

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 <akinnear@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 Foirne | 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

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Comhairle Contae Chill Dara
Kildare County Council



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Spirit of Kildare

www.spiritofbrigid.ie



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 Foirne | An Rannóg Tithíochta | Cuid V
Staff Officer | Housing Department | Part V

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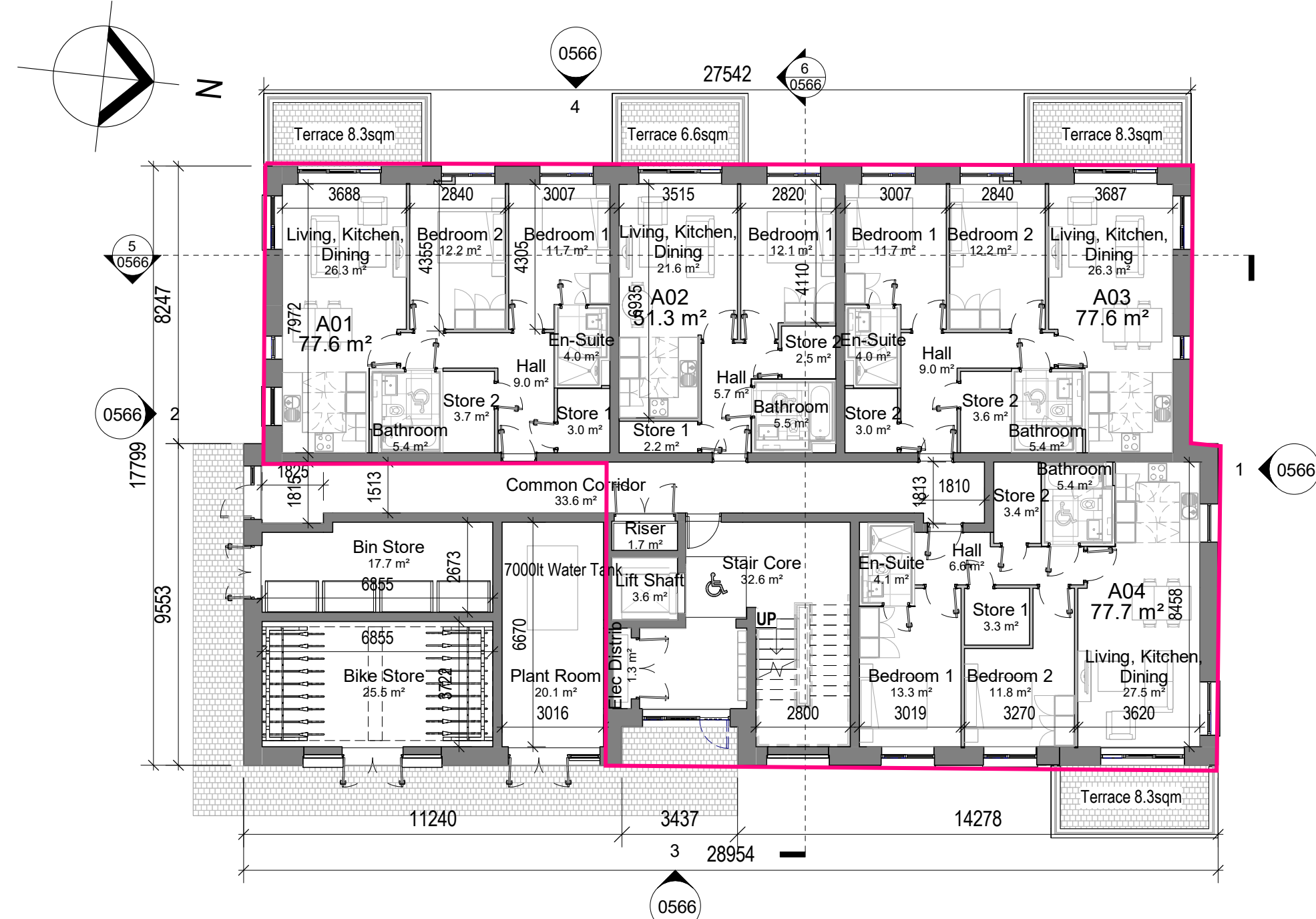
E socallaghan@kildarecoco.ie

W kildarecoco.ie

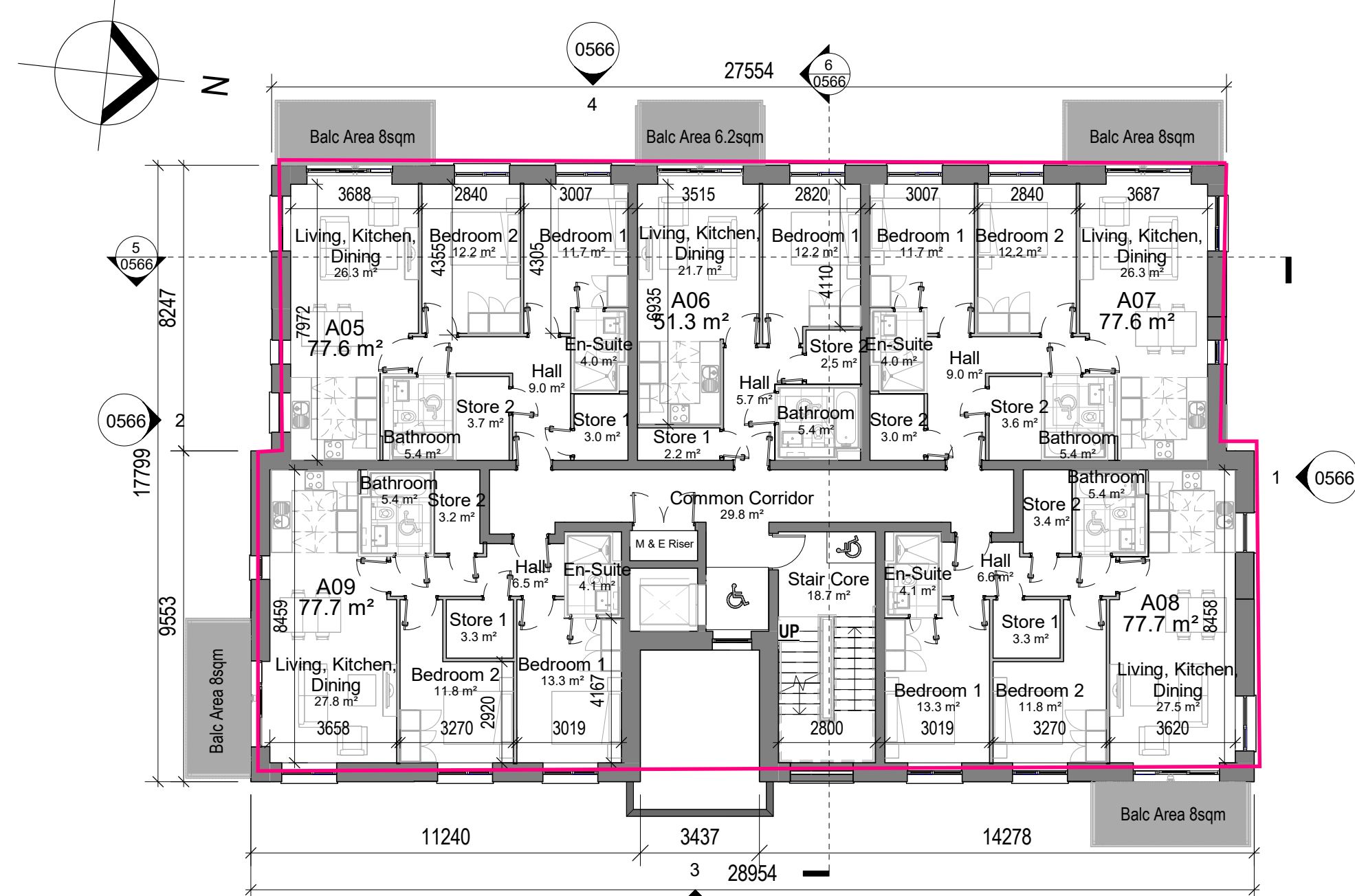


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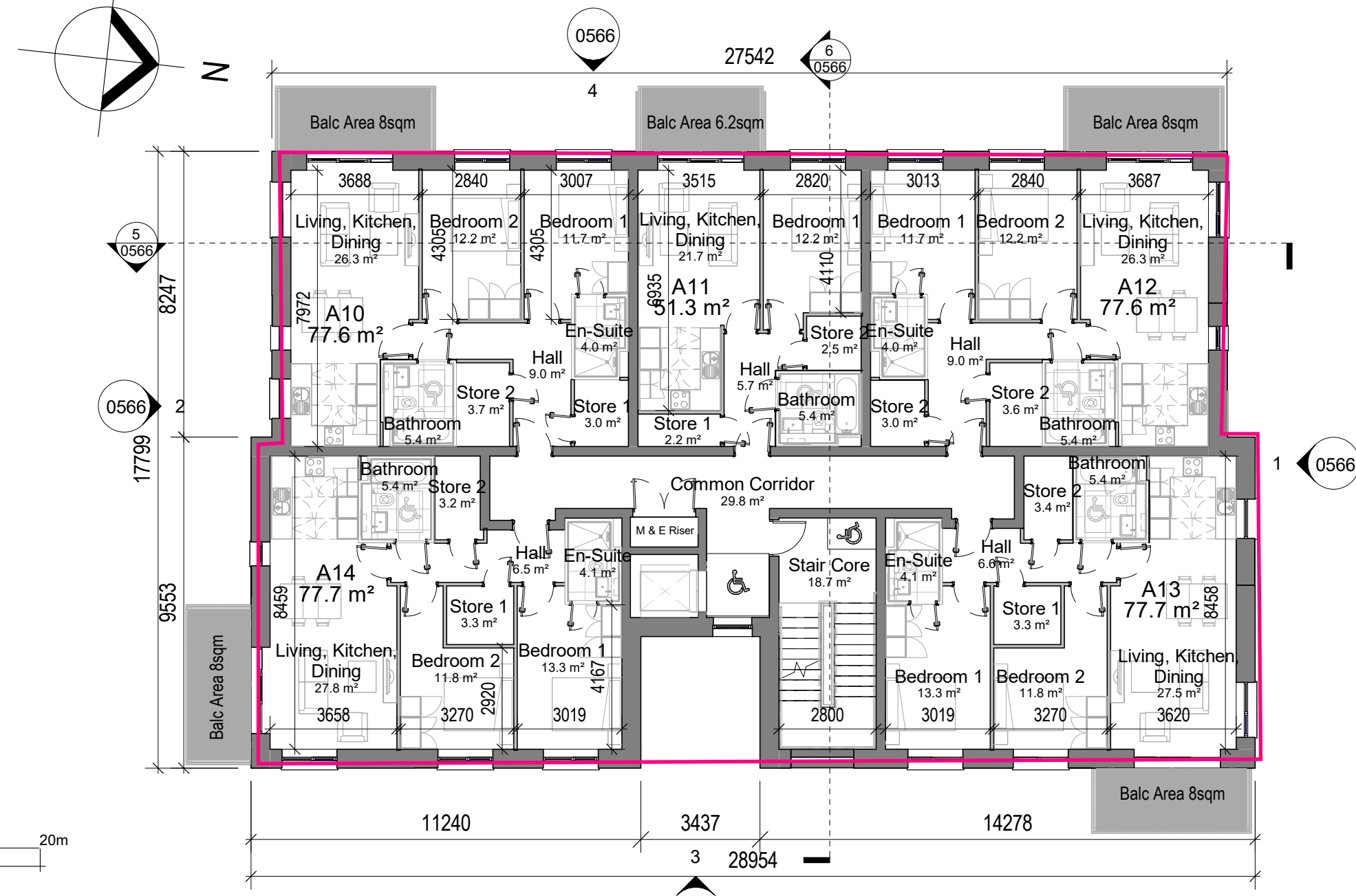




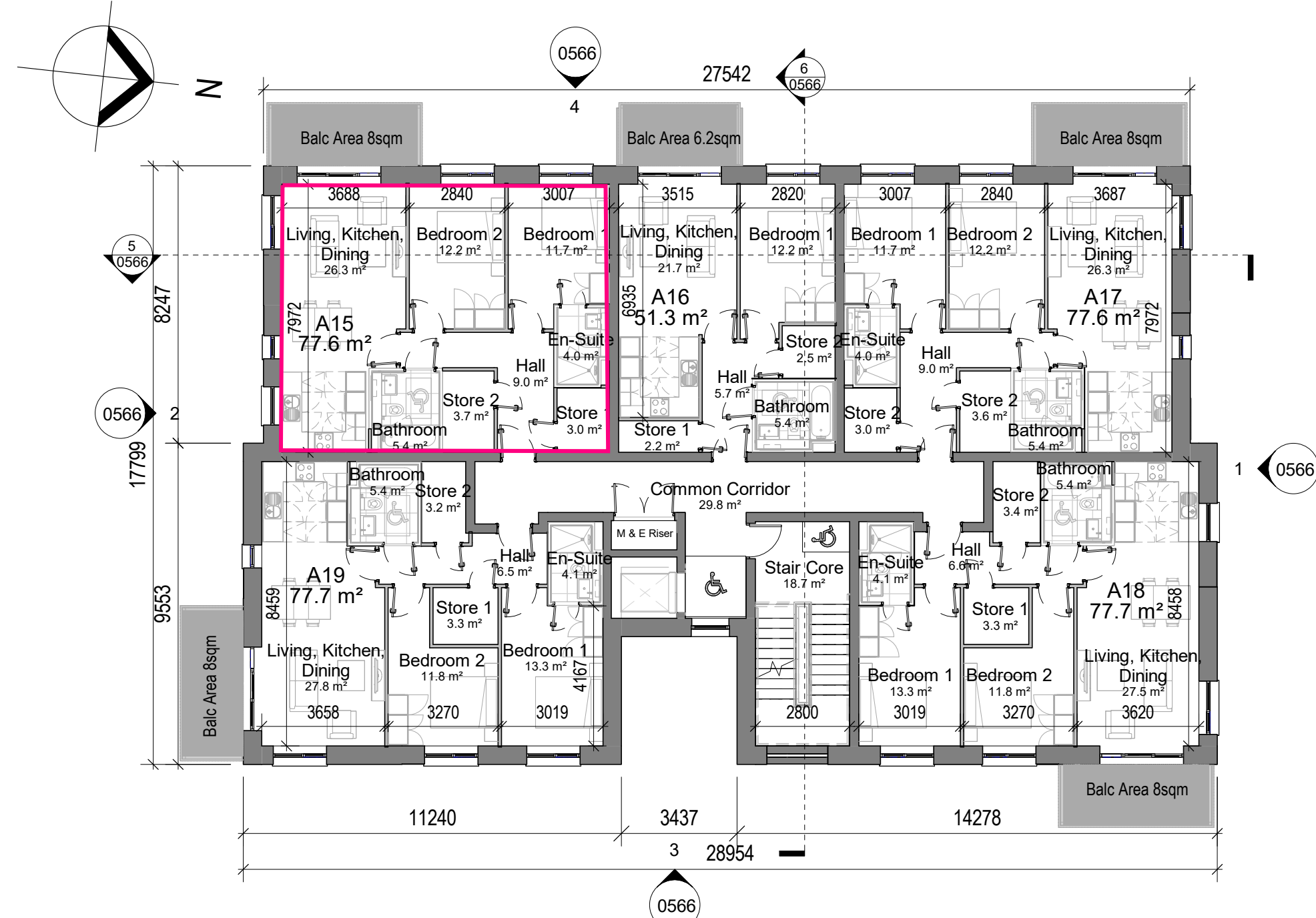
1 Planning - Ground Floor Plan
1 : 150



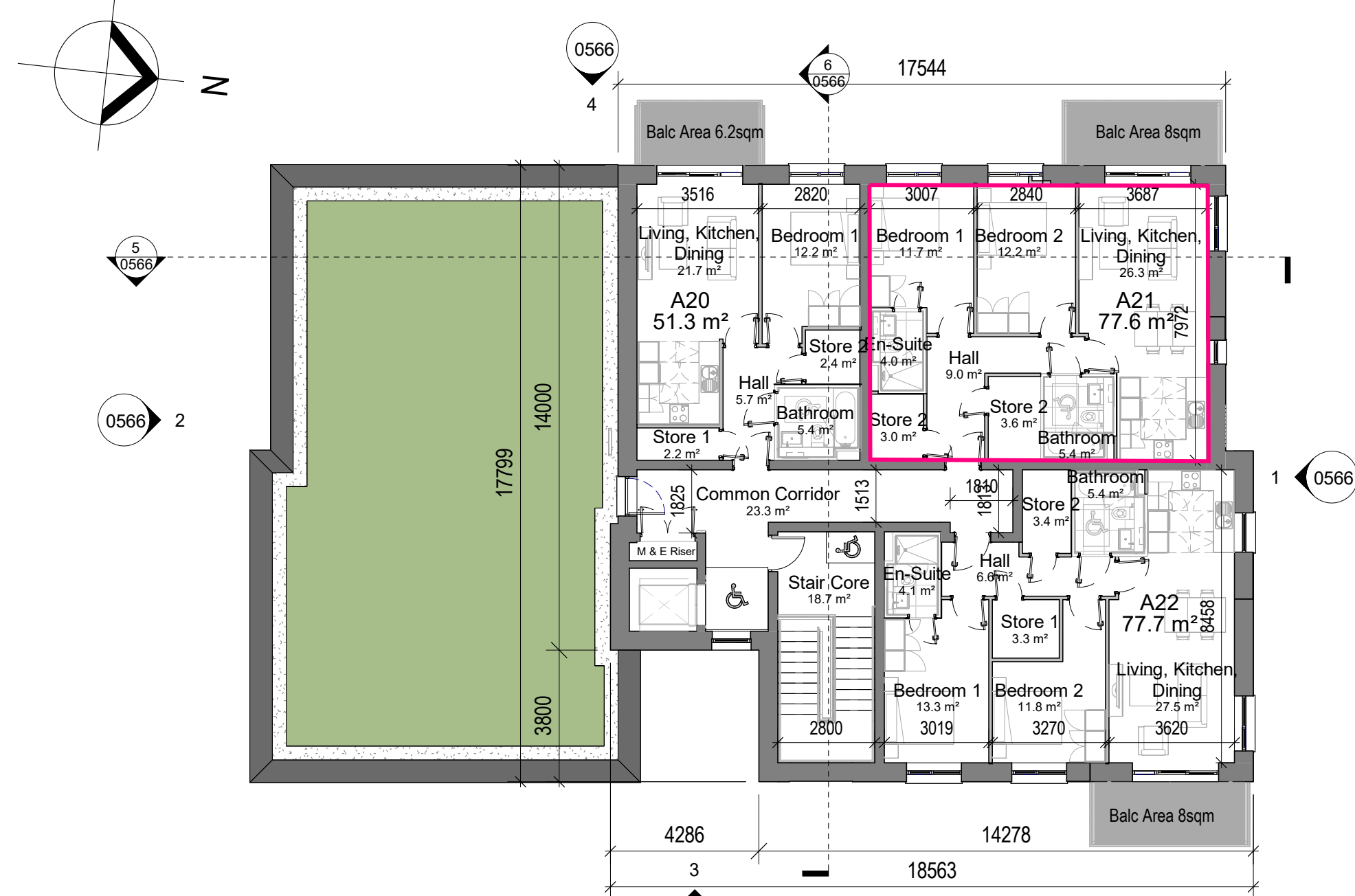
2 Planning - First Floor Plan
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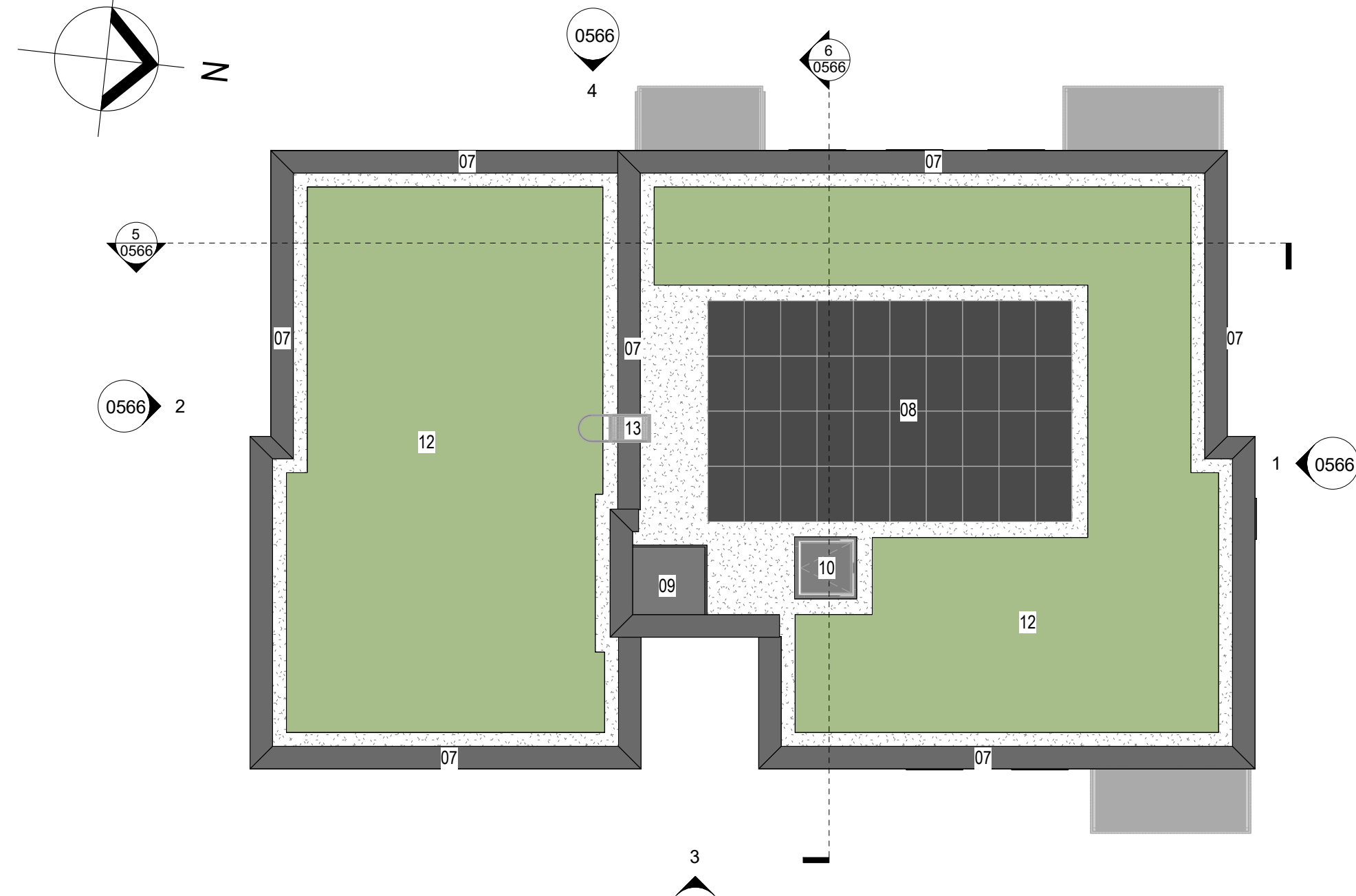
3 Planning - Second Floor Plan
1 : 150



4 Planning - Third floor Plan
1 : 150



5 Planning - Fourth Floor Plan
1 : 150



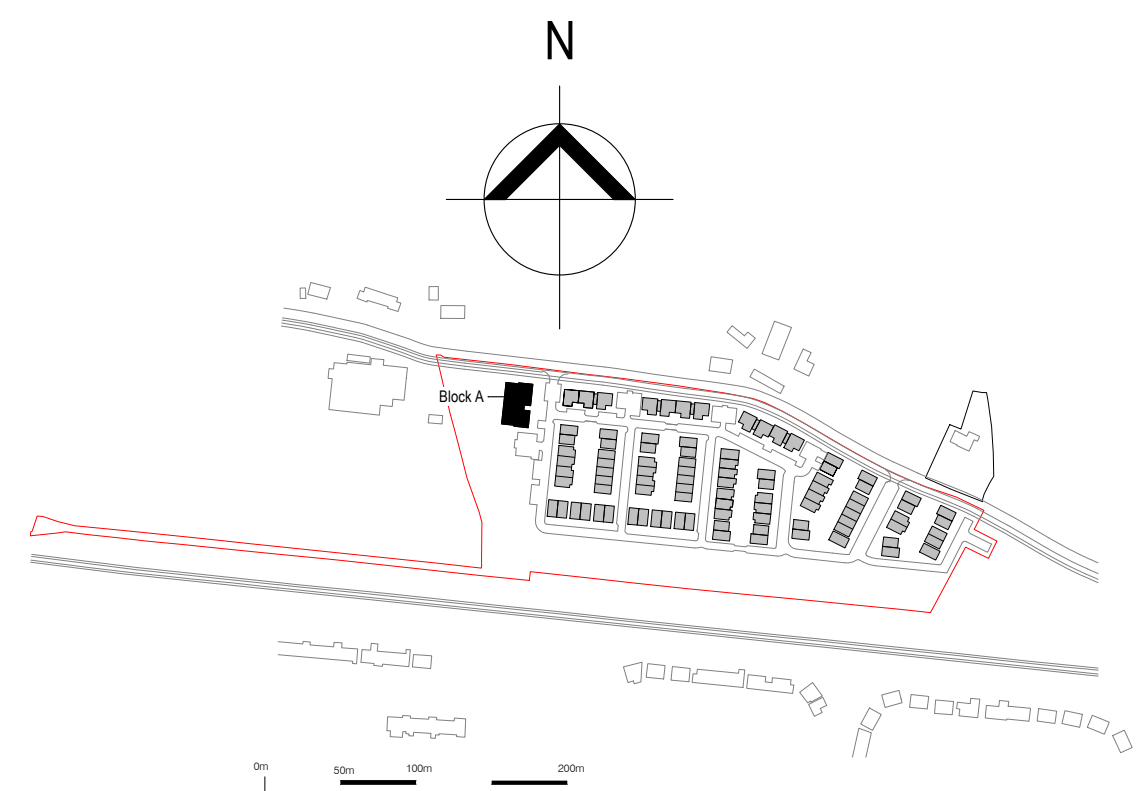
6 Planning - Roof Level
1 : 150

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Planning Materials Legend

- 01 Selected Light Coloured Brick
- 02 Selected Dark Coloured Contrasting Brick.
- 03 Selected Contrasting Brick Infill Panel.
- 04 Feature Corbel Brick Panel.
- 05 Double Glazed Windows with Integrated Cills.
- 06 Mild Steel Galvanised and Powder Coated Balcony system.
- 07 Powder coated aluminium cappings.
- 08 PV Panels.
- 09 Lift Overrun.
- 10 AOV.
- 11 Selected powder coated aluminium rainwater goods.
- 12 Selected Green roof system.
- 13 Roof Maintenance Access Ladder.

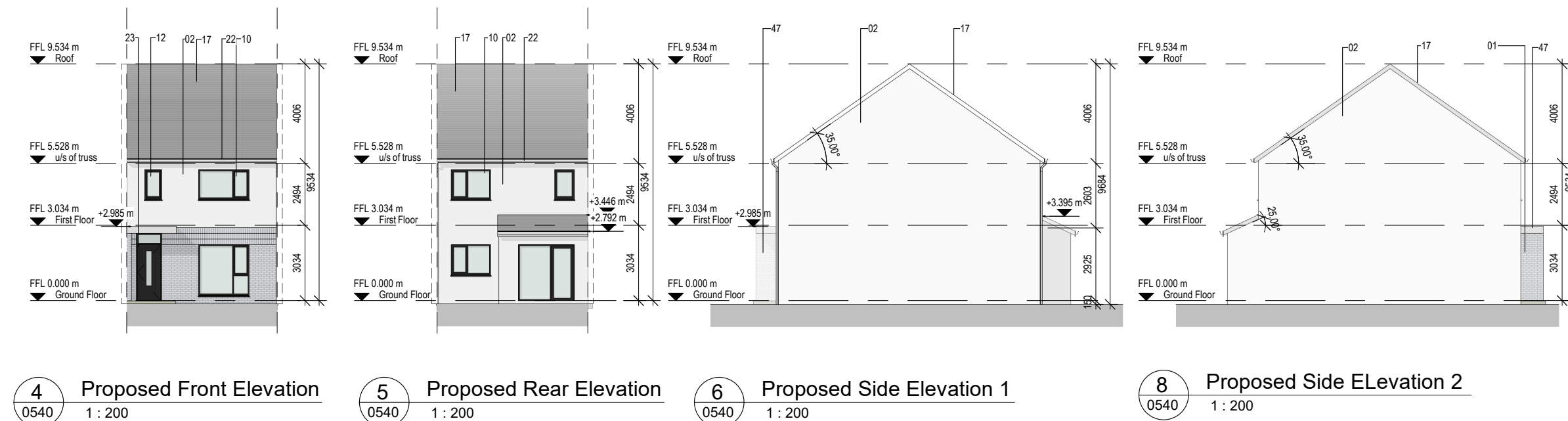
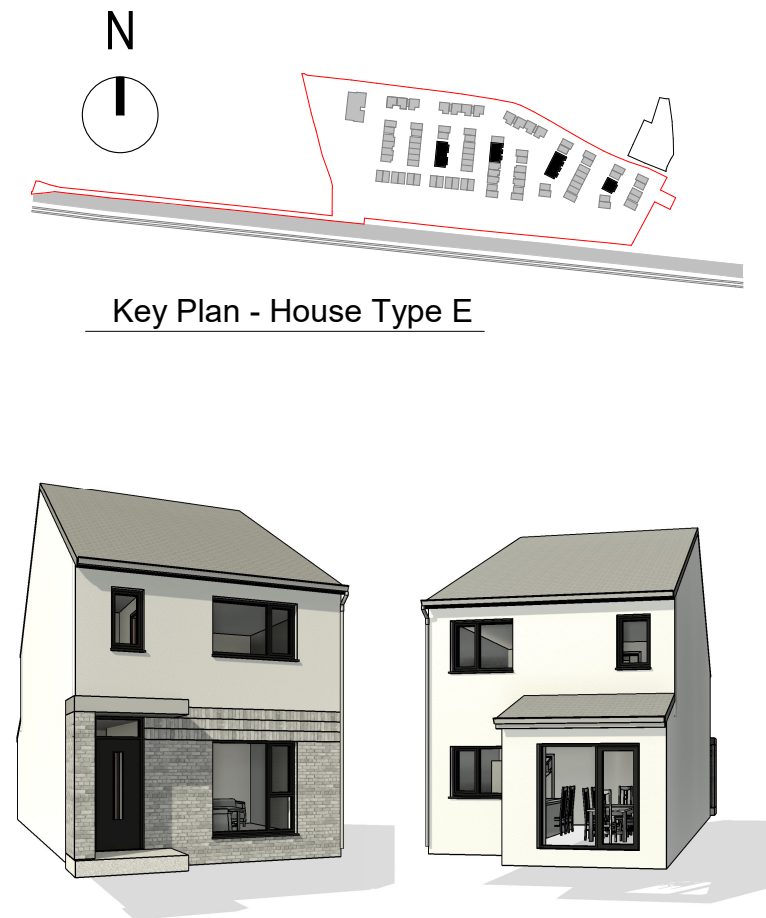
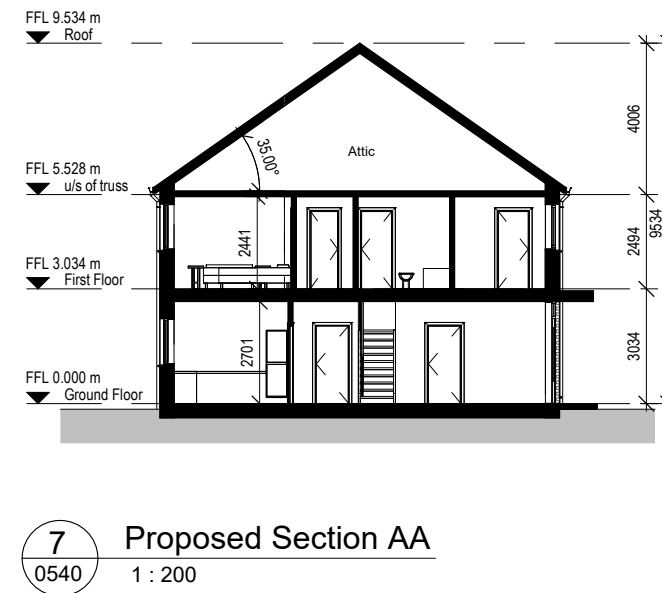
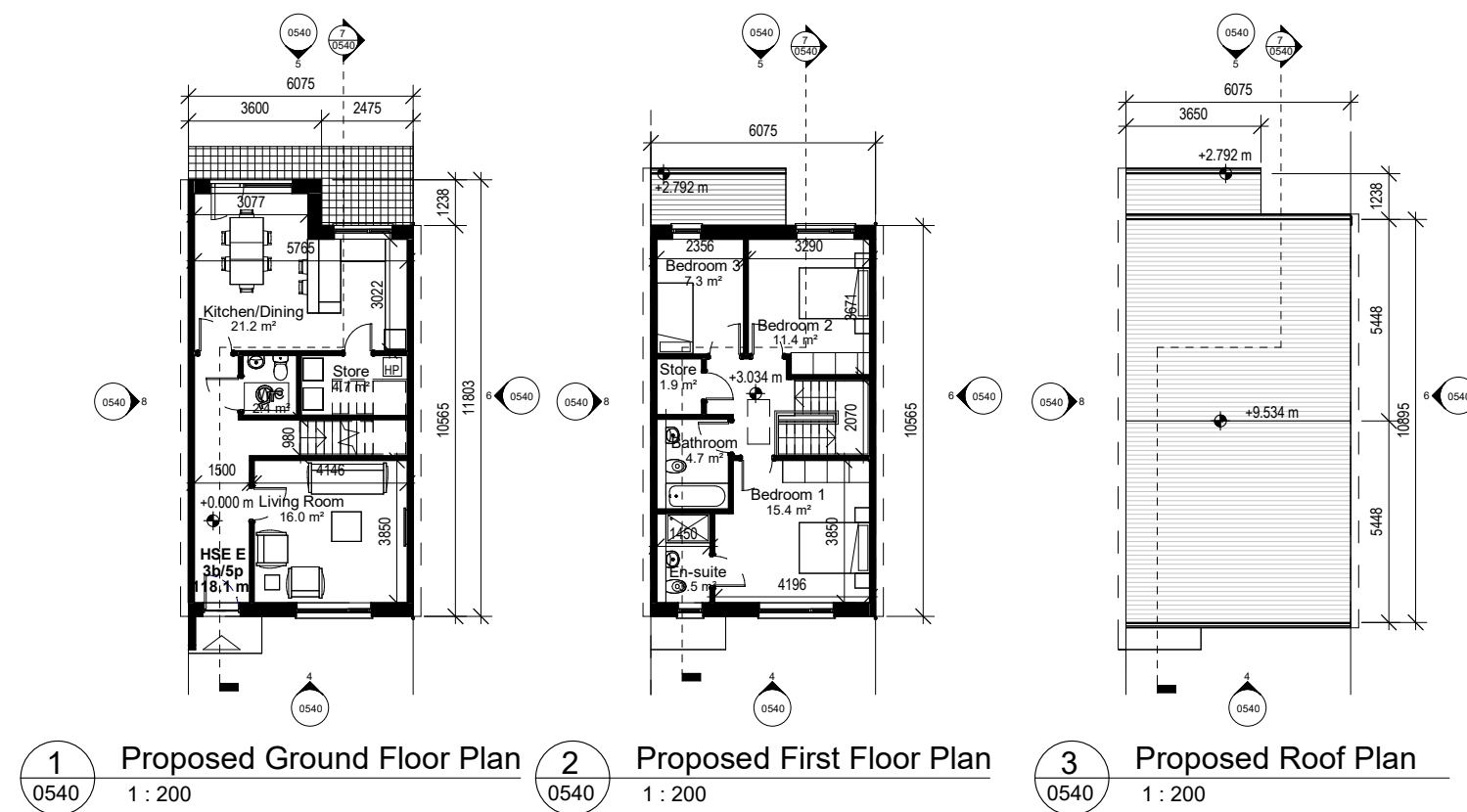


Key Plan

0m 4m 8m 12m 16m 20m
VISUAL SCALE 1:200 @ A1

rev	date	by	Description

FOR PLANNING APPLICATION			
PROJECT TITLE:	Residential Development Confey, Leixlip, Co. Kildare Leixlip and Newbridge SPV Limited		
DRAWING TITLE:	Block A Planning GA Plans		
PROJECT NO:	2410	DATE:	July 2026
SCALE:	As indicated	DRAWN BY:	SMcD
MODEL NAME:	Leix-TA-01-ZZ-M3-A-BLK_A	CHECKED BY:	SL
DRAWING NO:	2410 - BLD_A - 0565	REVISION:	
TĒGOS ARCHITECTS		2 Knocklyon Park, Templeogue, DUBLIN, D16 W5W5, Ireland. tel: +353 87 2215758 web: www.tegos.ie email: admin@tegos.ie THIS DRAWING IS COPYRIGHT TO TĒGOS ARCHITECTS ©	



Keynote Legend	
Key Value	Keynote Text
01	Selected Brick Finish
02	Selected Render Finish
10	Double Glazed Thermally Broken Window System to Selected Colour
12	Opaque Glazing
17	Selected Roof Slate
22	uPVC Rainwater Goods
23	Double Glazed Thermally Broken Door System to Selected Colour
47	Selected Pressed Metal Canopy

HOUSE TYPE E

3 Bed/ 5 person
2 Storey Terraced & Semi-Detached Unit

Total Floor Area (60.5+56.6)	117.1 sqm
Aggr. Floor Area of Kitchen/Dining/Living	38.3 sqm
Aggr. Bedroom Floor Area (7.2+11.4+14.2)	32.8 sqm
Overall Storage Area (+ "stira" access to attic)	5 sqm
Private Open Space	75 sqm

GENERAL NOTES:

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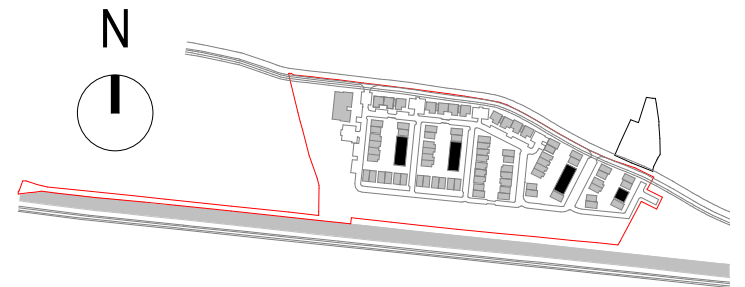


VISUAL SCALE 1:200 @ A3

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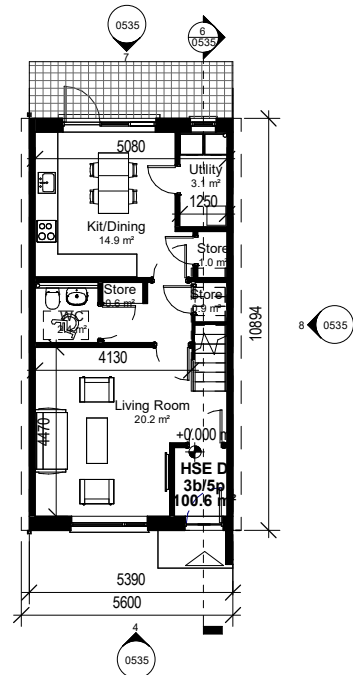
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		SCALE:	As indicated @ A3	DRAWN BY:	AA
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		DRAWING NO:	2410 - BLD_E - 0540	REVISION:	
PROJECT TITLE:	Residential Development at LEIXLIP, Co. Kildare for Leixlip and Newbridge SPV Limited			2 Knocklyon Park, Templeogue, DUBLIN, D16 W5W5, Ireland, tel: ++ 353-87-2215758 web: www.tegos.ie email : admin@tegos.ie THIS DRAWING IS COPYRIGHT TO TEGOS ARCHITECTS	

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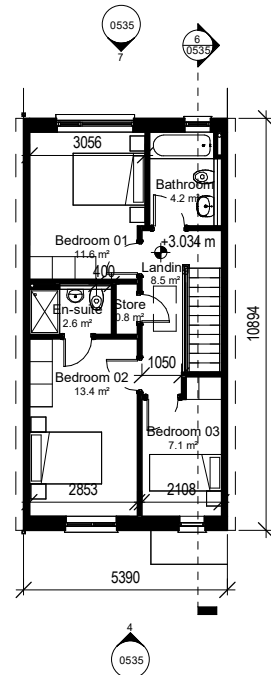


Key Plan - House Type D
1 : 7500

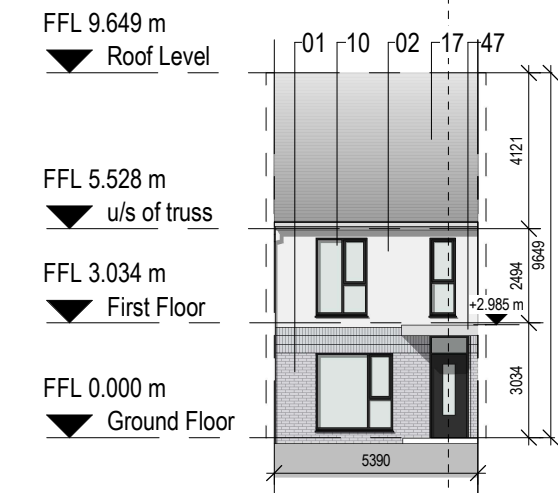
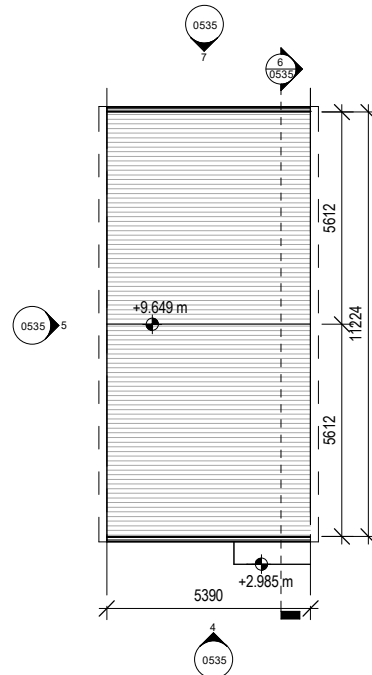
1 Proposed Ground Floor Plan
1 : 200



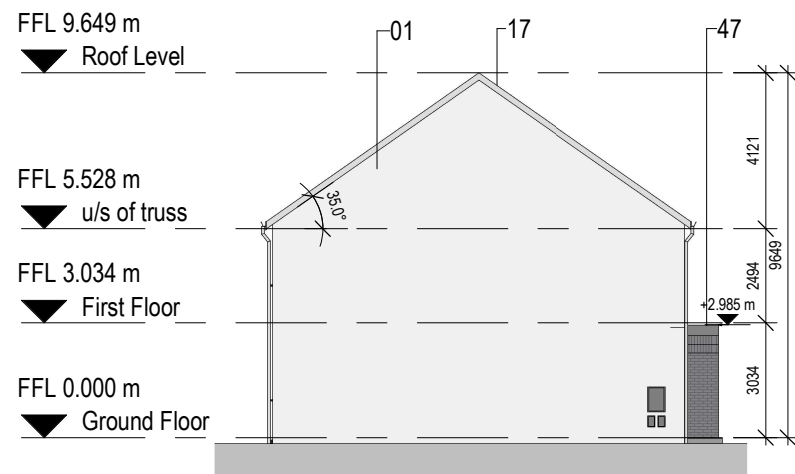
2 Proposed First Floor Plan
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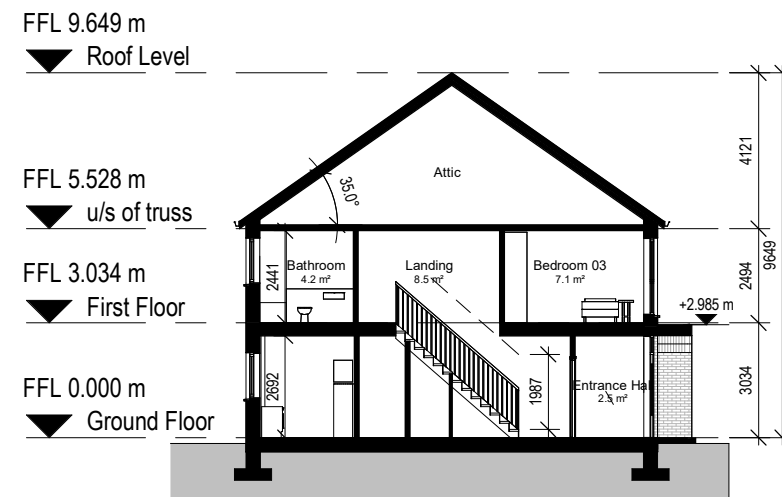
3 Proposed Roof Level
1 : 200



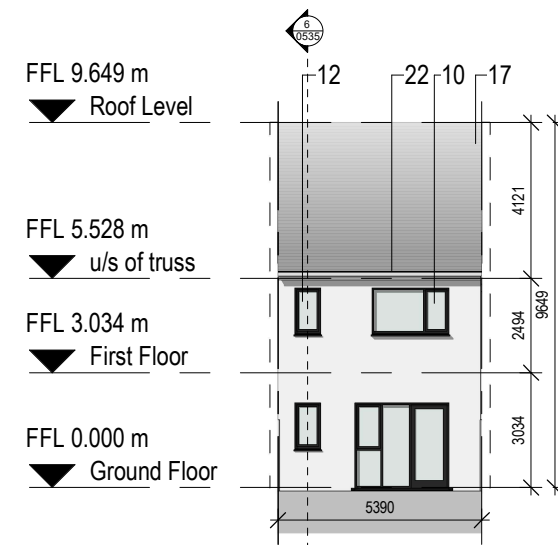
4 Proposed Front Elevation
1 : 200



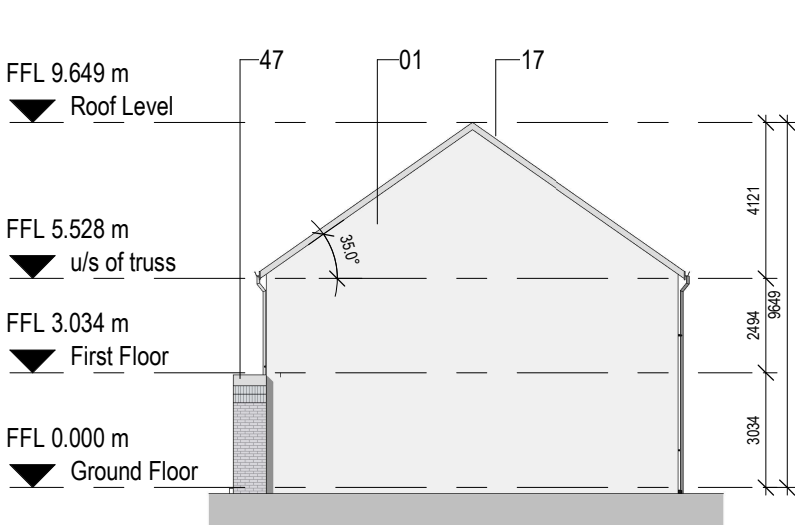
5 Proposed Side Elevation 1
1 : 200



6 Proposed Section AA
1 : 200



7 Proposed Rear Elevation
1 : 200



8 Proposed Side Elevation
1 : 200

HOUSE TYPE D

3 Bed/ 5 person
2 Storey Terraced Unit

Total Floor Area (51.6+51.6)	100.5 sqm
Aggr. Floor Area of Kitchen/Dining/Living	35.1 sqm
Aggr. Bedroom Floor Area (7.1+11.6+13.4)	32.1 sqm
Overall Storage Area (+ "stira" access to attic)	5.8 sqm
Private Open Space	75 sqm

rev	date	by	Description

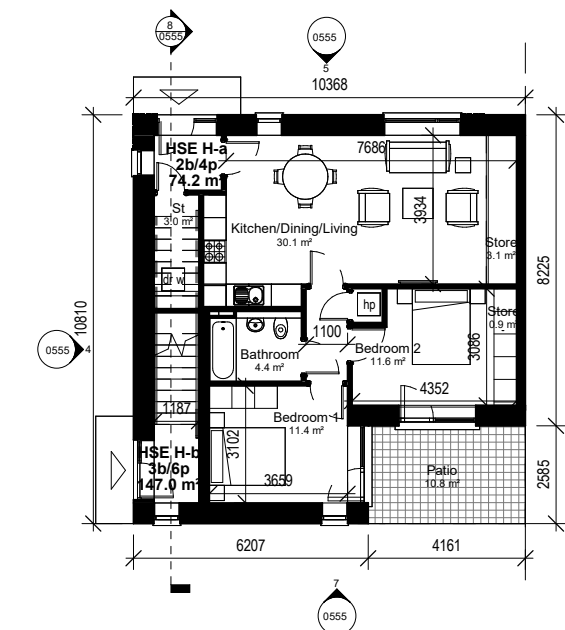
PLANNING

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DRAWING TITLE:	House Type D		
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SCALE:	As indicated	DRAWN BY:	dw
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DRAWING NO:	2410 - D - 0535	REVISION:	

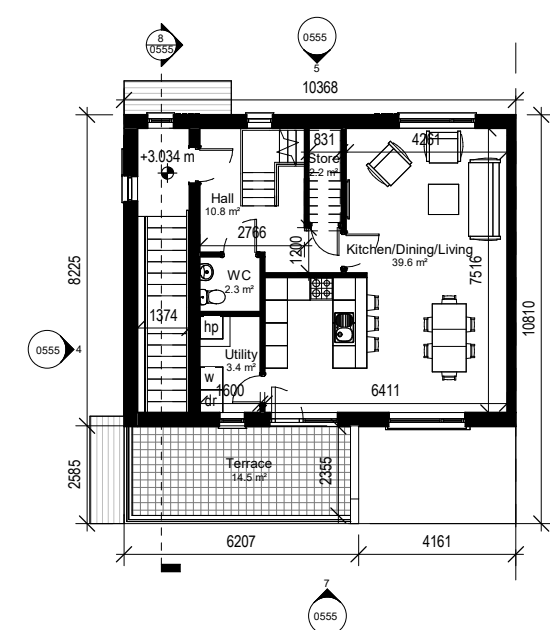
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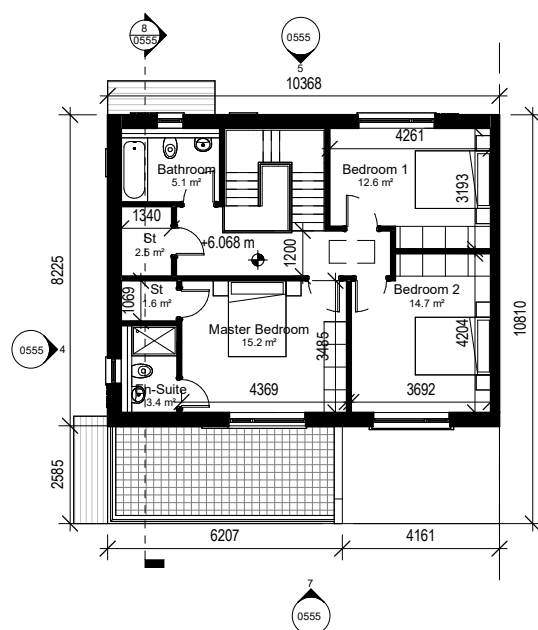
Keynote Legend	
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12	Opaque Glazing
17	Selected Roof Slate
22	uPVC Rainwater Goods
23	Double Glazed Thermally Broken Door System to Selected Colour
47	Selected Pressed Metal Canopy



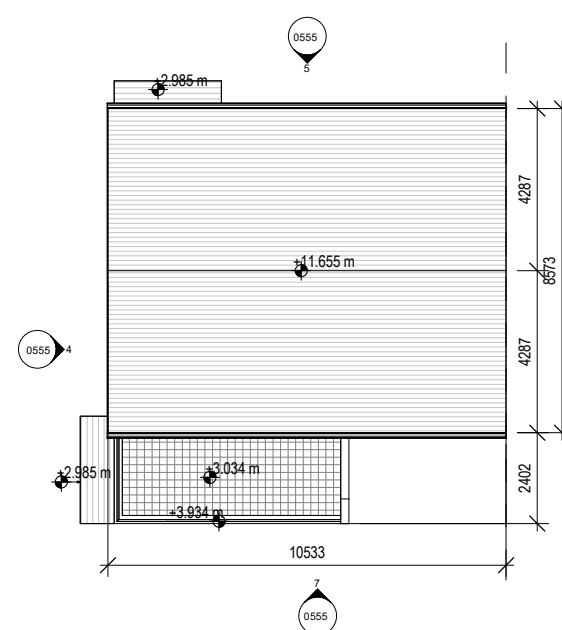
1 Proposed Ground Floor Plan
0555 1 : 200



2 Proposed First Floor Plan
0555 1 : 200



3 Proposed Second Floor Plan
0555 1 : 200



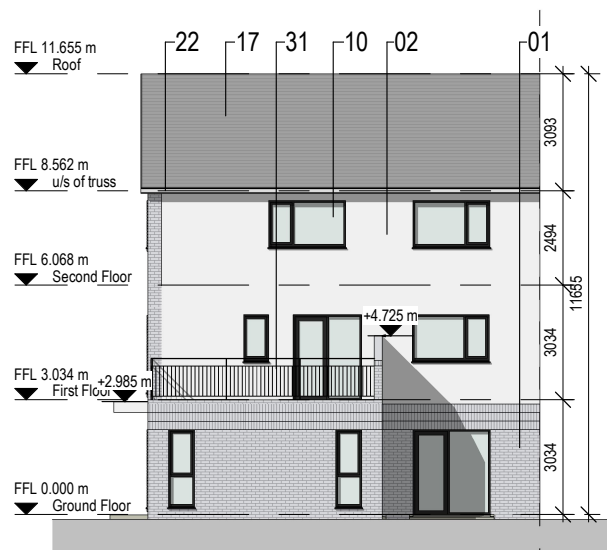
6 Proposed Roof Plan
0555 1 : 200



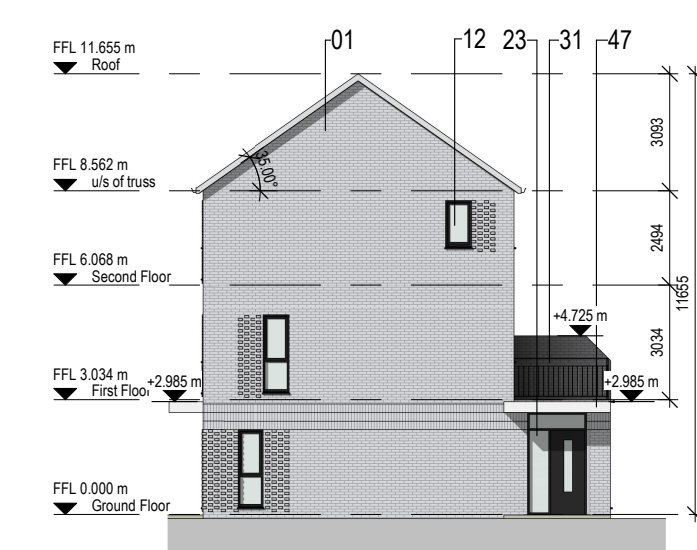
3D View 1



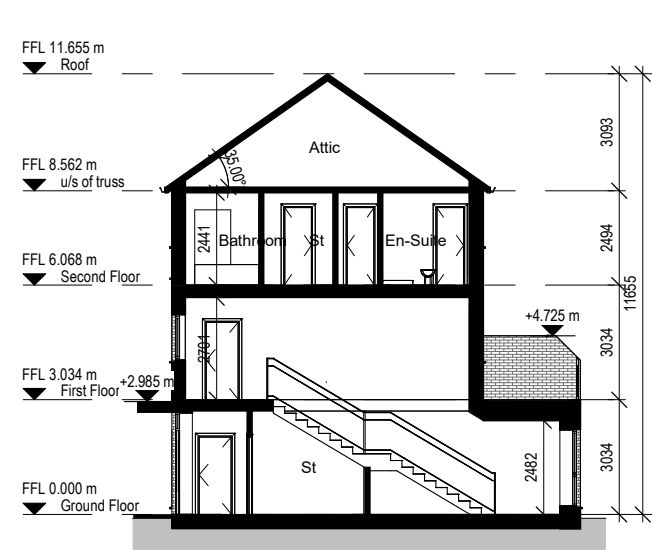
5 Proposed Front Elevation
0555 1 : 200



7 Proposed Rear Elevation
0555 1 : 200



4 Proposed Side Elevation
0555 1 : 200



8 Proposed Section AA
0555 1 : 200

Duplex Type H

Ground Floor

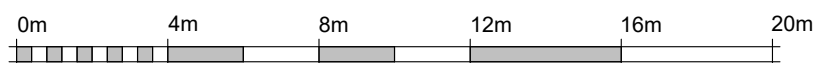
2 Bed/ 4 person apartment HSE H-a

Total Floor Area	74.2 sqm
Aggr. Floor Area of Kitchen/Dining/Living	30 sqm
Aggr. Bedroom Floor Area (11.4 + 11.6)	23 sqm
Overall Storage Area	7 sqm
Private Open Space	10.8 sqm

First & Second Floor

3 Bed/ 6 person apartment HSE H-b

Total Floor Area	147 sqm
Aggr. Floor Area of Kitchen/Dining/Living	39.6 sqm
Aggr. Bedroom Floor Area (12.6 + 14.7 + 15.6)	42.9 sqm
Overall Storage Area	9.5 sqm
Private Open Space	14.5 sqm



VISUAL SCALE 1:200 @ A3

rev	date	by	Description

PLANNING

DRAWING TITLE:	Duplex Type H - Proposed Plans, Section & Elevations	PROJECT NO:	2410	DATE:	15/06/26
PROJECT TITLE:	Residential Development at LEIXLIP, Co. Kildare for Leixlip and Newbridge SPV Limited	SCALE:	As indicated @ A3	DRAWN BY:	dw
		MODEL NAME:	2410-TA-ZZ-00-M3-A-BLD_H	CHECKED BY:	RC
		DRAWING NO:	2410 - BLD_H - 0555	REVISION:	

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Keynote Legend	
Key Value	Keynote Text
01	Selected Brick Finish
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12	Opaque Glazing
17	Selected Roof Slate
22	uPVC Rainwater Goods
23	Double Glazed Thermally Broken Door System to Selected Colour
31	Selected Metal Railing
47	Selected Pressed Metal Canopy

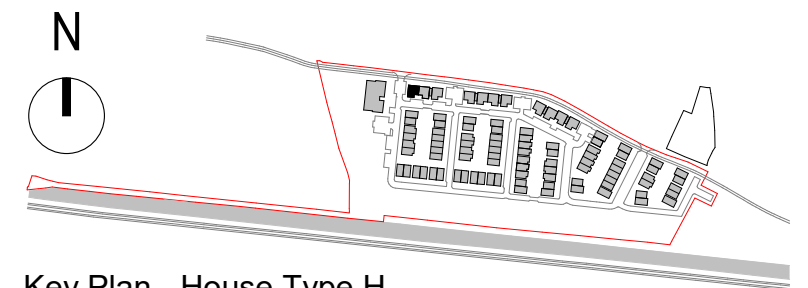
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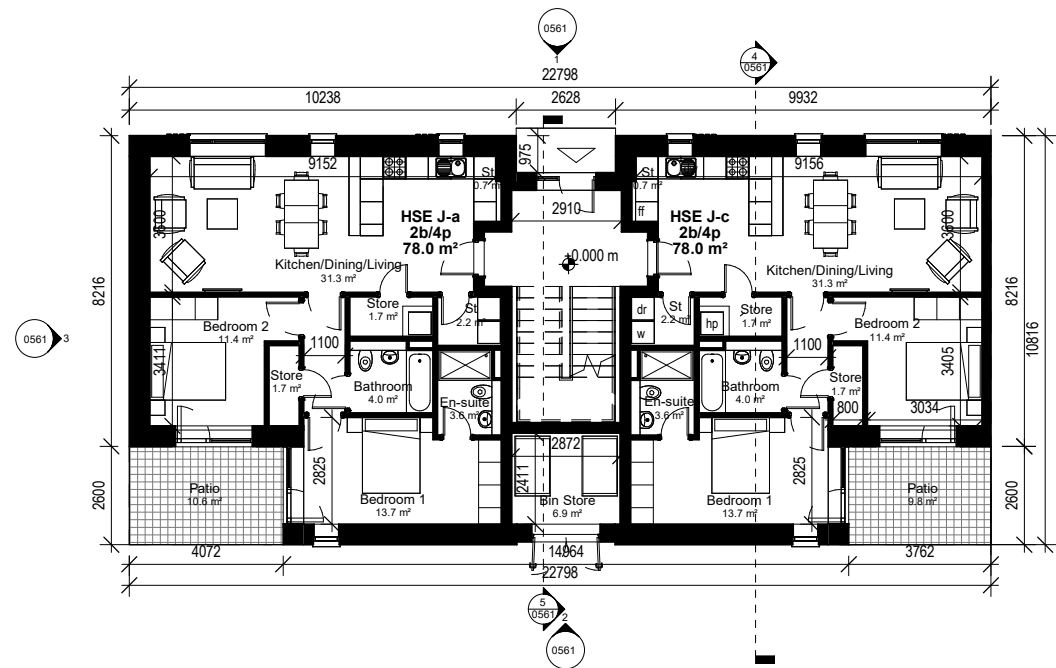
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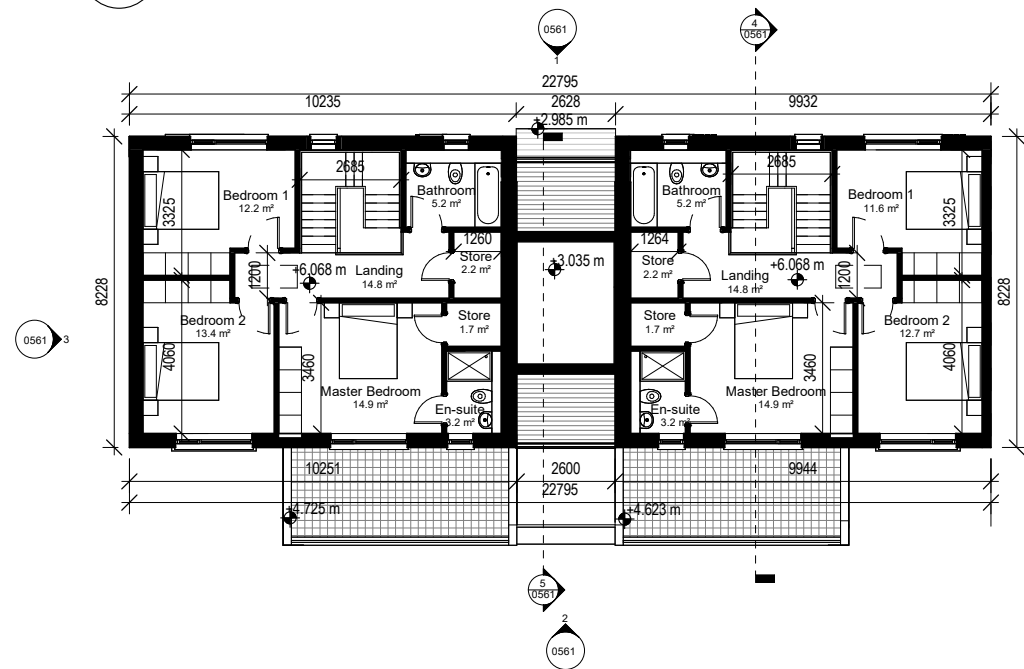
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Key Plan - House Type H



1 Proposed Ground Floor Plan
1 : 200



3 Proposed Second Floor Plan
1 : 200

Duplex Type J

Ground Floor

2 Bed/ 4 person apartment HSE J-a

Total Floor Area	78 sqm
Aggr. Floor Area of Kitchen/Dining/Living	31.3 sqm
Aggr. Bedroom Floor Area (11.4 +13.7)	25.1 sqm
Overall Storage Area	6.3 sqm
Private Open Space	10.6 sqm

Ground Floor

2 Bed/ 4 person apartment HSE J-b

Total Floor Area	78 sqm
Aggr. Floor Area of Kitchen/Dining/Living	31.2 sqm
Aggr. Bedroom Floor Area (11.4 +13.7)	25.1 sqm
Overall Storage Area	6.3 sqm
Private Open Space	9.8 sqm

1/2 Floor

3 Bed/ 6 person apartment HSE J-c

Total Floor Area	140.4 sqm
Aggr. Floor Area of Kitchen/Dining/Living	42.1 sqm
Aggr. Bedroom Floor Area (12.2 +13.4+14.9)	40.5 sqm
Overall Storage Area (+ "stira" access to attic)	12.1 sqm
Private Open Space	14.4 sqm

1/2 Floor

3 Bed/ 6 person apartment HSE J-d

Total Floor Area	140.4 sqm
Aggr. Floor Area of Kitchen/Dining/Living	40.8 sqm
Aggr. Bedroom Floor Area (11.6 +12.7+14.9)	39.2 sqm
Overall Storage Area (+ "stira" access to attic)	12.1 sqm
Private Open Space	14.4 sqm

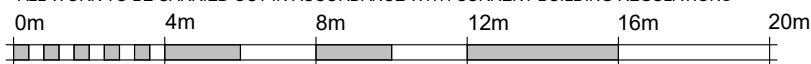
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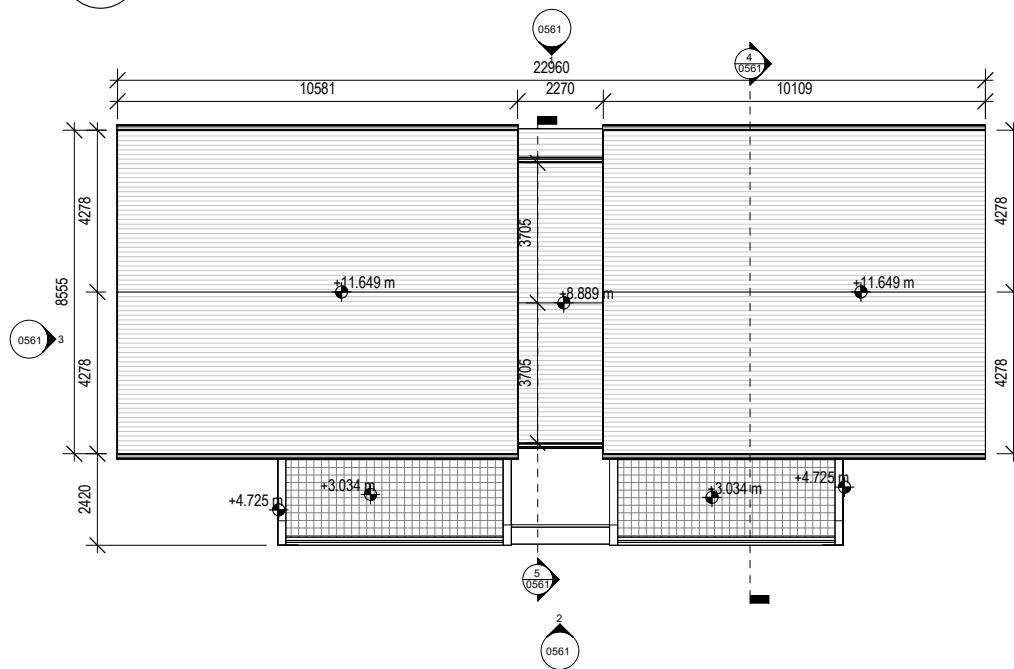
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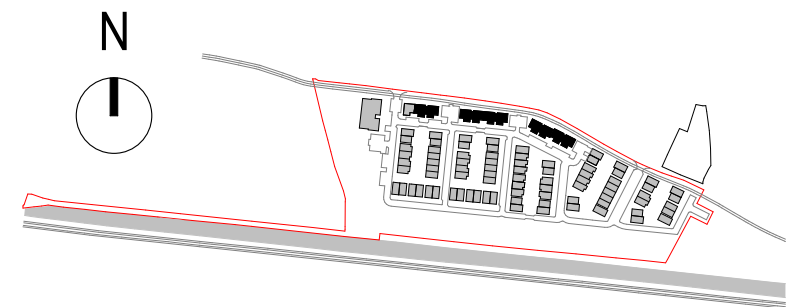
VISUAL SCALE 1:200 @ A3

rev	date	by	Description

2 Proposed First Floor Plan
1 : 200



4 Proposed Roof Plan
1 : 200



Key Plan - House Type J
1 : 7000



PLANNING		PROJECT NO:	2410	DATE:	15/06/26
		SCALE:	As indicated @ A3	DRAWN BY:	dw
DRAWING TITLE:	Duplex Type J-J - Proposed Plans	MODEL NAME:	2410-TA-ZZ-00-M3-A-BLD_J	CHECKED BY:	RC
		DRAWING NO:	2410 - BLD_J-J - 0560	REVISION:	
PROJECT TITLE:	Residential Development at LEIXLIP, Co. Kildare for Leixlip and Newbridge SPV Limited	TĒGOS ARCHITECTS		2 Knocklyon Park, Templeogue, DUBLIN, D16 W5W5, Ireland, tel: ++ 353-87-2215758 web: www.tegos.ie email : admin@tegos.ie THIS DRAWING IS COPYRIGHT TO TEGOS ARCHITECTS	