

FURTHER INFORMATION

Pl. Ref: 26/60878

November 2026

RESIDENTIAL DEVELOPMENT
AT CONFEY , LEIXLIP
COUNTY KILDARE

Further Information 1: Design & Layout

(a) Please note that there are concerns regarding duplex type J-J, which provides for blank gables at either end. It is considered that this is a poor urban design response at visually prominent locations in the proposed scheme. There are also concerns regarding the width of the window openings which are very narrow in some rooms including the bedrooms. It is considered that the narrow window openings add to the severity of the design of the three storey duplex buildings. It is considered that revisions are required to ensure windows are provided in the gable or that revisions are made to reduce the blankness of the gables.

Response

The gable ends of the duplex block type J-J has been amended to include large windows on the ground and first floor.
The window openings have now also been widened.
Please see Drawing No.
2410-0560-Duplex Type J-J Proposed Plans and
2410-0561-Duplex Type J-J Proposed Sections & Elevations.



Duplex Type J as amended with windows on gable



Duplex Type J as proposed with blank gable (for reference)

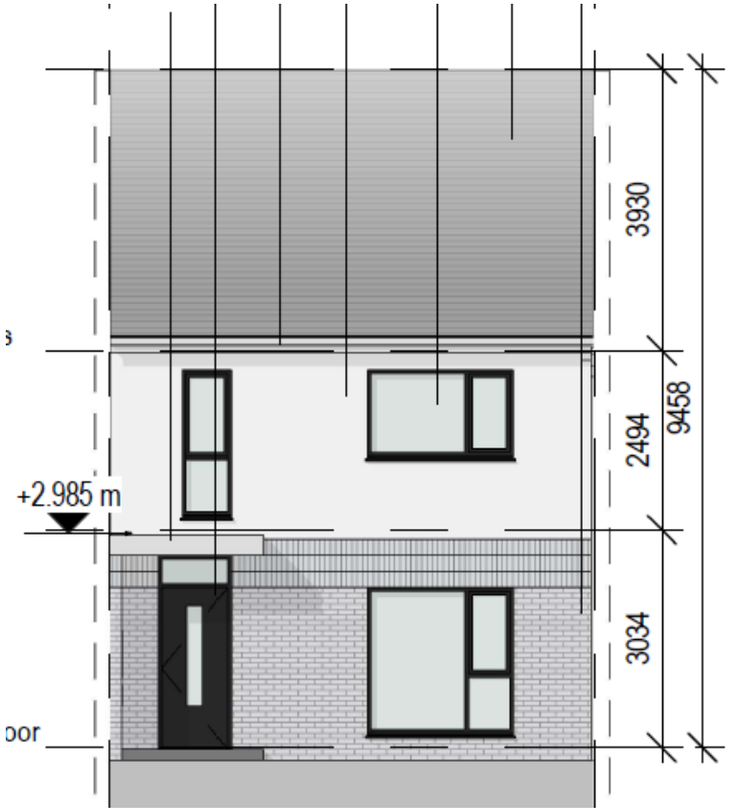


Further Information 1: Design & Layout

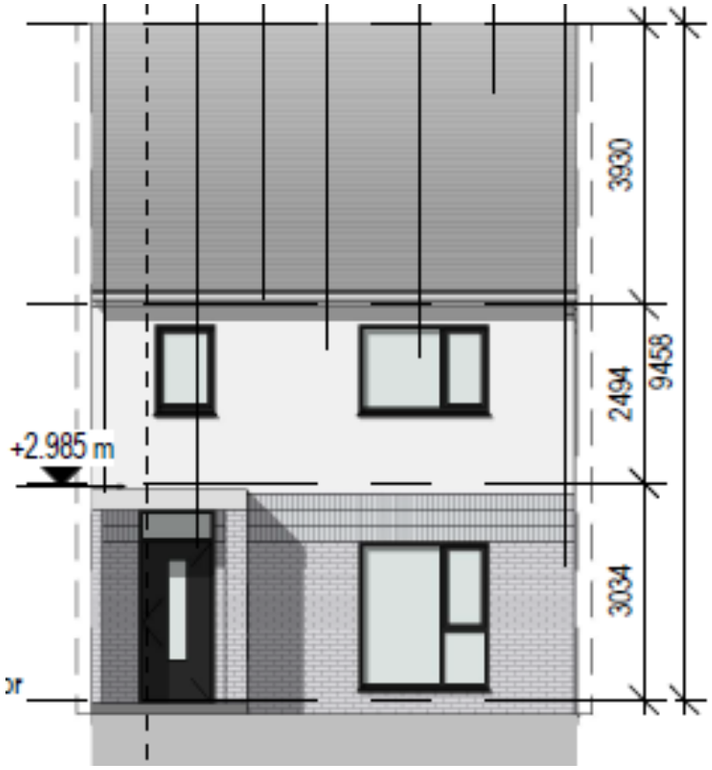
(b) Please submit revised proposals whereby a porch cover is provided for House Type C.

Response

House type has been revised in include a porch cover over the front door.
Please see Drawing No.
2410-0530-House Type C Proposed Plans, Sections & Elevations



House Type C as proposed without a Porch (for reference)



House Type C as amended with a Porch



House Type C as amended with a Porch

Further Information 1: Design & Layout

(c) Please revise the balcony design for the apartment block whereby the balconies are fully glazed and omit the railing design which offers less privacy and durability.

Response

Balcony Railings have been replaced by fully glazed balconies.
Please see Drawing No.
2410-0565-Block A GA Plans
2410-0566-Block A GA Sections & Elevations





Further Information 1: Design & Layout

(d) It is considered that a revised colour palette is required throughout the development. It is considered that the apartment block should have one brick type throughout or a softer/lighter brick colour, the darker brick should be omitted from the proposed apartment block. The Applicant is advised to consider a brick finish similar to the lighter brick associated with the housing in Harpurs Lane in Leixlip.

Response

Darker brick elements removed from apartment Block A. Selected Brick to be similar to brick used in the Cairn Homes development at Harpur lane, Leixlip.

2410-0565-Block A GA Plans
2410-0566-Block A GA Sections & Elevations



Selected Buff Brick



Harpur Lane, Cairn Homes



Image of Block A as proposed with the darker brick elements. (for reference)



Eastern Elevation to Block A apartments and Creche

Further Information 1: Design & Layout

(d) It is considered that a revised colour palette is required throughout the development. It is considered that the apartment block should have one brick type throughout or a softer/lighter brick colour, the darker brick should be omitted from the proposed apartment block. The Applicant is advised to consider a brick finish similar to the lighter brick associated with the housing in Harpurs Lane in Leixlip.

Response

Darker brick elements removed from apartment Block A. Selected Brick to be similar to brick used in the Cairn Homes development at Harpur lane, Leixlip.

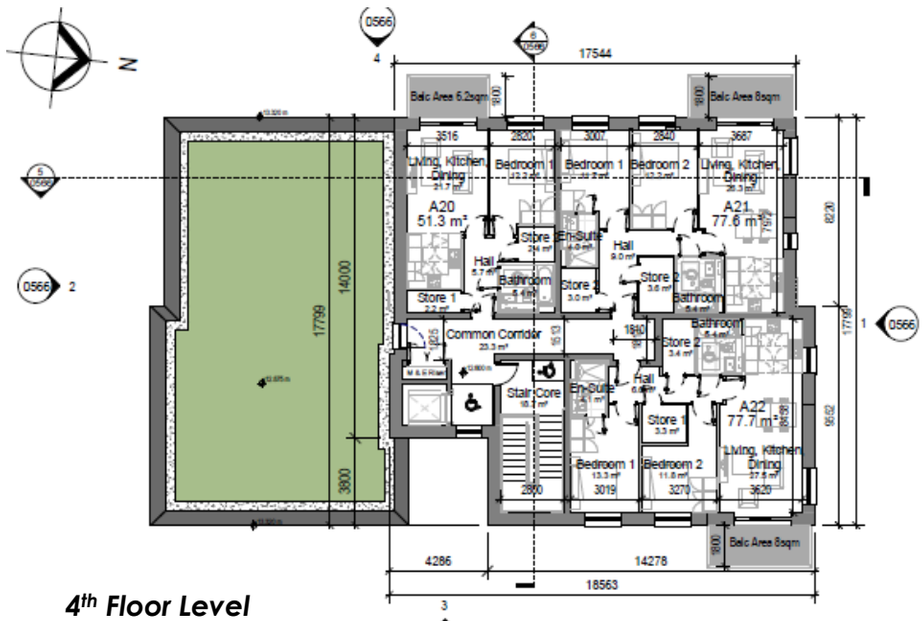
2410-0565-Block A GA Plans
2410-0566-Block A GA Sections & Elevations



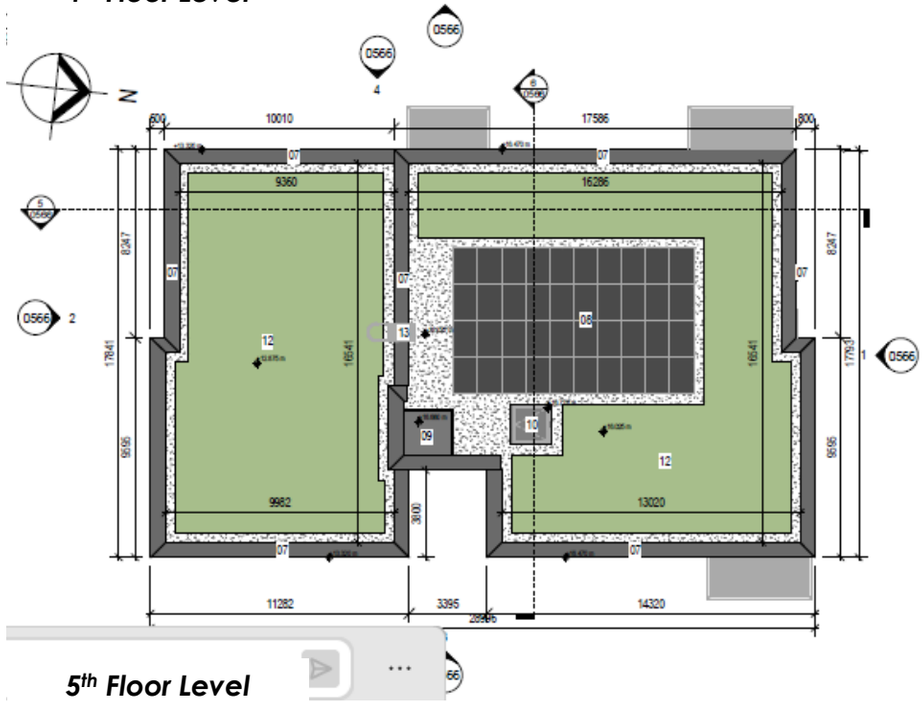
Eastern Elevation to Block A apartments and Creche

Further Information 1: Design & Layout

(g) It is noted that the Masterplan for R5 lands within the Confey Masterplan allow for building heights of 2-4 storeys and while the Planning Authority may be willing to consider the proposed 5 storey building, please note that there are concerns that there may be substantial plant required at roof level which will add to the visual impact of the block at this location. The Applicant is requested to clarify what plant is proposed including staircases to the roof and clarify if a grass roof is proposed.



4th Floor Level

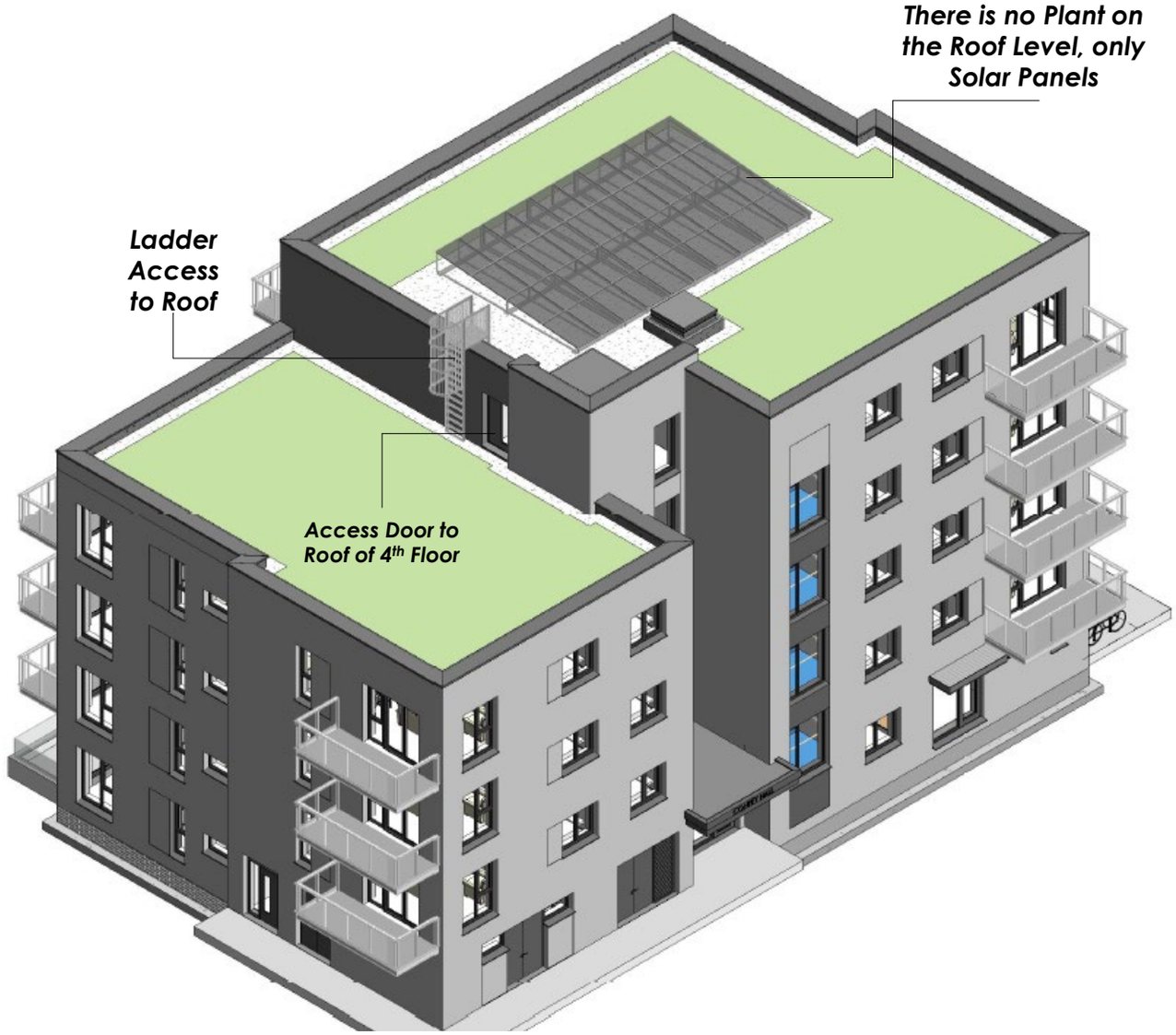


5th Floor Level

Response

Please note that all the Plant for the building is on the Ground Floor. The only Plant on the roof are the Solar Panels which are laid almost flat so as not to extend above the Parapet.
Access to the roof of the 4th Floor is via the Stairwell on the 5th Floor.
Access to the roof of the 5th Floor is via a protected ladder hung from the Parapet.

2410-0565-Block A GA Plans
2410-0566-Block A GA Sections & Elevations



Further Information 1: Design & Layout

(e) The Applicant is requested to clarify where less than 16 metres is provided at back to back housing. Please submit cross sections clearly showing any occurrences where less than 16 metres is being provided and note that the Planning Authority has concerns where the minimum requirements are not being met.

Response

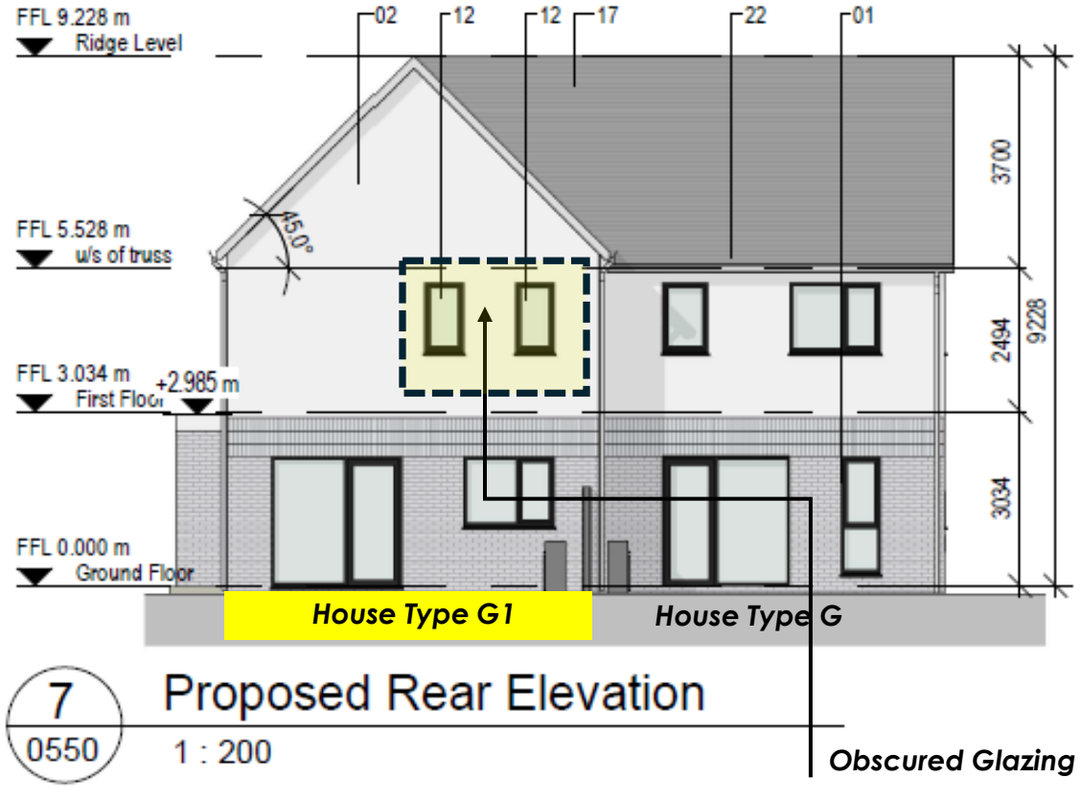
Anywhere that the back to back distance is less that 16 meters, there are no first floor overlooking windows. In the scenario where the back to back distance is less that 16 meters, it is the House Type G1 that is being utilised.
The first floor rear elevation of the House Type G1 has two obscured glazed windows. One is a secondary light source for the bedroom, the other being an EnSuite window.

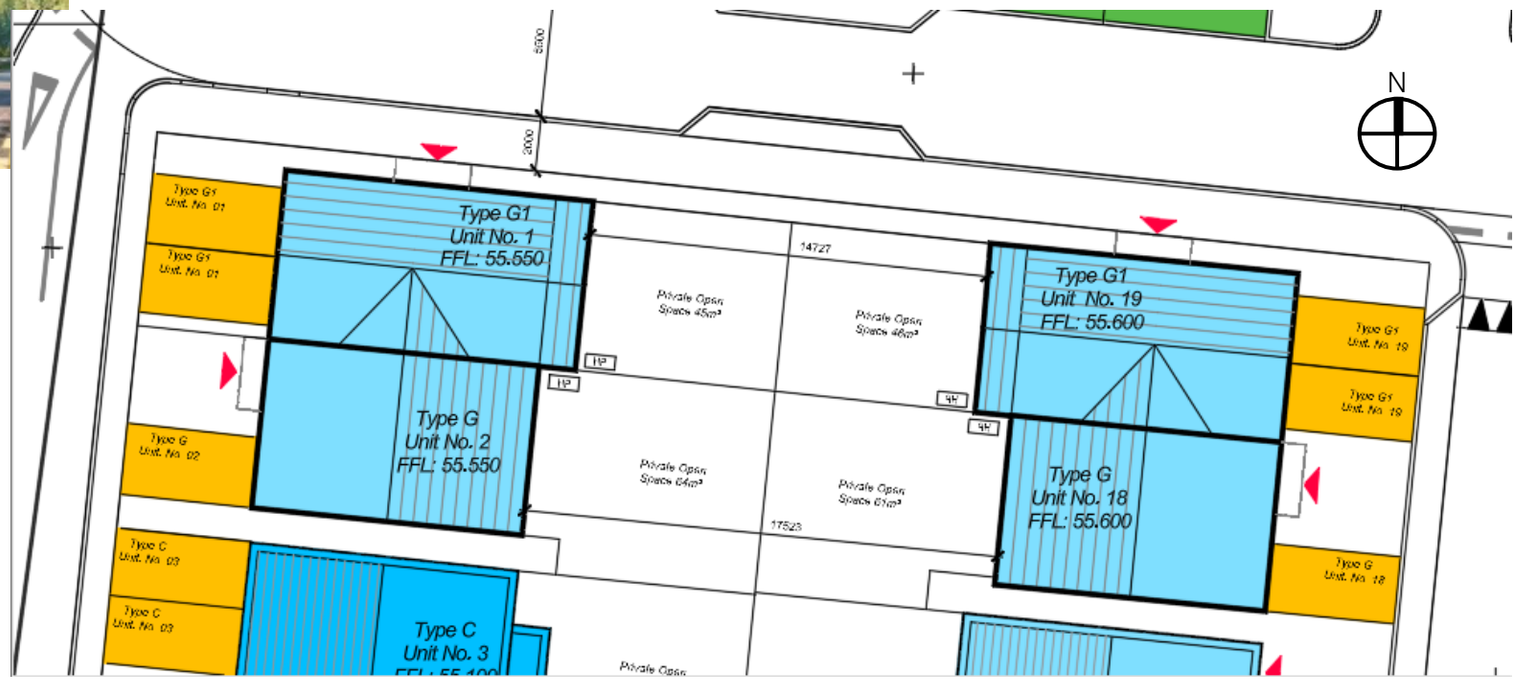
See Dwg. No. 2410-0550-House Type G/ G1 Plans, Elevations & Sections.



Typical Back to Back situation where the distance is less than 16 meters. Here the distance between Unit No. 1; Type G1 and Unit No. 19; G1 is 14.727 meters. There are no overlooking windows however.

The distance between Unit No. 2; Type G and Unit No. 18; G is 17.523 meters. There are overlooking windows in this case, the back to back distance being greater than 16.0 meters

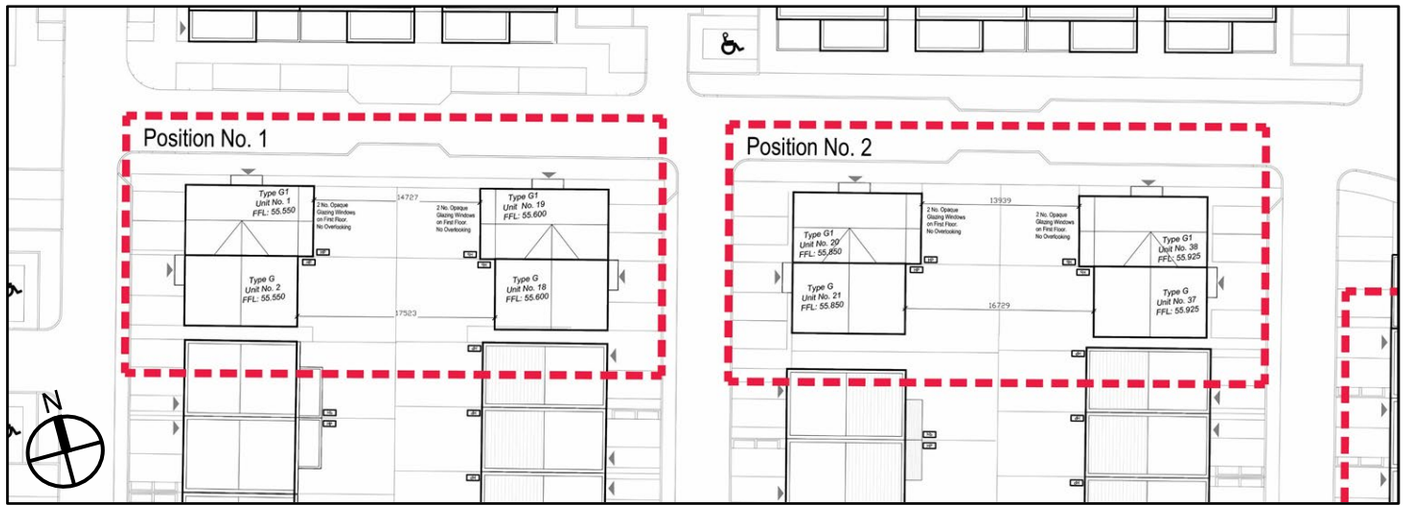






Typical Back to Back situation where the distance is less than 16 meters. Here the distance between Unit No. 1; Type G1 and Unit No. 19; G1 is 14.727 meters. There are no overlooking windows however.

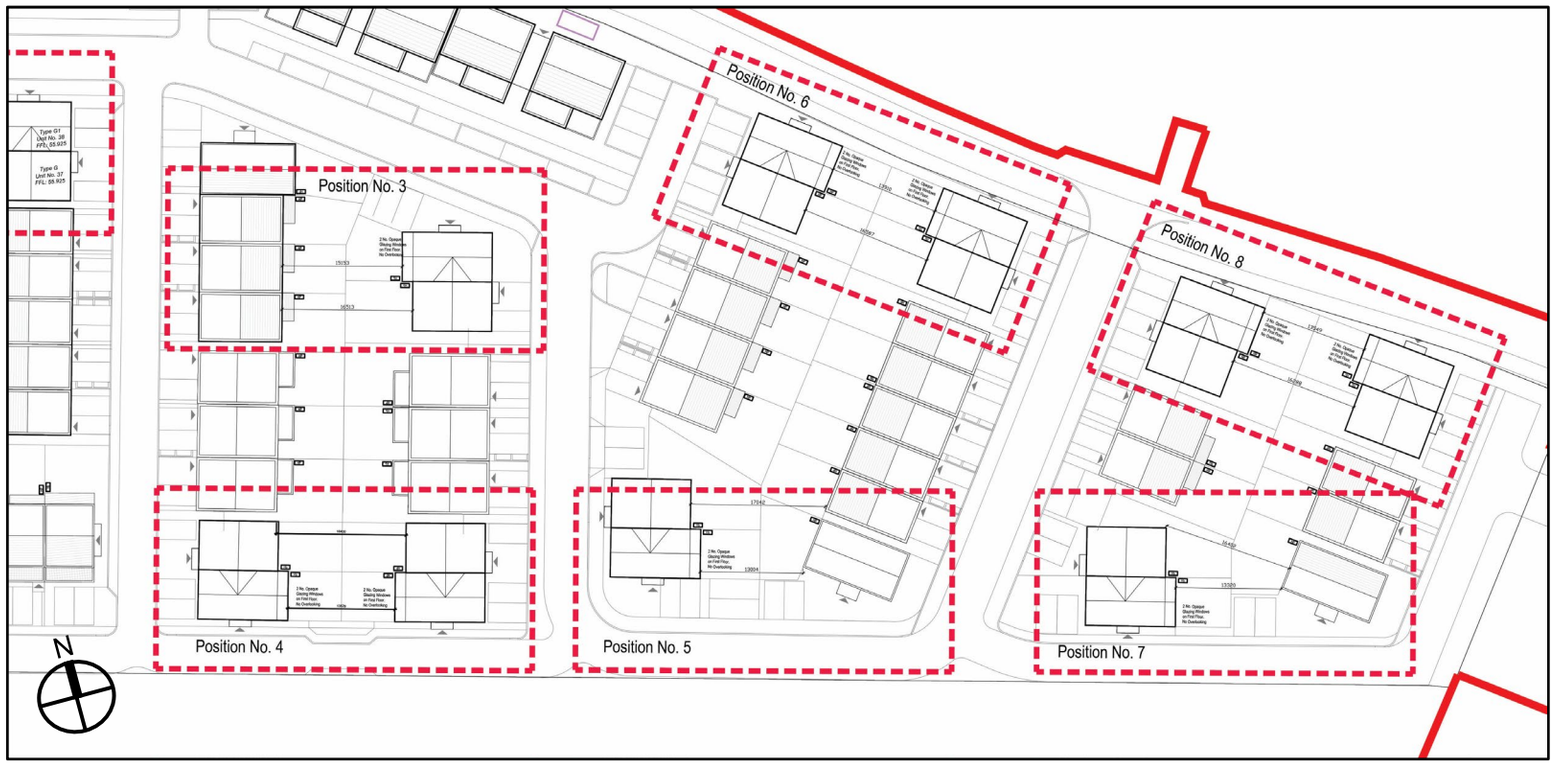
The distance between Unit No. 2; Type G and Unit No. 18; G is 17.523 meters. There are overlooking windows in this case, the back to back distance being greater than 16.0 meters





KEYPLAN Not to Scale

Positions 1 & 2



Position 3,4,5,6,7 & 8

Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

SPPR1
Sustainable and Compact Settlements | Guidelines for Planning Authorities

Anywhere that the back to back distance is less that 16 meters, there are no first floor overlooking windows.
In the scenario where the back to back distance is less that 16 meters, it is the House Type G1 that is being utilised.
The first floor rear elevation of the House Type G1 has two obscured glazed windows. One is a secondary light source for the bedroom, the other being an EnSuite window.
There is no overlooking.
Neither of these window are necessary for daylight.
One being to the EnSuite and the other being just a secondary source of light to animate a rear elevation.
This scenario occurs in 8 number locations highlighted by the red dashed boxes on this page.
See Dimensions.

See Dwg. No. 2410-0550-House Type G/ G1 Plans, Elevations & Sections.

Further Information 2: Childcare Facility

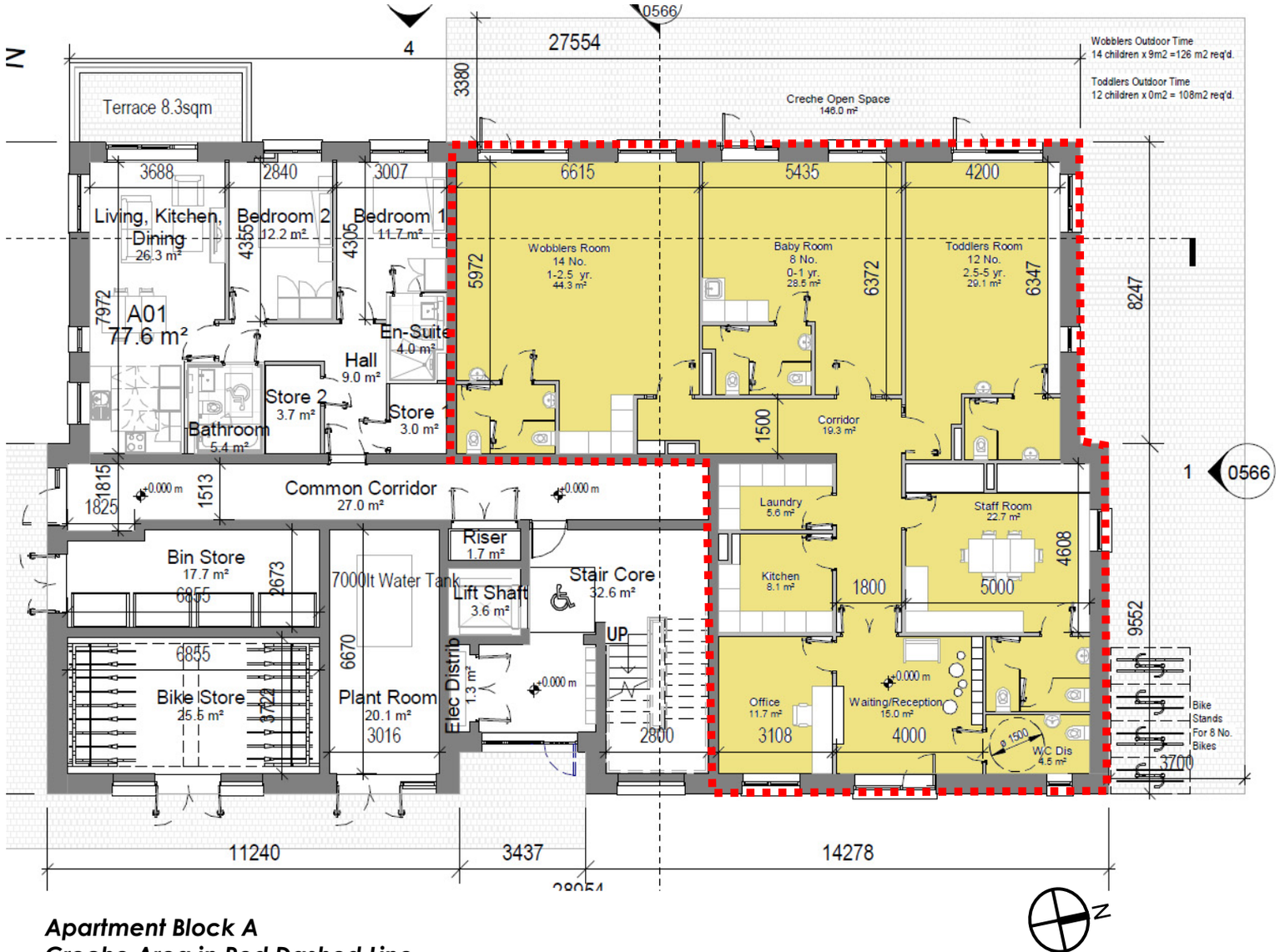
Please note that there are concerns that a childcare facility is not being proposed as part of the proposed development. While the details contained within the SIA and childcare assessment are noted, there are concerns that there is a reliance on facilities that have not yet been constructed and or/permitted. While the larger crèche currently proposed on the site at Reg. Ref. 26/60746 is noted, this does not yet have the benefit of planning permission. It is considered that a creche should be provided or designed into the proposed scheme should these other facilities not be developed in tandem with the current proposal for 125 no. units. If a childcare facility is not required at a later date, it is considered that there is potential for the building to be used as a community facility. The Applicant is requested to submit revised proposals to address this concern.

Response

Please see 34 child Creche accommodated on the ground floor of the Block A apartment building..

2410-0565-Block A GA Plans
2410-0566-Block A GA Sections & Elevations

The facility for 34 children is 218 sq.m. and fronts onto the main access route.
It is on a single level with a secure area of 126 sq.m. private play area.
There is secured bicycle parking to the side of the creche for 10 no. bikes including Cargo bikes.
The creche is fully accessible, provided with ramps and steps for the ambulant disabled.
It has close access to an open space area to the west and to the new public open space to the west via a pedestrian friendly network of streets and paths



Apartment Block A
Creche Area in Red Dashed Line



Summary

Nature of facility: Creche. 34 places.
Proposed hours: 09.00 - 18.00 (Mon. to Fri.)
To be confirmed by operator

Creche	Age Group	No. of Children	Sqm. Per child	Area sqm
Reception Area				15
Office				11.7
Kitchen				8.1
Laundry				5.6
Staff Room				22.7
Baby Room	0-1 yr	8	3.5	28.5
Wobblers Room	1-2.5yr	14	3.16	44.3
Toddlers Room	2.5-5yr	12	2.42	29.1
Circulation / WCs				53
Total No. of Children		34		
Total Area				218
Outdoor Play Area*				126