to the north of the development site to the existing seminatural woodland will significantly reduce the passive surveillance of the permeability link which may have been better achieved within a street layout internal to the site.

Objective REG 1.5 states that it is an Objective of the Council that *the overall development shall provide for adequate parking provision for the various uses proposed within the site in accordance with the Car Parking Standards of the Kildare County Development Plan 2017-2023. The site shall also provide for sufficient lands for a new public town centre car park*. There are serious concerns in relation to the provision of adequate car parking (8 spaces) for the proposed development (36 apartments) as highlighted by the Transportation Section Engineers Report and there is a risk of obstruction of the carriageway if the number of car parking spaces does not match latent demand. These concerns could lead to serious consequences due to the inherent age profile of the occupants. Furthermore, the proposed development does not include provision for a new public town centre car park, does not include an agreed masterplan which would provide a public town centre car park, all this may have implications for the mix of uses which could be achieved on the remaining lands within the regeneration area.

6.6.3 Density

Leixlip is considered a Metropolitan Town. It is a policy and objective of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities that residential densities in the range 50 dph to 150 dph (net) shall generally be applied in the centres and in urban neighbourhoods of Metropolitan Towns. The proposed density of 75 dwelling units per hectare is considered appropriate and in-line with the guidelines.

6.6.4 Housing Mix and Mix of Use

The housing mix provides for a range 1 and 2-bed own door social housing apartments specifically for elderly people. It is considered that the proposed mix is appropriate and makes suitable provision for people at this stage of their

lives. It is considered that the proposed two storey structure facing onto the junction of Main Street and Mill Lane and single storey extension to the rear could also be used for retail use to all for a mix of uses on site.

6.6.5 Housing Design and Standards

The proposed development consists of 1, 2 and 3 storey structures. Overlooking appears to have been mitigated through design, and it is considered that the scale ties in well with the surrounding sites. The overall finish of the housing units is generally acceptable. The housing units appear to meet the standards required in terms of private open space, room sizes and internal storage.

6.6.6 Layout

The proposed apartment blocks form a perimeter along the northern, eastern, and south boundaries of the backlands site and enclose a public open space in the centre. The vehicular access to the rear of the site which will constitute part of a new street in line with objective REG 1.2 upon completion of the regeneration area is to be achieved by the necessary removal of the existing former ESB building and construction of a new 2-storey structure which echoes the character and language of the existing structure and is considered acceptable.

A proposed pedestrian and cyclist permeability link is proposed from the junction of Main Street and Mill Lane to the south to the seminatural woodland located to the north. Concerns were raised in Section 6.6.2 that this permeability link is not provided with passive surveillance from existing and proposed residential housing units and that the cyclists must negotiate stairs which is not proposed to be delivered as part of the proposed development.

The public open space, located in the centre of the development, is bisected by various pedestrian paths. The proposed public open space is overlooked by all of the dwelling units in the development. The space also appears to be designed to enable pedestrian and seated activity which potentially may also include conversations and “people-watching”. The scale and layout of the proposed public open space is considered acceptable.

6.6.7 Vehicular Access

Access into the development is gained from the junction of Main Street and Mill Lane. The proposed access comprises of 2 opposing lanes. The proposed access delivers part of an envisaged new street to be achieved upon completion of the regeneration of this backlands site. It is considered that further modifications will be necessary to the proposed development as part of the delivery of the remainder of the regeneration site.

6.6.8 Impacts to existing green infrastructure

Significant tree loss to the existing seminatural woodland, an important habitat and defining landscape feature will likely result due to the construction of the retaining wall to the rear (north) of the site. Furthermore, should the pedestrian and cyclist permeability link be diverted into the seminatural woodland it is likely to have serious implications for the woodland. Moreover, to achieve the

proposed pedestrian and cycle permeability link on this steep slope would require significant cut-and-fill and extensive hard engineering works.

6.6.9 Protected View

It is considered that the proposed 2-storey structure to replace the existing 2-storey former ESB building would be the most visible intervention from the protected view RL01 from Leixlip Bridge to the south. It is considered that the seminatural woodland to the north of the site adequately diminishes the scale of the proposed 3-storey apartment structure to the rear (north) of the site.

6.6.10 Boundary Treatment

The proposed development includes a comprehensive range of boundary treatments for preservation and for construction. It is considered that the boundary treatments are acceptable.

6.6.11 Submissions

Four submissions were received from members of the public and one representation from an elected representative. The serious concerns raised in the submissions and representations were noted and it is considered that the concerns raised can be addressed through the recommendation of conditions.

6.6.11 Submissions

A report was received from Uisce Éireann and no objections were raised subject to conditions.

10. Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2023– 2029
- Leixlip Local Area Plan 2020-2023 (extended to March 2026)
- Leixlip Town Renewal Masterplan 2024
- Sustainable Urban Housing: Design Standards for New Apartments, July 2023
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024):
- Kildare County Council internal departmental reports
- Prescribed Body report
- The EIAR Screening Report,
- The AA Screening Report,
- Appendix 2 Submissions Report and the responses to the items/issues raised
- The location of the proposed development
- The nature, extent and design of the proposed development
- The recommendations set out below.

It is considered that the proposed development; the age-friendly residential accommodation would generally be in accordance with the provisions of the Kildare County Development Plan 2023 –2029 and the Leixlip Local Area Plan 2020 – 2023 (extended to March 2026) and would therefore be in accordance with the proper planning and sustainable development of the area.

11. Recommendation

It is recommended to the Mayor and Members of the Leixlip-Celbridge Municipal District that the proposed development; the age-friendly residential accommodation should be proceeded with, subject to the modifications set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 18 August 2025 until 15 September 2025 (both dates inclusive) except where altered or amended by the following modifications.
2. The proposed development shall be used as age friendly social housing only.
3. The naming of the scheme shall reflect the local cultural/natural heritage of the area.
4. The public open space areas shall be constructed prior to the occupation of the dwellings.
5. The proposed development shall not impair existing land or road drainage.
6. Final details regarding the requirements of Kildare County Council's Ecologist and Parks Department, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
7. Final details regarding the requirements of Kildare County Council's Transportation Department, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
8. A final Boundary Treatment Plan shall be submitted before the works commence.
9. The modifications as detailed in the Architectural Conservation Officer's report and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
10. The proposed development shall not impair existing land or road drainage.
11. Final details regarding the requirements of Kildare County Council's Environment Department, as identified in their submissions and responded to by the Housing Department in its report on submissions,

(included as Appendix 2 of this Report), shall be agreed prior to commencement of development.

12. Final details regarding the requirements of the Council's, MD office and Strategic Projects & Public Realm Section as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
13. Final details regarding the requirements of Kildare County Council's, Heritage officer as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
14. (a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.
(b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAEQ 1 hour) between 07.00 hours and 18.00 hours Monday to Friday inclusive (excluding bank holidays) and between 08.00 hours and 14.00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same. Sound levels from site development works shall not exceed 45 dB(A) (LAEQ 1 hour) at any other time.



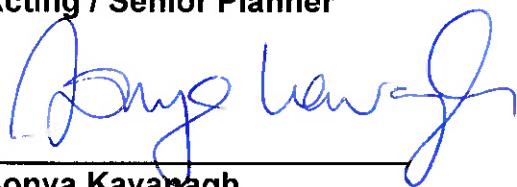
Date: 24/11/2025

Martin Ryan
Senior Executive Planner


Aoife Brangan

Date: 24/11/25

Aoife Brangan
Acting / Senior Planner


Sonya Kavanagh

Date: 25/11/25

Sonya Kavanagh
Chief Executive

