



Proposed Amendment No 1. to the Leixlip Local Area Plan 2020-2023 (as extended)

15th December 2023





**Planning Department,
Kildare County Council,
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PROPOSED AMENDMENT NO. 1 TO THE LEIXLIP LOCAL AREA PLAN

INTRODUCTION

The Leixlip Local Area Plan 2020-2023 (as extended to 2026) came into effect on 5th February 2020 and was extended to 30th March 2026 on foot of a resolution by the Elected Members of Kildare County Council at a meeting on 24th October 2022.

This proposed amendment to the LAP relates to Objective Con 1.1 (a) of the LAP, which states that *'No residential development shall take place on the lands identified within the Confey Urban Design Framework until such time as a masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).'*

In accordance with this, the Masterplan for Confey has been prepared having regard to Objective Con 1.1 (a), and the proposed amendment seeks to integrate the Confey Masterplan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).

The Confey Masterplan incorporates and expands on the Confey Urban Design Framework (UDF) and replaces the UDF as an updated version of Appendix 1 of the LAP.

As a result of the above, consequential amendments are required to other sections of the LAP, in addition to the replacement of Appendix 1 of the LAP with the Masterplan document.

This amendment should be read in conjunction with the Leixlip LAP 2020-2023 (as extended to 2026). Proposed deletions to the LAP are displayed in ~~red text with strikethrough~~ and proposed insertions are presented in *green italics*.

The following reports (attached) should be read in conjunction with this report:

- Appropriate Assessment Screening Report;
- Strategic Environmental Assessment Screening Report; and
- Strategic Flood Risk Assessment Report.

PROPOSED ALTERATIONS

General Updates to the LAP

Update all references and associated text, as relevant, in the Local Area Plan (including references within policies, objectives, tables, supporting text and maps) from ~~'Urban Design Framework'~~ and ~~'UDF'~~ to *'Masterplan'* in the Local Area Plan.

Section 1.5 Approach in Formulating this Plan

Replace '4. Urban Design Framework (UDF)' as follows:

~~4. Urban Design Framework (UDF)~~

~~The Urban Design Framework (UDF) provides a preliminary design guide for the future development of lands at Confey, north of Leixlip. The UDF has been informed by background research and baseline analysis, which has highlighted opportunities for future development while also identifying possible constraints and issues. The UDF includes a phasing/sequencing programme for the overall development of the lands to enable orderly development and ensure adequate infrastructure is provided alongside new development~~

4. Confey Masterplan

The Confey Masterplan has been prepared in accordance with Objective Con 1.1 (a) and provides area specific and detailed design guidance for the lands within the masterplan boundary. The masterplan and associated documents provide design guidance and supporting technical information to support the preparation of planning applications for the development of the Confey Masterplan lands and its enabling infrastructure.

The masterplan now includes an appropriate phasing and implementation strategy for the overall development of the lands to enable orderly development and ensure adequate infrastructure is provided in tandem with new development and in accordance with the Kildare County Development Plan 2023-2029.

Notably, the Confey Masterplan is supported by the Confey Masterplan Design Code, a supplementary document which sets out a series of illustrated codes and standards which will guide the future development of this new neighbourhood, whilst achieving the overall vision for the masterplan lands.

Section 4.2 Residential Capacity

Amend Table 4-1 Residential Unit Assessment as follows:

Location of Development	Quantum of Undeveloped Residential land (in hectares)	Estimated Remaining Residential Yield (approx. no. of Units) until end of 2028	Density Range (units per hectare)
Masterplan Lands at Confey (Mixed Use/Residential)	42.1 (Capacity for 1,765 Units in 5 Phases until 2032)		35-50
TOTAL CAPACITY UNTIL END OF 2028	42.1	933	

Replace '4.3 Compliance with Core Strategy' as follows:

~~4.3 Compliance with the Core Strategy~~

~~To ensure continued compliance with the Core Strategy and associated housing target for Leixlip it will be necessary to monitor the number of residential units permitted and developed on an annual basis.~~

4.3 Compliance with Core Strategy

Since the Leixlip LAP was adopted in 2020, there have been a series of amendments to the housing allocation for the town [and County], through a statutory variation (Variation No. 1 of the KCDP, June 2020) and a new Kildare County Development Plan 2023-2029(Dec 2022). Therefore, the new dwelling target for Leixlip during the CDP period from January 2023 up to the end of 2028 [6 years] is 933 units.

The Core Strategy of the current County Development Plan 2023-2029 provides for 933 additional residential units in Leixlip up until the end of 2028. It is considered that this capacity allows for the development of the early phases of the Confey Masterplan lands in compliance with the extended lifetime of the Leixlip LAP to 2026 and the Kildare County Development Plan 2023-2029. To ensure continued compliance with the Core Strategy of Kildare County Council, and the associated housing targets for Leixlip, it will be necessary to monitor the number of residential units permitted and developed on an annual basis.

Section 7.4 Social Infrastructure

Amend Section 7.4.2 as follows:

Faith

Kildare County Council will identify suitable lands for greater cemetery capacity in Leixlip to accommodate burial ground needs on sites outside of the Masterplan boundary benefitting from an agricultural land use zoning objective and with suitable accessibility and site attributes.

Amend the following elements of Table 7-1 Social Infrastructure Needs as follows (remainder of table unchanged):

Theme	Zoning	Use	Potential Location	Area (HA) where applicable	Checklist	Delivery Mechanism
Education						
Secondary school	E	Education	Confey Masterplan lands UDF GE lands CH2	2.5-4.5	√	Dept. of Education
Faith						
Expansion of existing cemetery (short term); New Cemetery (short and long term)	E I	Cemetery	Confey UDF 0.4ha additional space at existing Cemetery and car parking provision within CH1. <i>Short and Long term provision within agricultural lands.</i>	0.4	√	Council / Other Funding Mechanism
Outdoor Sports						
7ha of outdoor sports	F4	Open Space and Amenity	Confey New GAA facilities + 4.34 (total new 7.22ha)	c. 7.22	√	Private Developer-led alongside new development

			Confey Masterplan – OS3			
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Section 7.6 Other Community, Sports and Recreational Facilities

Amend Objective HC4.2 as follows:

HC4.2 To support ~~and facilitate limited additional capacity at the existing cemetery at Confey in accordance with the Urban Design Framework for the new Neighbourhood at Confey~~ and facilitate the development of a new cemetery within lands zoned for Agricultural use north of Confey.

Section 12.7 Confey

Amend Section 12.7 as follows:

While a significant level of growth can be accommodated within/adjoining the defined Central Statistics Office (CSO) boundary for the Leixlip area, the level of housing growth required in the County Development Plan Core Strategy creates the need to identify suitable greenfield lands which are capable of accommodating further growth in the region of 1,765 residential units.

To address this requirement and in addition to the KDAs identified in this LAP, a significant land bank in Leixlip at Confey has been identified. These lands present considerable opportunities for a new residential and community neighbourhood with supporting social infrastructure.

The lands are strategically located in close proximity to the Dublin-Sligo rail line and in close proximity to the M4 and M3 motorways. Whilst this area presents significant opportunities for the future development of Leixlip, careful consideration must be given to the overall design. Therefore, in order to ensure that any future development is carried out in a sustainable manner ~~an Urban Design Framework (UDF)~~ *a Masterplan* has been prepared (refer to Appendix ~~A1~~ of this plan).

The Confey Urban Design Framework (UDF) was prepared as part of the Leixlip Local Area Plan and ~~This document has~~ informed the zoning of the lands at Confey and ~~acts as the~~ provided a preliminary design guide for the future development of these lands. The Masterplan (refer to Appendix 1) was prepared in accordance with Objective CON 1.1, and it incorporates and expands on the Confey Urban Design Framework (UDF) and follows on from the preliminary process, and provides area specific and detailed design guidance for the future development of these lands..

The following policy and objectives are applicable to the Urban Design Framework lands in Confey:

Policy CON1 – Confey	
CON1	It is the policy of the Council to ensure that lands located at Confey are developed in a sustainable manner and in accordance with the details set out in the Confey Urban Design Framework <i>Masterplan</i> recognising the area’s strategic location within the Dublin Metropolitan Area.
Objectives	

It shall be an objective of the Council;

CON 1.1

- a) No residential development shall take place on the *Confey Masterplan* lands identified within the ~~Confey Urban Design Framework~~ *Map No. 4 – Land Use Zoning Objectives* until such time as a masterplan is prepared and integrated into the Leixlip Local Area Plan by way of a statutory amendment to the Local Area Plan, pursuant to Section 20 of the Planning and Development Act 2000 (as amended).
- b) The masterplan should include (but not be restricted to):
 - i. Phasing infrastructure programme including physical, social, transport and economic infrastructure.
 - ii. ~~Site-Specific Strategic~~ Flood Risk Assessment for the masterplan lands. Such an assessment shall identify flood risk management options for the Confey area and will ensure any issues are assessed and mitigated further upstream and that there is no adverse impact on existing properties upstream, or in the area, whilst also demonstrating that the development of this land will not create an adverse impact on lands downstream between the proposed Confey UDF area and the confluence with the River Liffey;
 - iii. ~~Transport Impact Assessment~~ *Strategic Transport and Mobility Report* including proposals (if any) for Captain’s Hill (R149).
 - iv. Upgrades to Cope Bridge.
 - v. Details of any upgrade works to Captain’s Hill, to include entrances/exits to existing housing estates from same.
 - ~~vi. Statement of compliance with Urban Design Framework.~~
 - vii. Water and wastewater network requirements.
 - viii. Associated Environmental Assessments and appropriate climate proofing measures.
- c) Individual applications for smaller sections of the Confey masterplan lands shall not be considered by the Planning Authority or An Bord Pleanála until the masterplan is integrated into the Local Area Plan in accordance with (a) above.
- d) The Council will endeavour to initiate the preparation of this masterplan within 12 months of the adoption of the LAP.

Map No. 1 Leixlip Transport Map

Amend Map No. 1 to reflect the revised route for the ‘Proposed Strategic Pedestrian Cycle Route’.

Appendix 1 of the Leixlip Local Area Plan 2020-2023 (as extended)

Replace the Confey Urban Design Framework with the Confey Masterplan.

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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.*