



**PROPOSED RESIDENTIAL DEVELOPMENT AT
CONFEE, LEIXLIP, COUNTY KILDARE
FOR
LEIXLIP & NEWBRIDGE SPV LIMITED**

JULY 2026



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INTRODUCTION

These lands provide a marvellous opportunity to develop a landmark residential development outside Leixlip on the banks of the Royal Canal.

The site is located to the north of Leixlip in the designated first phase of residential development in the Confey Lands Masterplan. We propose a new, high-quality urban quarter with 140 units. Phase 1 will consist of 125 units, followed by Phase 2 with the remaining 15 units to complete the project

This unique development that will provide modern architecture, innovative design and high-end finishes in a varied mix of residential house types.

These lifetime homes will consist of housing, duplexes and apartments in 1-to-4-bedroom options. Building heights will vary. Two and three storey housing will be located toward the centre of the site with taller duplexes along the R149 Road. Two apartment buildings along the road will be 4 and 5 storeys in height.

The development will exploit the views, topography, solar orientation, and existing landscape features to deliver a first-class recreational amenity.

The public open spaces will be overlooked and provide both active and passive supervision for the development. The proposed development will provide a positive addition to the neighbourhood and endeavour to preserve as far as possible the existing ecological condition and its biodiversity.

CONTEXT

The site lies between the R149 road and the Royal Canal just east of Confey GAA grounds.

IT is a natural extension of the existing neighbourhoods north of Leixlip.

The R149 Road connects to Blanchardstown in the east and to Leixlip and Maynooth in the west

It is 4.176 Ha. in area and lies approximately 1.5 km north of Leixlip town centre.

Confey train station is less than 400m from the western boundary of the site along the canal tow path.

Irish Rail and Dart West are accessed via Leixlip Confey Station and the train takes 16 minutes to get to Heuston Station.

The eastern boundary is next to the Kildare / Dublin County boundary.

The site is well served with several schools within a 20-minute walk,

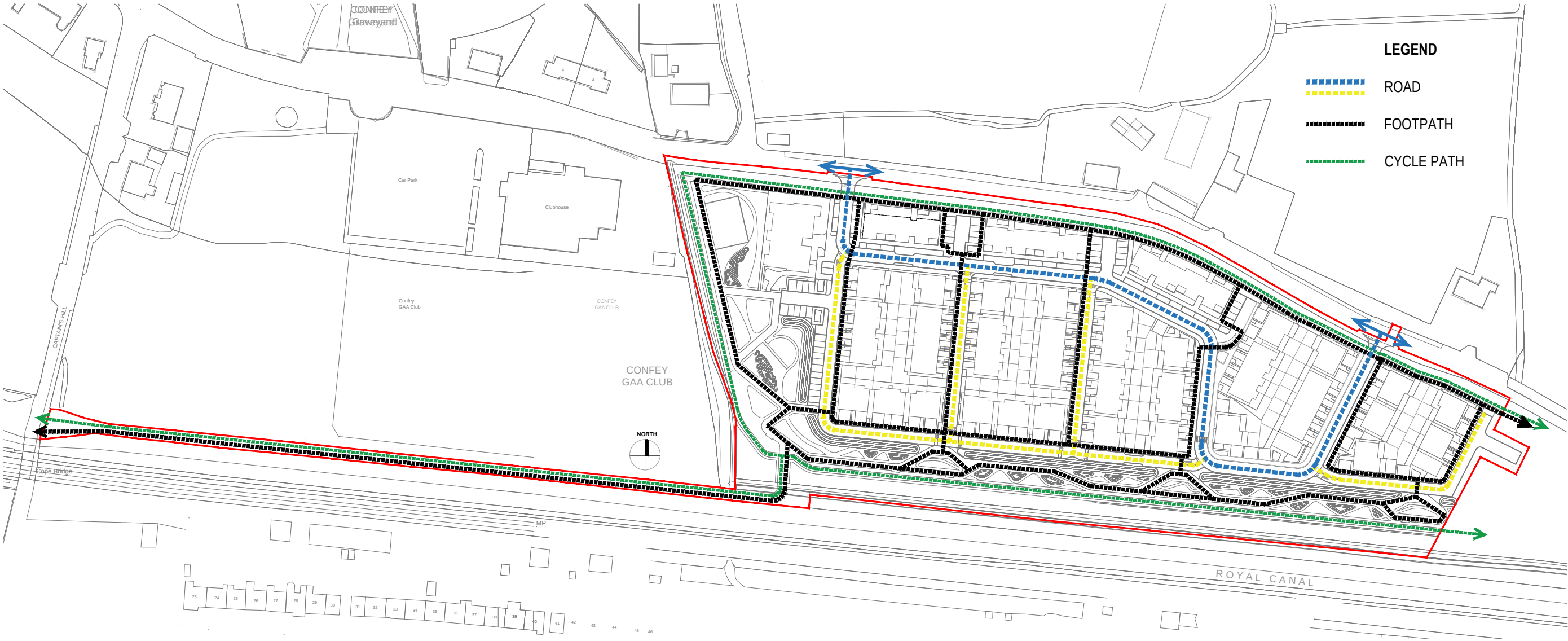
We propose a new, high-quality urban quarter with 140 units. Phase 1 will consist of 125 units, followed by Phase 2 with the remaining 15 units to complete the project



01. RESPONSE TO LRD OPINION

Layouts & Linkages

1.
S.3.9 of the Masterplan details Home zones linking the north and south of the site. It is not clear if this has been included or considered therefore clarity is sought on this matter.



LAYOUTS & LINKAGES
DIAGRAM

01. RESPONSE TO LRD OPINION

Residential Development Standards

The Planning Report states that a full Housing Quality Audit (HQA) is included. However, it is inadequate in that it does not compare the various metrics with respect to the units to any particular standard. An updated and complete HQA is required comparing the houses to the standards set out in Ch. 15 of the Kildare County Development Plan 2023-29 and the Compact Settlement Guidelines. Furthermore, in this instance, all duplex and apartment units should be compared against the relevant Apartment Guidelines. The floor to ceiling heights of all units should be included as should storage etc

Please see 2410_Housing & Quality Assessment

HOUSING QUALITY ASSESSMENT					Proposed Residential Development at Confey, Leixlip, Co. Kildare										Job no. 2410 Jul 26			TĒGOS ARCHITECTS		
House Type	Unit No.	Description	Height in Storeys	Gross Floor Area m2	Min. GFA Kildare CC*	Quality Housing for Sust.Com**	Living Room	Agg. Living Area	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Agg. Bedroom Area	Storage m2	Min. storage Kildare CC*	Quality Housing for Sust.Com**	Private Open Space m2	Min. PAOS Kildare CC *	Min. PAOS Sust.& Comp Dev. 2024 ***	Car Space
					Min. GFA, m2										Min. storage m2			Min. PAOS m2		
House Type A	7	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	59.8	75	50	2 on Curt.
House Type A	12	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	59.8	75	50	2 on Curt.
House Type A	26	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	60	75	50	2 on Curt.
House Type A	31	4 Bed Semi.	3 Storey	145	110	110	18.3	39.2	16.7	14.9	8.5	8.4	48.5	8	10	6	58.8	75	50	2 on Curt.
House Type B	8	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	87.9	75	50	2 on Curt.
House Type B	9	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	96.2	75	50	2 on Curt.
House Type B	10	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	84.2	75	50	2 on Curt.
House Type B	11	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	76.2	75	50	2 on Curt.
House Type B	27	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	78.2	75	50	2 on Curt.
House Type B	28	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	77.4	75	50	2 on Curt.
House Type B	29	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	62.2	75	50	2 on Curt.
House Type B	30	4 Bed Terr.	3 Storey	150	110	110	18.9	40	17	13.7	11.3	7.2	49.2	8	10	6	62.2	75	50	2 on Curt.
House Type C	3	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	52	75	50	1 on Curt.
House Type C	4	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	53	75	50	1 on Curt.
House Type C	5	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	54	75	50	1 on Curt.
House Type C	6	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	53	75	50	1 on Curt.
House Type C	43	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	51	75	50	1 on Curt.
House Type C	44	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	51	75	50	1 on Curt.
House Type C	45	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	61	75	50	1 on Curt.
House Type C	50	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	61	75	50	1 on Curt.
House Type C	51	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	51	75	50	1 on Curt.
House Type C	52	4 Bed Semi/Tx 2 Storey		128.8	110	110	18.9	48.7	13	11.4	7.4	7.1	38.9	6 +stairs attic	10	6	61	75	50	1 on Curt.
House Type D	13	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	43	60	40	1 on Curt.
House Type D	14	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	15	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	16	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	17	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	45	60	40	1 on Curt.
House Type D	32	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.
House Type D	33	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44.5	60	40	1 on Curt.
House Type D	34	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44.5	60	40	1 on Curt.
House Type D	35	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44.5	60	40	1 on Curt.
House Type D	36	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1		32.1	5.8	9	5	44	60	40	1 on Curt.

01. RESPONSE TO LRD OPINION

Residential Development Standards

House Type D	64	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	58	60	40	1 on Curt.	
House Type D	65	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	49	60	40	1 on Curt.	
House Type D	66	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	49	60	40	1 on Curt.	
House Type D	67	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	48	60	40	1 on Curt.	
House Type D	68	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	58	60	40	1 on Curt.	
House Type D	78	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	52	60	40	1 on Curt.	
House Type D	79	3 Bed Terr.	2 Storey	100.5	100	92	20.2	35.1	13.4	11.6	7.1	32.1	5.8	9	5	54	60	40	1 on Curt.	
House Type E	22	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	58	60	40	1 on Curt.	
House Type E	23	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	45	60	40	1 on Curt.	
House Type E	24	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	45	60	40	1 on Curt.	
House Type E	25	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	55	60	40	1 on Curt.	
House Type E	40	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	48	60	40	1 on Curt.	
House Type E	41	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	44	60	40	1 on Curt.	
House Type E	42	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	54	60	40	1 on Curt.	
House Type E	57	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	52	60	40	1 on Curt.	
House Type E	58	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	43	60	40	1 on Curt.	
House Type E	59	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	43	60	40	1 on Curt.	
House Type E	60	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	69	60	40	1 on Curt.	
House Type E	73	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	56	60	40	1 on Curt.	
House Type E	74	3 Bed Sem /	2 Storey	117.1	100	92	16	37.2	15.3	11.4	7.3	34	5	9	5	57	60	40	1 on Curt.	
House Type F	39	4 Bed det. Te	2 Storey	130.5	110	110	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	10	6	50	75	50	2 on Curt.
House Type F	63	4 Bed det. Te	2 Storey	130.5	110	110	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	10	6	60	75	50	2 on Curt.
House Type F	77	4 Bed det. Te	2 Storey	130.5	110	110	20.7	44.2	13.3	11.5	8.5	7.2	40.5	6	10	6	62	75	50	2 on Curt.
House Type G	2	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	64	60	40	2 on Curt.	
House Type G	18	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	61	60	40	2 on Curt.	
House Type G	21	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	65	60	40	2 on Curt.	
House Type G	37	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	60	60	40	2 on Curt.	
House Type G	45	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	50	60	40	2 on Curt.	
House Type G	49	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	50	60	40	2 on Curt.	
House Type G	53	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	66	60	40	2 on Curt.	
House Type G	56	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	58	60	40	2 on Curt.	
House Type G	61	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	108	60	40	2 on Curt.	
House Type G	69	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	63	60	40	2 on Curt.	
House Type G	72	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	62	60	40	2 on Curt.	
House Type G	75	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	79	60	40	2 on Curt.	
House Type G	80	3 Bed Semi	2 Storey	103.2	100	92	14	34.8	13	12.6	7.1	32.7	5.4	9	5	59	60	40	2 on Curt.	
House Type G1	1	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	45	60	40	2 on Curt.	
House Type G1	19	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	46	60	40	2 on Curt.	
House Type G1	20	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	50	60	40	2 on Curt.	
House Type G1	38	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	50	60	40	2 on Curt.	
House Type G1	47	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	2 on Curt.	
House Type G1	48	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	2 on Curt.	
House Type G1	54	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	50	60	40	2 on Curt.	

01. RESPONSE TO LRD OPINION

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House Type G1	55	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	2 on Curt.
House Type G1	62	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	44	60	40	2 on Curt.
House Type G1	70	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	44	60	40	2 on Curt.
House Type G1	71	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	53	60	40	2 on Curt.
House Type G1	76	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	43	60	40	2 on Curt.
House Type G1	81	3 Bed Semi	2 Storey	124.2	100	92	20.7	40.6	14.1	11.7	8.7	34.5	6.1	9	5	42	60	40	2 on Curt.

Total Gross Floor Area; sqm.		9646.5		KCC* Quality Housing for Sust Com.** Sust. & Comp. Development 2024 ***		Kildare County Council Development Plan; House Design; 15.4.6 Quality Housing for Sustainable Communities Sustainable & Compact Development; Table 5.1 Minimum Private Open Space Standards for Houses. Separation distances of 1.6m to be maintained between opposing windows serving habitable rooms.													
Total No. of Houses		103																	
Unit Type	Unit No.	Description	Height in Storeys	Gross Floor Area m2	Planning Design Standards 2025 (Min. Unit Size)	Agg. Living Area	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4	Agg. Bedroom Area	Storage m2	Planning Design Standards 2025 (Min. Stor.)	Private Open Space m2	Planning Design Standards 2025 (Min. Private Open space)	Dwelling Aspect	Car Spaces		
Duplex Type H-a	83	2 bed / 4p	1	73	63	30	11.4	11.6			23	7	6	10.8	7	Dual	1		
Duplex Type H-b	82	3 bed/6p	2	147	90	39.6	12.6	14.7	15.6		42.9	9.5	9	1435	9	Dual	1		
Duplex Type J-a	85	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	84	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	87	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	86	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	89	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	88	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	91	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	90	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	93	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	92	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	95	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	94	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	97	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	96	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	99	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	98	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	101	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	100	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Duplex Type J-a	103	2 bed / 4p	1	78	63	31.3	11.4	13.7			25.1	6.3	6	10.6	7	Dual	1		
Duplex Type J-b	102	3 bed/6p	2	140.4	90	42.1	12.6	14.7	15.6		42.9	9.8	9	9.8	9	Dual	1		
Total Gross Floor Area; sqm.		2404		Total No. of Duplexes		22													

01. RESPONSE TO LRD OPINION

Residential Development Standards

Unit No.	Description	Type	Level/Floor	Unit Size sq.m	Planning Design Standards 2025Min Unit Size	Dwelling Aspect	Orientation	Number of bedrooms	Living / Kitchen room area provided sq.m.	Aggregate bedroom area provided sq.m	Aggregate bedroom area required sq.m	Storage area provided sq.m	Planning Design Standards 2025Min Stor. Size	Private Amenity Space provided sq.m	Planning Design Standards 2025 Min Priv. Amenity
Apartment Block A															
Ground Floor															
A.L0 /01 type 1	2-bed apartment	Apartment	Ground Floor	77.6	73	Dual	S / W	2	26.3	23.9	22.8	6.7	6	12	6
A.L0 /02 type 2	1-bed apartment	Apartment	Ground Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	3	6.2	3
A.L0 /03 type 1	2-bed apartment	Apartment	Ground Floor	77.6	73	Dual	W/N	2	26.3	23.9	22.4	6.6	6	8	6
A.L0 /04 type 3	2-bed apartment	Apartment	Ground Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.4	6.7	6	8	6
First Floor															
A.L1 /05 type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	6	12.5	6
A.L1 /06 type 2	1-bed apartment	Apartment	First Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	3	6.2	3
A.L1 /07 type 1	2-bed apartment	Apartment	First Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A.L1 /08 type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6
A.L1 /09 type 3	2-bed apartment	Apartment	First Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	6	12	6
Second Floor															
A.L2 /10 type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	6	12.5	6
A.L2 /11 type 2	1-bed apartment	Apartment	Second Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	3	6.2	3
A.L2 /12 type 1	2-bed apartment	Apartment	Second Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A.L2 /13 type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6
A.L2 /14 type 3	2-bed apartment	Apartment	Second Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	6	12	6
Third Floor															
A.L3 /15 type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	S/W	2	26.3	23.9	24.4	6.7	6	12.5	6
A.L3 /16 type 2	1-bed apartment	Apartment	Third Floor	51.3	45	Single	W	1	22.1	11.9	11.4	4.5	3	6.2	3
A.L3 /17 type 1	2-bed apartment	Apartment	Third Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A.L3 /18 type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6
A.L3 /19 type 3	2-bed apartment	Apartment	Third Floor	77.7	73	Dual	S/E	2	27.8	25.1	22.8	6.5	6	12	6
Fourth Floor															
A.L4 /20 type 2	1-bed apartment	Apartment	Fourth Floor	51.3	45	Single	W	1	21.6	12.1	11.4	4.7	3	6.2	3
A.L4 /21 type 1	2-bed apartment	Apartment	Fourth Floor	77.6	73	Dual	NW	2	26.3	23.9	22.8	6.6	6	8	6
A.L4 /22 type 3	2-bed apartment	Apartment	Fourth Floor	77.7	73	Dual	N/E	2	27.5	25.1	22.8	6.7	6	8	6

Total Gross Floor Area; sqm.	1576.5
Total No. of Apartments	22

Planning Design Standards for Apartments. Guidelines for Authorities 2025
Appendix 1; Minimum Floor Areas Standards.

01. RESPONSE TO LRD OPINION

Residential Development Standards

Apartments	1 bed apartments	2 bed apartments	Total No.
Number	5	17	22

	1 Bed	2 Bed	3 Bed	4 Bed		Total
Houses			56	25		88
Duplexes		11	11			22
Apartments	5	17				22
Total Resider	5	28	67	25		125
	4.00%	22.50%	53.50%	20%		100%

Site Statistics

Total site Area	4.260 Ha
Development Site Area	2.986 Ha
Number of Units	125

Density	125 / 2.986	42.98 u.p.Ha.	
Gross Floor Area	(9646.6+2404 + 1576.5)	13627.1 sqm	
Plot Ratio	13627.1 / 2.986	0.46	
Site Coverage		21.74%	
Dual Aspect	Houses	81	65%
96% Dual Aspect	Duplexes	22	17%
	Apartments	17	14%
Single Aspect	Apartments	5	4%
Total		125	100%

Communal Open Space for Apartment Block A

Unit Type	Min. Area Per Unit	No. of Units	Area Req'd.
1 Bed apartment	5 m2	5	25 m2
2 Bed Apartment	7 m2	17	119 m2
Total Area Required			144 m2
Totla Area Provided			154 m2

Communal Open Space for Duplex Units

Unit Type	Min. Area Per Unit	No. of Units	Area Req'd.
2 Bed duplex	7 m2	11	77 m2
3 Bed Duplex	9 m2	11	99 m2
Total Area Required			176m2
Totla Area Provided			230 m2

Open Space	Area (Hectares)
Linear Park	0.7623 Ha.
Class 1 Open Space	0.4212 Ha (14.5% of 2.968 Ha.)
Total Open Space	1.1835 Ha. (28.2 % of 4.260 Ha.)

When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms16 at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.

Sustainable & Compact Development; Table 5.3.1 Separation Distances

Cycle Parking Spaces	No. of Units	No. Bedrooms	Visitor Bikes (1.3 per unit)	Bikes on Carriage	Secure Bike Stands		Total
Apartment Block A	22	35	11	36 in Ground Floor Storage	18	1 spaces per bedroom	
Unlocked Houses (No Carriage in Front Garden Secured)	38	48		40		1 spaces per bedroom	
Duplex, Secured Shed/Field Stands	22	35	11		36	1 spaces per bedroom	
Houses (on Carriage in rear Garden)	61	208		208			
Visitor Bike Stands					16		
Total Bike Spaces Needed		362	22				384
Total Bike Spaces Provided				384	180		564

Car Parking	No. of Spaces
On Carriage	135
Duplex Allocation	22
Apartment Allocation	38
Visitor Spaces (incl. 3 no. disabled Spaces & 8 EV spaces)	17
Total (1.4 spaces per unit average)	175

01. RESPONSE TO LRD OPINION

Materials/Finishes.

The details regarding finishes are lacking particularly with respect to Block A, the most prominent structure at the site. Please submit a full schedule of materials used for all structures.

Please see Dwg. No. 2410_FINISHES_001



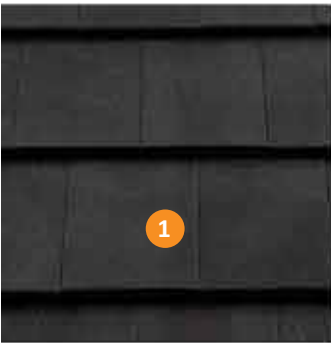
Block A



Type A-B



Type G/G1



1

DARK GREY / BLACK ROOF TILE OR SIMILAR



2

BLACK ALUMINIUM SOFFIT, GUTTER AND DOWNPIPES



3

SELECTED DARK GREY WINDOWS



4

SELECTED COLOURED DOOR OR SIMILAR



5

DARK GREY OR GREEN CANOPY OR SIMILAR



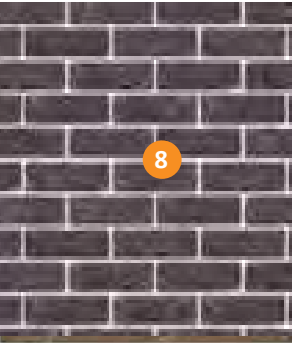
6

METAL UPRIGHTS BALCONY RAILINGS



7

SELECTED BUFF BRICK



8

SELECTED DARK BRICK

01. RESPONSE TO LRD OPINION

Materials/Finishes.

The details regarding finishes are lacking particularly with respect to Block A, the most prominent structure at the site. Please submit a full schedule of materials used for all structures.

Please see Dwg. No. 2410_FINISHES_001



FRONT EASTERN ELEVATION TO BLOCK A



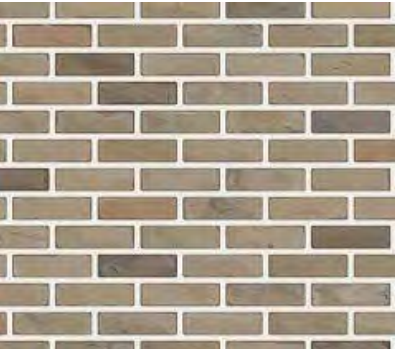
SELECTED BALCONY & RAILINGS



SELECTED CANOPY



SELECTED WINDOWS



SELECTED BUFF BRICK

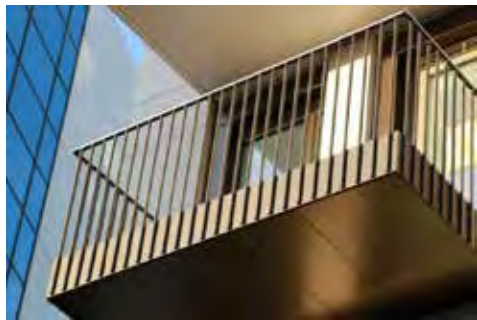


SELECTED DARK BRICK

01. RESPONSE TO LRD OPINION



FRONT EASTERN ELEVATION TO BLOCK A



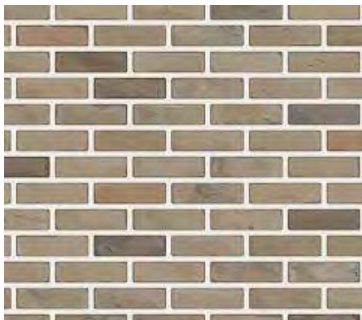
SELECTED BALCONY & RAILINGS



SELECTED CANOPY



SELECTED WINDOWS



SELECTED BUFF BRICK



SELECTED DARK BRICK

01. RESPONSE TO LRD OPINION

Transportation

The Transport/Roads Planning Section of the KCC Transport, Mobility and Open Spaces Department has the following comments in relation to the above application.

14. The applicant is to submit details and locations on a drawing of appropriate secure bicycle storage for the proposed development in accordance with KCC Development Plan 2023-2025.

Please see Dwg. No. 2410_SITE_0509; Bins & Bicycle Shelter & Dwg. No. 2410_SITE_0507_BIKE

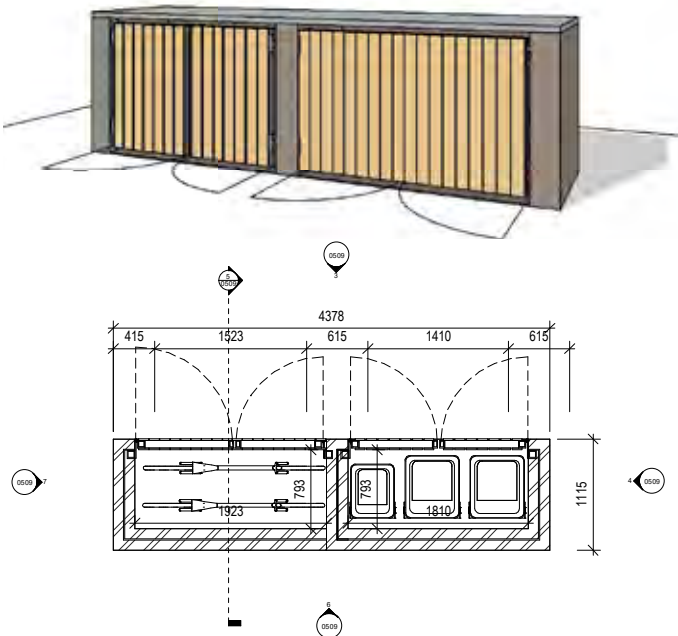


BIKE STORES
DIAGRAM

Cycle Parking Spaces	No. of Units	No. Bedrooms	Visitor Bikes 0.5 per unit	Bikes on Curtilage	Secure Bike Stands		Total
Apartment Block A	22	39	11	36 in Ground Floor Storage	18	1 spaces per bedroom	
Terraced Houses; (on Curtilage in Front Garden; Secured)	20	60		40		1 spaces per bedroom	
Duplex; Secured Sheffield Stands	22	55	11		66	1 spaces per bedroom	
Houses (on Curtilage in rear Garden)	61	208		208			
Visitor Bike Stands					16		
Total Bike Spaces Needed		362	22				384
Total Bike Spaces Provided				284	100		384



NO 1 - FLOOR PLANS OF BIKE STORES IN APARTMENT BLOCK A



NO 3 - FLOOR PLANS OF BIKE & BIN STORES IN TERRACED
HOUSING



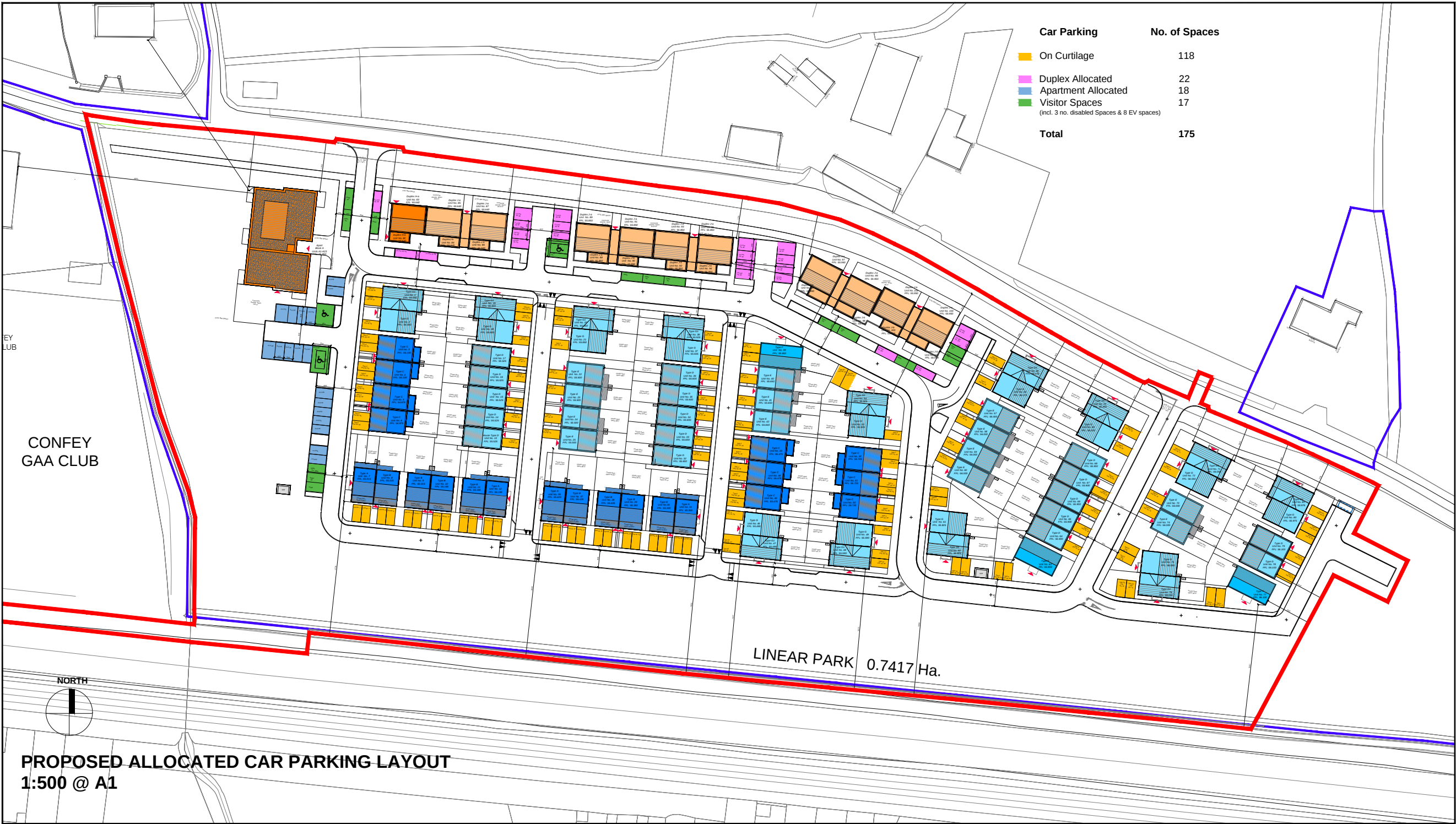
NO 2 & 6 - SHEFFIELD-TYPE BICYCLE STANDS

01. RESPONSE TO LRD OPINION

Transportation

- 9. The applicant to provide a car parking strategy for the proposed management of the car parking spaces for proposed development. The applicant has not detailed how the reduced number of car parking spaces will be allocated for users.
- 11. The applicant to provide details of EV charging car parking spaces and ducting for the at least 20% of the spaces.

Please see Dwg. No. 2410_SITE_0507; Car Parking

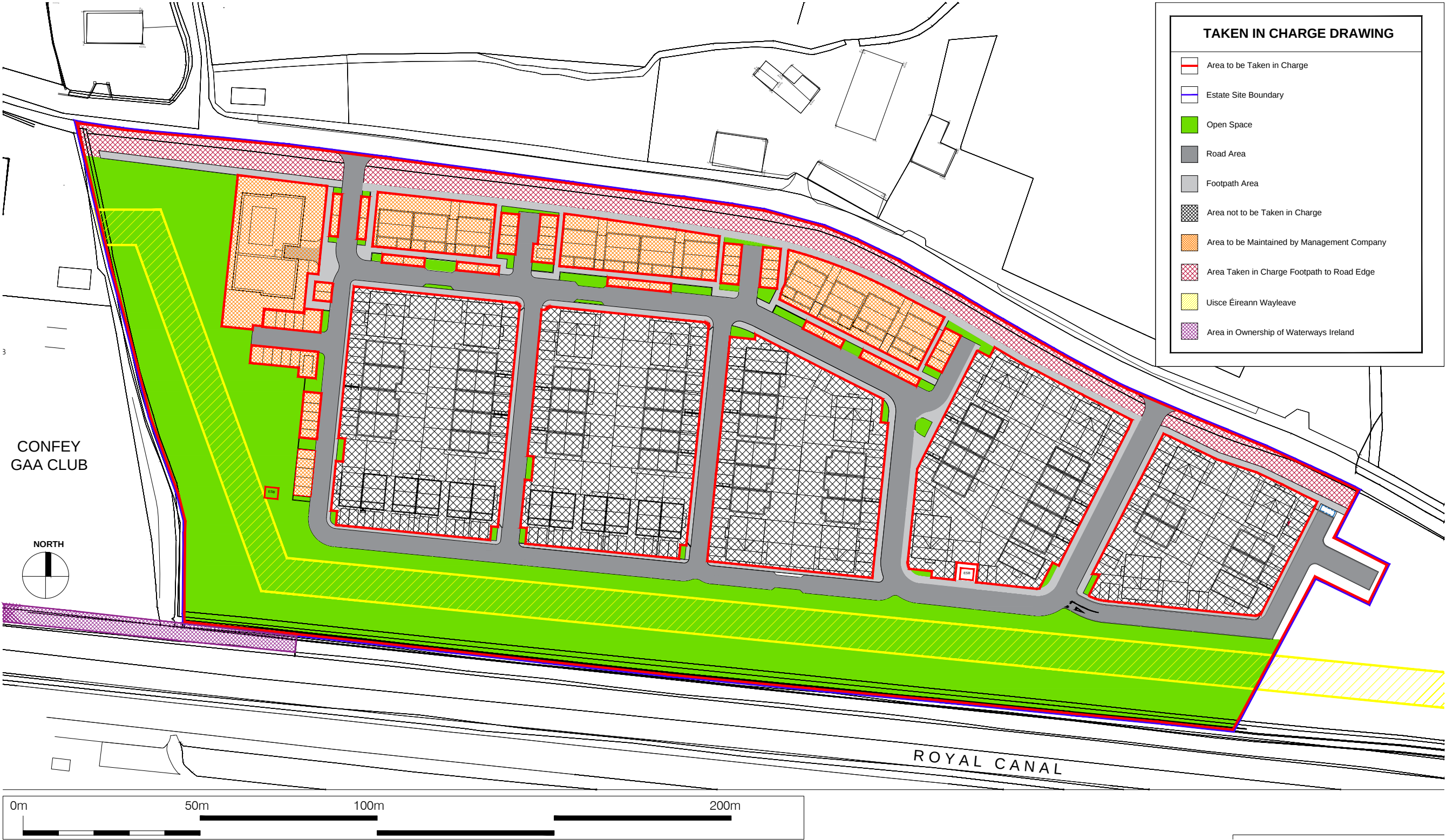


01. RESPONSE TO LRD OPINION

Building & Development Control

The Building and Development Control Section of KCC makes the following comments on the submitted documents:

1.No Taking in Charge (TIC) map submitted with the application.
Please see Dwg. No. 2410_SITE_0504; Taking-in-Charge



02. CONTEXT

CONNECTIONS

Topographically the site falls from the north to the south. The development of the site will naturally evolve through the use of existing trees and landscape features to determine the approach to the site. Road edges, mature trees and existing walls will be retained where possible.

It will also provide the continuation of the green route from the existing neighbourhoods south of the Royal Canal across the site to the proposed park lands and new recreational grounds of the Confey developments.

The development positively contributes to the character and identity of the neighbourhood through the protection of the site features and the preservation of the setting of the Royal Canal. It is designed so as to address all aspects of the proposed open spaces whilst offering animated street frontage and a passive security layout.

There are proposed frequent visual and physical links through the development from the R149 to allow for a legible and transparent urban structure.

Through the use of landmarks, focal points, gateways and views we can provide clear and navigable routes. These will link the existing communities to the south via a new pedestrian bridge to the proposed development and on through to the new parklands in the north.



View along the towpath of the Royal Canal towards Leixlip Confey Bridge



View of the site from Eastern boundary



View along the R149 to allow

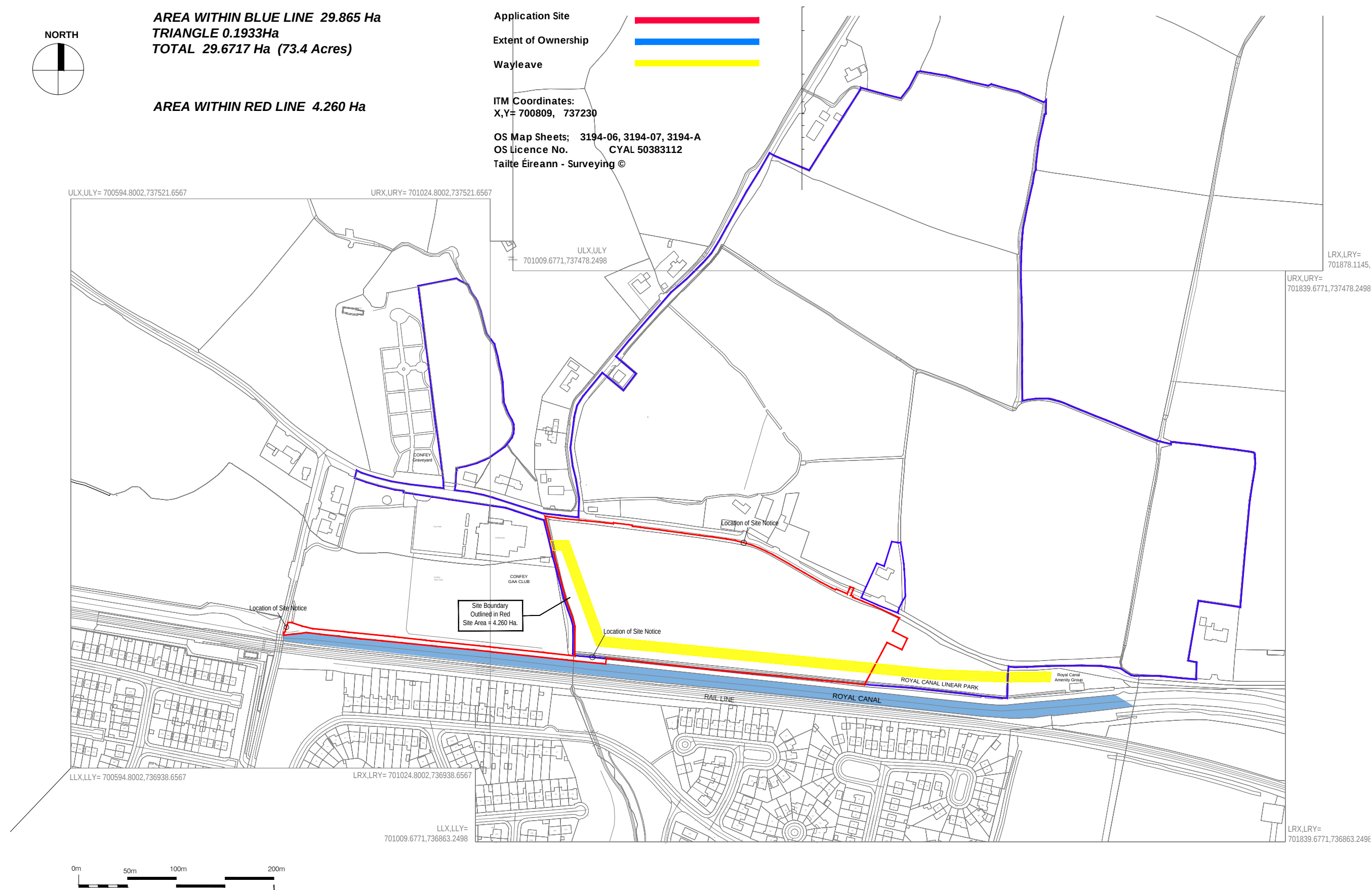


View of the Leixlip Bridge with the Leixlip (Confey) Dart Station beyond

01. CONTEXT
LOCAL CONTEXT



02. CONTEXT
SITE LOCATION OS MAP



03. SITE LOCATION MAP

