



Form to be included with an application for permission for a Large-scale Residential Development

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

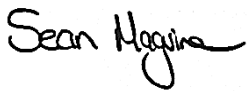
It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Form no. 19	 Kildare County Council Comhairle Contae Chill Dara
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Supplementary information to accompany an application for a Large-scale Residential Development

Prospective Applicant Name:	Leixlip and Newbridge SPV Limited
Address:	1st Floor, Block One, Quayside Business Park, Dundalk, Co. Louth
Telephone:	086 2363490
Email:	john.moyliffey@gmail.com

Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Sean Maguire, McGill Planning Ltd.
Correspondence Address:	9 Pembroke Street Upper Dublin 2 D02 KR83
Telephone:	01 2846464
Email:	info@mcgplanning.ie sean@mcgplanning.ie

Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	30.07.26

Address of the proposed Large-scale Residential Development:
Large-Scale Residential Development (LRD) at this site located in the townland of "Confey", Leixlip, Co. Kildare. The main development site is bounded to the north by R149 road, Confey GAA Club to the west, Royal Canal to the south and agricultural lands to the east.
The application site also includes a section of the Royal Canal towpath extending from Cope Bridge to the south-western boundary of the site to facilitate surface improvement works.

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	The proposed LRD is located on land that is zoned 'C – New Residential and F2 Strategic Open Space as per Leixlip Local Area Plan 2020 - 2023 Extended to 30th March 2029. The zoning objective of the land facilitates its use for the purposes of the proposed application
Existing use(s) of the site and proposed use(s) of the site:	Existing: Agricultural Proposed: Residential

Supporting documents	Enclosed
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Site location map sufficient to identify the land, at appropriate scale.	Yes [x] (Please refer to Tegos architectural pack)	No: []	
Layout plan of the proposed development, at appropriate scale.	Yes [x] (Please refer to Tegos architectural pack)	No: []	

Statement of consistency with the Development Plan	Yes [x] (Please refer to the Planning Report prepared by MCG)	No: []	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes [x] (Please refer to the Planning Report prepared by MCG)	No: []	N/A: []
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes [x] (Please refer to the Planning Report prepared by MCG)	No: []	N/A: []
Design:			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes [x] (Please refer to Tegos Architectural Design Statement)	No: []	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes [x] (Please refer to Tegos Schedule of Accommodation and Housing Quality Assessment)	No: []	
Water Services:	Enclosed		

	Please refer to the Corrigan Hodnett Consulting Civil & Structural Engineers pack – please refer to the COF & SODA (Appendix B of this application form)		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes ☒ See Confirmation of Feasibility and Statement of Design Acceptance issued by Uisce Eireann appended to this application form	No: ☐	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes ☒ See Confirmation of Feasibility appended to this application form	No: ☐	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes ☒ See Confirmation of Feasibility and Statement of Design Acceptance appended to the planning application form	No: ☐	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes ☒ See Corrigan Hodnett Consulting Civil & Structural Engineers Engineering Services Report.	No: ☐	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes ☒ See Corrigan Hodnett Consulting Civil & Structural Engineers Engineering Services Report.	No: ☐	
Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes ☒ Please refer to TIA prepared by NRB Consulting Engineers.	No: ☐	

Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes [x] Please refer to TIA prepared by NRB Consulting Engineers.	No: []	N/A: []
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.	Yes [x] (Please refer to Tegos Architects taken in charge drawing)	No: []	
Maps, Plans and Drawings:	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes [x] Please refer to the pack prepared by Tegos Architects	No: []	

Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes [x] Please refer to the pack prepared by Tegos Architects	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes [x] Please refer to the pack prepared by Murphy + Sheanon Horticulture & Landscape Architecture	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes [x] Please refer to the pack prepared by MCG Planning & Tegos Architects	

(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes [x] Please refer to M&E pack prepared by Waterman Moyan	
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		No [x]
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		No [x]
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	Yes [x] Please refer to the planning report prepared by MCG Planning	

Breakdown of Housing units:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	0	N/A
2-bed	0	N/A
3-bed	56	6187m2
4-bed	25	3459.5m2
4+ bed	0	N/A
Total	81	9646.5m2

Apartments/Duplex Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	0	N/A
1-bed	5	256.5 m2
2-bed	28	2173 m2

3-bed	11	1511 m2
4-bed	0	N/A
4+ bed	0	N/A
Total	44	3980.5 m2 Lift cores/common areas excluded from residential floor space and treated as disregarded floor space.

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

State total number of residential units in proposed development	125
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LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	13627.1 m2
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	127.4m2
(i) Parking	0m2 (Excluding surface level parking)
(ii) Childcare	0m2
(iii) Bins/bikes Stores/Plant for apartments/Duplexes	107.90m2
(iv) ESB Substations	19.5 m2

(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	0m ²
Class of Development	Gross Floor Space in m
(i)N/A	0m ²
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	13627.1 m ²
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	100%

Planning Authority Official Use only:
Planning Reference:
Planning Authority Stamp:

APPENDIX A – CONFIRMATION OF PAYMENT

DRES DEVELOPMENTS CURR NO 1		EUR	16,250.00
[REDACTED] 4186			
AIB reference no	[REDACTED] S6PSG		
Payee name	Kildare County Council		
Payee address	Aras Chill Dara, Devoy Park, Naas, Kildare, W91 X77F, Ireland		
Payee bank details	IE69BOFI90123911066806 BOFIIIE2DXXX Ireland		
28/07/2026	Kildare County Council IE69BOFI90123911066806		COMPLETED
My statement message	KildareCo OFF-001		
Payee message	DRES quote 120000107419		
Additional information for payee	DRES Properties, quote 120000107419, OFF-001		
Payment option	Standard		
Fee CCY	EUR		

APPENDIX B – Statement of Design Acceptance & COF



CONFIRMATION OF FEASIBILITY

Paul Corrigan
Corrigan Hodnett CE
Unit 84
Omni Park Shopping Centre
Santry
Dublin 9
D09TY8K

29 May 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Our Ref: CDS26003112 Pre-Connection Enquiry
Lands at, Confey, Leixlip, Co. Kildare

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Housing Development of 140 unit(s) at Lands at, Confey, Leixlip, Co. Kildare, (the **Development**).

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection** - Feasible Subject to upgrades
- In order to accommodate the proposed connection, approximately 1.2km of the existing 3" main must be upgraded to 250mm ID. Uisce Éireann currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project (Phase 2 Confey network upgrades) is scheduled to be completed by Q2/2027 (subject to change)
- The connection main should be a 150mm ID pipe with a bulk meter and associated telemetry system installed on the line.



Stiúrthóir / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363

- **Wastewater Connection** - Feasible without infrastructure upgrade by Uisce Éireann
- As per Uisce Éireann GIS records (please see Section B of this letter), Uisce Éireann assets are present on the site. The Developer must demonstrate that proposed structures and works will not inhibit access for maintenance or endanger structural or functional integrity of the assets during and after the works. For design submissions and queries related to diversion/build near or over, please contact UÉ Diversion Team via email address diversions@water.ie

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

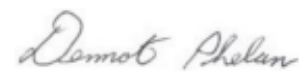
Where can you find more information?

- **Section A** - What is important to know?
- **Section B** - Details of Uisce Éireann's Network(s)

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit www.water.ie/connections, email newconnections@water.ie or contact 1800 278 278.

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Section B – Details of Uisce Éireann's Network(s)

The map included below outlines the current Uisce Éireann infrastructure adjacent the Development: To access Uisce Éireann Maps email datarequests@water.ie



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Note: The information provided on the included maps as to the position of Uisce Éireann's underground network(s) is provided as a general guide only. The information is based on the best available information provided by each Local Authority in Ireland to Uisce Éireann.

Whilst every care has been taken in respect of the information on Uisce Éireann's network(s), Uisce Éireann assumes no responsibility for and gives no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided, nor does it accept any liability whatsoever arising from or out of any errors or omissions. This information should not be solely relied upon in the event of excavations or any other works being carried out in the vicinity of Uisce Éireann's underground network(s). The onus is on the parties carrying out excavations or any other works to ensure the exact location of Uisce Éireann's underground network(s) is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.



Paul Corrigan
Corrigan Hodnett CE
Balheary Demesne
Balheary Road
Swords
Dublin
K67E5A0

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

10 July 2026

**Re: Design Submission for Lands at, Confey, Leixlip, Kildare (the "Development")
(the "Design Submission") / Connection Reference No: CDS26003112**

Dear Paul Corrigan,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Uisce Éireann has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before you can connect to our network you must sign a connection agreement with Uisce Éireann. This can be applied for by completing the connection application form at www.water.ie/connections. Uisce Éireann's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Uisce Éireann's network(s) (the "Self-Lay Works"), as reflected in your Design Submission. Acceptance of the Design Submission by Uisce Éireann does not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Uisce Éireann representative:

Name: Antonio Garzón Mielgo
Email: antonio.garzonmielgo@water.ie

Yours sincerely,

Dermot Phelan
Connections and Developer Services

Stiúthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Milican, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thailbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
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Appendix A

Document Title & Revision

- CHC-00-GR-DR-C-00300-S4-P04_Watermain Layout
- CHC-00-GR-DR-C-00200-S2-P06
- CHC-00-GR-DR-C-00211-S4-P03_Drainage_Longitudinal Sections -Foul

Additional Comments

The design submission will be subject to further technical review at connection application stage.

Uisce Éireann cannot guarantee that its Network in any location will have the capacity to deliver a particular flow rate and associated residual pressure to meet the requirements of the relevant Fire Authority, see Section 1.17 of Water Code of Practice.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Uisce Éireann will not, in any way, render Uisce Éireann liable for any elements of the design and/or construction of the Self-Lay Works.

APPENDIX C – KCC Part V Engagement Letter

Sean Maguire

Subject: FW: Confey, Leixlip

From: Siobhan O Callaghan <socallaghan@kildarecoco.ie>
 Sent: Thursday 30 July 2026 08:52
 To: Sean Maguire <sean@mcgplanning.ie>; Amy Lee <alee@dres.ie>
 Cc: Andrew Kinnear <akinneer@dres.ie>; bwilson <bwilson@dres.ie>; Declan J. Kelly <djkelly@kildarecoco.ie>; John Healy <jhealy@kildarecoco.ie>; Kelly Mallon <kmallon@kildarecoco.ie>; Trevor Sadler <trevor@mcgplanning.ie>
 Subject: RE: Confey, Leixlip

Hi Seán,

The Agreement in principle email shows that you have engaged and we have agreed your obligation. A letter of engagement isn't required when you have that. The Planning Dept. are aware of the changes in the process.

If you have any further queries please do not hesitate to contact me.

Kind regards,

Siobhán

Siobhán O'Callaghan

Oifigeach Foirme | An Rannóg Tithíochta | Cuid V
 Staff Officer | Housing Department | Part V

Comhairle Contae Chill Dara, Áras Chill Dara, Páirc Uí Dhubhuí, An Nás, Co. Chill Dara, W91 X77F
 Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F

P 045 980675

E socallaghan@kildarecoco.ie

W kildarecoco.ie



Comhairle Contae Chill Dara
 Kildare County Council



From: Siobhan O Callaghan <socallaghan@kildarecoco.ie>
 Sent: Wednesday 29 July 2026 16:13
 To: Amy Lee <alee@dres.ie>
 Cc: Andrew Kinnear <akinneer@dres.ie>; bwilson <bwilson@dres.ie>; Sean Maguire <sean@mcgplanning.ie>;
 Declan J. Kelly <djkelly@kildarecoco.ie>; John Healy <jhealy@kildarecoco.ie>; Kelly Mallon
 <kmallon@kildarecoco.ie>
 Subject: FW: Confey, Leixlip

Hi Amy,

Thank you for your correspondence and for the submission of the Part V proposals in respect of the above-referenced development.

Based on the information provided, we are broadly satisfied with the proposal as submitted. We are happy to proceed to agreement in principle, save for cost elements, which will require further negotiation following a successful planning application process.

Please note that any agreement in principle is provisional and may be subject to change arising from amendments required under planning conditions issued by the Planning Authority.

If you require any further information or wish to discuss any aspect of the above, we remain available at your convenience.

Kind regards,

Siobhán

Siobhán O'Callaghan
 Oifigeach Foirme | An Rannóg Tithíochta | Cuid V
 Staff Officer | Housing Department | Part V

Comhairle Contae Chill Dara, Áras Chill Dara, Páirc Uí Dhubhuí, An Nás, Co. Chill Dara, W91 X77F
 Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F

P 045 980675

E socallaghan@kildarecoco.ie

W kildarecoco.ie



Comhairle Contae Chill Dara
 Kildare County Council



Appendix D – Letter of Consent Waterways Ireland

Waterways Ireland
Floor 2 Block C, Ashtowngate,
Navan Road,
Dublin 15,
D15 Y3EK

Senior Administrative Officer,
Kildare County Council,
Planning Department,
Áras Chill Dara
Devoy Park
Naas
W91 X77F

24th July 2026

Re: Large-Scale Residential Development (LRD) on a site at Confey, Leixlip, Co. Kildare

To Whom It May Concern:

We, Waterways Ireland, are the owners of the land located along the Royal Canal Greenway, Confey, Leixlip, Co. Kildare.

Waterways Ireland hereby consents to Leixlip and Newbridge SPV Limited to make a planning application on lands within our control as outlined and marked on the accompanying map.

This consent is provided solely for the purpose of enabling the submission of a planning application and shall not be construed as granting permission to carry out any works, granting any legal interest in the lands, or prejudicing Waterways Ireland's right to require any further approvals or consents.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours faithfully



Waterways Ireland

