12th November 2026

RE: Residential Development, Confey, Leixlip, Co. Kildare – Planning Ref 26/60878

To whom it may concern,

With regards to item 10, Archaeology, of the RFI, please note the following; The geophysical survey licence was compiled and submitted to the National Monuments Service on 20th October 2026. The field work cannot be carried out until the licence has been granted and we notify NMS that we are starting (and completing) the field work. The survey report must then be compiled and submitted to the Dept before the test excavation licence can be applied for. Once submitted, the excavation licence should take 5-6 weeks to issue; however, applications are currently taking over 10 weeks for excavation licences. It is our intention to complete all the requirements of item 10 as soon as the requisite licences are in place.

Yours sincerely,

Seán Shanahan, BA, MSc, MIAI

Managing Director, Shanarc Archaeology

086 3601564

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Form NMS 2– 06

Application for a Consent to use a Detection Device

Section 2 (2) of the National Monuments (Amendment) Act 1987

FAILURE TO COMPLETE ANY PART OF THIS FORM WILL RESULT IN THE APPLICATION BEING RETURNED TO THE APPLICANT FOR COMPLETION.ANY QUERIES ON THE PROPER COMPLETION OF THE FORM MAY BE ADDRESSED TO LICENSING SECTION, THE NATIONAL MONUMENTS SERVICE, DEPARTMENT OF HOUSING, LOCAL GOVERNMENT AND HERITAGE.

1. Applicant: Michael Greiner(Shanarc Archaeology Ltd.)

2. Address: Unit 39A Hebron Business Park
Hebron Road
Kilkenny

Tel: 086 3717762 **Fax:** **E-Mail:** michael.shanarc@gmail.com

3. Relevant archaeological experience: Archaeologist BA/MA with over 15 years field and survey experience. Geophysics related survey, analysis and report compilation for Shanarc Archaeology Ltd. since 2018.

4. Name of Site: Confey, Leixlip, Co. Kildare

Use **county** followed by **townland** name. If an urban site use **county** followed by **town** name, **street**, and **street number(s)**. If a maritime wreck use **name of ship** and **port of origin** if known.

5. Location: Urban:☐ Rural:X * Wreck:☐ **County:** Kildare

Townland: Confey **Town:** Leixlip

Street Name: **Street/Site Number:**

*** Ship Name:** *** Port of Origin:**

Irish Transverse Mercator: (Easting) 701231 **(Northing)** 737122 Use GPS to derive coordinates

*** Latitude:** ☐☐☐:☐☐:☐☐ **Longitude:** ☐☐☐:☐☐:☐☐ Use GPS to derive coordinates

OS 6' Sheet: KE006 **RMP Number:**

Other Mapping:

6. Site Type: Greenfield

7. Type of device: SENSYS MAGNETO® MX V3 Modular Large Area Magnetometer Survey System

8. Period for which Consent Applied for: **16** Weeks from **02/11/ 2026**

9. Has site been inspected by applicant: Yes: X No: ☐

*** Applies only to maritime sites.**

For Office use only:

Application Received: ……/……/…….. Sent to NMI:……/……/…….
Response issued:……/……/…….. Response NMI: ……/……/…….

Form NMS 2 – 06

10. Owner of site:	D/RES Properties.
Owners address:	D/RES Properties, Donnybrook House, 36-42 Donnybrook Road, Dublin, D04E6X0
11. Purpose of project:	Conduct a magnetic gradiometer study to investigate the potential presence of any below-ground archaeological features or deposits a within the proposed development area. The survey data will be used to inform a programme of archaeological test-excavation and an Archaeological Impact Assessment report.

12. Planning Details: (to be filled out only if the Licence is in connection with a development)

Condition 10 of a further information request from Kildare County Council in relation to the proposed development stipulates that the site be subjected to an Archaeological Impact Assessment which is to include a geophysical survey followed by a programme of targeted test-excavation.

Planning Authority: Kildare County Council **Planning Register Number:** 26/60878

Are you aware of the planning conditions relating to this site? **Yes:** ☐X **No:** ☐

Conditions relating to a Consent to use a Detection Device under Section 2 (2) of the National Monuments (Amendment) Act,1987

1. The consent holder must obtain permission from the owner of the land/ *wreck to carry out their project before availing of this licence. No responsibility shall attach to the Minister for Housing, Local Government and Heritage for failure on the part of the licence holder to obtain such permission.

2. The consent holder shall be responsible for all loss, damage or injury, to persons or property, in any way arising from their project and shall indemnify the State and the Minister for Housing, Local Government and Heritage, his/her officers, agents and employees against all action, loss, claims, damages, expenses and demands arising therefrom.

3. A consent to use a detection device does not include permission to excavate for archaeological objects. If excavation or the recovery of archaeological objects is envisaged, a separate excavation licence must be applied for (see Form NMS 1-06).

4. The consent holder shall comply in all respects with the provisions of the National Monuments Acts 1930to 2014 and any Acts altering, amending or replacing those Acts. Copies of the Acts are available on the National Monuments Service website www.archaeology.ie.

5. Please note that Consents are granted subject to the provisions of the National Monuments Act 1930 (as amended) which requires the finders of archaeological objects to report the find, within four days of finding, to the Director of the National Museum (his servants or agents), or a member of the Garda Síochána, stating his/her address, the nature and character of the object found and the circumstances in which it was found. He/She must allow the object to be inspected, examined and photographed and surrender it to the NationalMuseum if required to do so.

6. * Finders of wrecks must report any such find within four days, to the Department of Housing, Local Government and Heritage, or to a member of the Garda Síochána, stating their name and address, the nature of the wreck found and the circumstances in which it was found.

7. The consent holder shall be given a reference number in relation to each consent, which shall be used in all correspondence relating to the project.

8. This consent relates only to the types of detection devices mentioned in the consent document. If at any stage, any other piece of detection equipment is required, a separate consent should be applied for.

9. The consent holder must inform the National Monuments Service at least two working days in advance of the actual commencement of the project.

10. The consent holder shall provide a report on the results of the use of the detection device(s) to the Licensing Section, National Monuments Service, Department of Housing, Local Government and Heritage, Room G.50, Custom House, Dublin 1.S/He must lodge **one digital (PDF format on CD or USB) and two hard copies** of a preliminary report on the excavation with the National Monuments Service, and **one digital (PDF format on CD or USB) and one hard copy** of same with the National Museum of Ireland within four weeks of the completion of the consent. Note that the coordinate referencing system in current use is the Irish Transverse Mercator (ITM) and not the 'National Grid'.

11. The licence holder must inform the National Monuments Service within two working days of completion of the project.

12. The Minister for Housing, Local Government and Heritage may revoke this consent at any time should he form the view that the consent is not being carried out in accordance with the conditions of the consent or is otherwise contrary to the protection of the archaeological built heritage.

I declare that the above information is accurate and that if the consent is granted I will abide by the conditions set out above.



Signature: _____

20.10.2026
Date: _____

The completed application form must be received by the **Licensing Section, National Monuments Service, Department of Housing, Local Government and Heritage, Room G50, Custom House, Dublin 1** at least **three weeks prior** to the date on which it is proposed to commence the project.

Method Statement for Geophysical Survey

Confey, Leixlip, Co. Kildare.

Introduction

This method statement for a geophysical survey has been prepared by Shanarc Archaeology Ltd., for D/RES Properties, in relation to the proposed development of a Large-Scale Residential Development (LRD), at Confey, Leixlip, Co. Kildare (**Figures 1–2**).

The proposed geophysical survey will entail a detailed magnetic gradiometry/Magnetometry survey, conducted using a SENSYS MAGNETO® MX V3 Modular Large Area Magnetometer Survey System.

The subject site comprises a c. 4.26-hectare site, of which c. 4-hectares comprise a single agricultural greenfield plot; with the remainder of the proposed development site comprising the existing canal path to the south and southwest of the field (**Figures 1–2**). The c. 4-hectare greenfield portion of the site will form the geophysical survey area.

There are no recorded SMR/RMP sites within the proposed development site, with the nearest recorded monument comprising a historic field system (KD006-017----) c. 95m to the north-northwest of the site.

The proposed development site was recently subjected to an Archaeological Desktop Assessment (Sutton, 2026), which recommended that the site be subjected to a geophysical survey and a programme of targeted archaeological test-excavation prior to the commencement of any development related groundworks.

Condition 10 of a further information request from Kildare County Council in relation to the planning submission (Planning Ref: 26/60878), stipulates that the site be subjected to an archaeological impact assessment which is to include a geophysical survey and archaeological test-excavations (Appendix 1).

The purpose of the geophysical survey will be to identify the presence of any potential sub-surface archaeology within the subject site, which could potentially be impacted by the proposed development.

The results of the geophysical survey will be used to inform a subsequent programme of targeted archaeological test-excavation; and the results of the geophysical survey and the test-excavation and will be used to inform an Archaeological Impact Assessment report.

Location Description

The proposed Large-Scale Residential Development (LRD) site comprises a c. 4.26-hectare site, of which c. 4-hectares comprise a single agricultural greenfield plot; with the remainder of the proposed development site comprising the existing canal path to the south and southwest of the field. The site is located in Confey townland, on the northern outskirts of Leixlip, c. 1km from the core of the historic town at Leixlip (**Figures 1 - 2**). The site is accessed via the R149 road, and is positioned between the R149, defining its northern boundary, and the Royal Canal and Royal Canal Greenway, defining its southern boundary. As part of the

proposed development, the section of towpath forming the Royal Canal Greenway between the site and Cope Bridge to the west is to be upgraded, in agreement with Waterways Ireland. Creighton Park - the Confey GAA Club grounds - is situated to the west of the site. A small tributary stream on the western boundary, known as the Silleachain Stream, which separates the proposed LRD site from Creighton Park, functions as the townland boundary between Confey townland to the east and Newtown townland to the west.

The Royal Canal Confey Slipway, containing facilities of the Royal Canal Amenity Group, is located just beyond the proposed LRD boundary to the east. Confey Graveyard, situated north of the R149 opposite Creighton Park, is *c.* 110m to the west of the proposed LRD. The graveyard contains a ruined medieval parish church, situated in proximity of surviving ruins at Confey Castle.

The subject site and proposed geophysical survey area is approximately centred on ITM: E 701231, N 737122.

A site inspection was carried out by Marion Sutton of Shanarc Archaeology Ltd., on 23 September 2025. The proposed LRD comprises tillage agricultural land and covers most of a single, large field bordered on three sides by mature hedgerow. The land is generally flat with a gradual westward sloping trend down to the Silleachain Stream on the western boundary (**Plate 1**). A second deep ditch runs at the base of the northern embankment of the Royal Canal towpath along the southern boundary; the towpath embankment has a compacted earth surface that is largely grass-covered. An uncultivated buffer borders the Silleachain Stream, and to its north end there is existing visible Bord Gáis and Uisce Éireann service infrastructure (**Plate 2**). Two metal-covered service inspection points are located along the southern boundary, on the Uisce Éireann wayleave (**Plate 3**).

The exposed tilled topsoil contained frequent angular limestone, as well as occasional pottery sherds of 19th–20th century date. The frequency of visible red clay building material/red brick fragments increased beyond the eastern boundary of the proposed LRD, where the field narrows. The concentration of brick fragments here may mark the location of a brick kiln exposed and recorded in association with the North Leixlip Sewerage Scheme in 2014 on the Uisce Éireann wayleave (**Plate 4**).

Access to the proposed LRD is via a field gap opposite Confey House; the present stone-built, two-storey, three-bay, hipped roof house dates to the latter half of the 19th century (**Plate 5**); the remains of an original later 18th to early 19th century stone-built cottage survives in the farmyard. A linear stone-built outbuilding with curved corrugated iron roof bordering the R149 includes more than one building phase, the earliest part being contemporary with the original house (**Plate 6**). The property formed part of an Architectural Heritage Impact Assessment (McNamara 2022) undertaken as part of Uisce Éireann's Maynooth Transfer Pipeline project. The assessment identified Confey House and outbuildings as being of architectural heritage value or vernacular built heritage interest, forming part of the rural character of the R149.

The remains of lime mortared rubble stone walls within the hedgerow on the northern boundary of the proposed LRD, *c.* 35m to the west of the field gap opposite Confey House, may relate to a former field entrance (**Plate 7**). The remains comprise sections of two walls; one section aligned parallel to the R149 and the other returning into the field at an oblique angle; the wall measures *c.* 1.2m high at its highest point (with a curved capping in stone) and measures *c.* 0.80m wide. A 20th century water pump was previously situated on the

south side of the R149, c. 100m west of the rubble stone walls, but no remains were found in the field.

The northwest corner of the proposed LRD is marked by the crossing of the Silleachain Stream under the R149. An 18th or early 19th century arched stone bridge is present at the crossing, visible to both sides of the R149, next to a flood alleviation culvert installed by the OPW in 2011 (**Plate 8**). A similar arched stone bridge is present beneath the L5052, c. 30m to the northeast. The original stone side walls to the bridge on the R149 have been modified; the bridge side wall to the south of the R149 is a modern rebuild (**Plate 9**); the bridge side wall to the north contains original as well as modern fabric. A stone wall on the north side of the R149 curves around the junction with the L5052, linking the two bridges. This appears to have been rebuilt in 2011 on the R149, using stone from the earlier wall as capping stones. According to local accounts, the stone used in the original construction of the walls at the junction of the R149 and L5052 were robbed from Confey Castle.

The intervisibility of the proposed LRD with the medieval Confey Church and Confey Castle was considered during the site inspection. Confey Church is enclosed in a small graveyard in the rear northwest corner of the modern Confey Graveyard; large mature yew trees on the perimeter of the medieval graveyard enclose the church, obscuring views outwards from the church in the direction of the proposed LRD (**Plate 10**).

Confey Castle in comparison is in an open setting, within a large pasture field with a surrounding field system. The castle is not visible from the proposed LRD at ground level, having a buffer of residential properties at the junction of the R149 with the L5052 obscuring the view north-northwest to the castle from the proposed LRD. From the castle, looking south-southeast toward the location of the proposed LRD, the tops of trees on the boundary, particularly the line of tall trees on the boundary with Creighton Park, are visible (**Plate 11**); structures of multi-storey height will similarly be visible from the setting at Confey Castle.

There was no visible evidence of any anomalies or other potential archaeological features within the proposed geophysical survey area, and there were no visible constraint on the proposed survey methodology.

Development Description

The proposed development under Kildare Count Council planning no. 26/60878, comprises, a Large-Scale Residential Development (LRD) on a site of approximately 4.26 hectares (gross) (**Figures 3–4**). The proposed development will consist of 125 no. residential units comprising 81 no. houses, 22 no. duplex units and 22 no. apartments. The proposed housing will comprise of 56 no. 3-bedroom houses and 25 no. 4-bedroom houses, in a mix of detached, semi-detached, terraced and end-of-terrace dwellings ranging in height from 1 to 3 storeys. The proposed duplex accommodation will comprise of 11 no. 2-bedroom units and 11 no. 3-bedroom units, provided in 11 no. buildings ranging in height from 1 to 3 storeys. The proposed apartment accommodation will comprise of 5 no. 1-bedroom units and 17 no. 2-bedroom units, provided in a single apartment building ranging in height from 4 to 5 storeys. All residential units will be provided with private amenity space in the form of private rear gardens and/or balconies, as appropriate. The development will also provide public and communal open space, including a linear park parallel to the Royal Canal. The proposed development will be served by two new vehicular access points from the R149 and a new pedestrian access via the Royal Canal. The development will also include 175 no. car parking spaces and 384 no. cycle parking spaces, public, communal and private open

spaces, landscaping, boundary treatments, waste management and cycle storage areas, 2 no. ESB substations; Sustainable Drainage Systems (SuDS) areas, and all associated site development works, site services and infrastructure, including connections to the Uisce Éireann water supply and wastewater networks at Confey, Leixlip, Co. Kildare (**Figures 3–4**) (Appendix 1).

Archaeological and Historical Background

The proximity of the Leixlip area to the River Liffey, to the Liffey's confluence with its tributary, the Rye Water, and to nearby fording points, one of which is recorded to the River Liffey at Leixlip (KD011-036----), would have made the area a focus of settlement in prehistory.

An Early Mesolithic flint assemblage was exposed in Cooldrinage townland (DU017-079----), on the east bank of the River Liffey, south of the town, along with a ring-barrow (DU017-075001), part of the Bronze Age/Iron Age burial tradition (c. 2400 BC – AD 400). A mound (KD011-018----) in Leixlip Demesne on the west bank of the River Liffey, also to the south of the town, may be of similar age. A fulacht fia (KD011-062----) in Barnhall townland to the west of Leixlip Demesne is part of the Bronze Age cooking tradition.

Several ring-ditches, circular monuments known only from cropmarks/soilmarks on aerial photographs, recorded in the wider area to the east and southeast of Leixlip (DU013-047----, DU017-094----, DU017-096----, DU017-101----), could also be prehistoric in origin. An example in Lucan Demesne (DU017-094----), south of the River Liffey to the southeast of Leixlip, is situated next to a possible pit circle (DU017-104----); pit circles are enclosures defined by a circular arrangement of pits of Late Neolithic/Early Bronze Age date.

Prehistoric artefacts include a polished-stone axe provenanced to Parsonstown townland and a flint blade provenanced to Rinawade Upper townland on the southwest outskirts of Leixlip. Development of the Celbridge Interchange on the M4 on the western outskirts of Leixlip, through Castletown, Kilmacredock Upper, Collinstown and Easton townlands, also revealed archaeological sites of prehistoric date, amongst others of medieval date; sites included a Late Bronze Age ring-ditch, corn-drying kilns, fulachta fia, burnt mounds, habitation evidence and smelting furnaces.

Confey townland forms part of Salt North Barony and Confey Civil Parish. References to the placename occur in numerous sources from 1179 AD, when it was referenced as 'Letconfi'. During the Ordnance Survey in 1837 nothing could be learnt of the placename's meaning. The name Leixlip derives from the Scandinavian 'Lex-hlaup', translated as 'salmon leap' (a name applied to a former waterfall on the River Liffey upriver of the town), which is suggestive of a Viking settlement at Leixlip. Historian John O'Donovan identified the townland of Confey with the site of the longphort of *Ceannfuait*, established in 915 AD by Sitric (Bradley *et al* 1986), which was soon after the scene of a battle between the Vikings and the Laigin; the *Annals of the Four Master* record under the year 919 that Sitric or Sygtrygg recovered Dublin and neighbouring territory as far as *Ceannfuait*. Uncertainly remains concerning the location of the battle, and an alternative suggestion for *Ceannfuait* is to a location near St. Mullins in County Carlow (Bradley *et al* 1986).

Physical evidence of a Viking settlement at, or near Leixlip has yet to be found, although a stirrup-ringed crutch-headed pin, a pin type that may have developed in Viking Dublin is provenanced to Leixlip. A probable Viking grave is also provenanced to Barnhall townland, or to the lands of Barnhall, on the southwest outskirts of Leixlip, discovered in c. 1785. Known only from an account published in Joseph Cooper Walker's (1788) *An Historical Essay on the*

Dress of the Ancient and Modern Irish, the published evidence suggests the grave was an inhumation (buried human remains) accompanied by an iron axe and some other artefacts (Harrison & O Floinn 2014). A tentative location of the burial is to the Wonderful Barn, where it may have been uncovered during the structure's construction, in the earlier period 1741-1743, associated with developments initiated by the then owner of Castletown House, Katherine Conolly (Harrison & O Floinn 2014). Alternatively, the burial may have been discovered anywhere in Barnhall, or neighbouring Rinawade Upper or Rinawade Lower townlands (O Drisceoil & Fitzgibbon 2017).

In the late-12th/early-13th century Leixlip was also known by the name 'Ernia' or 'Hernie', possibly derived from *An Urnaidhe*, meaning oratory, which may indicate the presence of a pre-Norman ecclesiastical site (Bradley *et al* 1986). The earliest definite evidence for settlement at Leixlip follows the Anglo-Norman conquest, with the granting of the manor of Leixlip, initially to Robert FitzStephen by the King, and subsequently to Adam De Hereford by Strongbow; de Hereford established a castle - Leixlip castle (KD011-004002-) - and borough in the late 12th-century (Bradley *et al* 1986). The town (KD011-004001-) was confined to a narrow strip of land between the River Liffey on the south, a high ridge on the north and the Rye Water on the west, orienting the main street on an E-W axis; at its east end a road, Captain's Hill, climbed the ridge in a northerly direction through Newtown townland toward Confey, in the direction of a medieval parish church (KD006-003----) and nearby castle (KD006-004----) in Confey. The antiquity of Captain's Hill is not known; it may be no older than the 17th century (Bradley *et al* 1986).

The medieval church in Confey (KD006-003-----), situated *c.* 250m to the northwest of the proposed LRD, predates the Anglo-Norman borough established at Leixlip, and the surviving stone structure, which stands in the northwest corner of the modern Confey Graveyard, originally began as a single cell structure in the 11th century; a chancel was added to the east end in the 12th century, and the building was further enlarged, in a westwards direction, probably in the 15th century. The earliest record of the church dates to 1179 AD, when it is referred to as belonging to Glendalough. In the 13th century, the right to appoint a rector to Confey Church was shared between the local bishop, William de Piro of Glendalough and St. Thomas' Abbey, Dublin to which the tithes and revenues of Confey were granted by Adam De Hereford around 1200 (O'Keeffe 1985). The church is associated with a small historic graveyard (KD006-003001-), with burial markers of 18th and 19th century date occurring around and to the south of the church. The church was still in use in 1630, when the church was described as in good repair and the tithes held by a Mr. Fegan, curate. By 1783, the church had fallen into ruin.

Other pre-Norman ecclesiastical evidence is represented by St. Columb's Well (KD011-003----) and a nearby tree (KD011-003001-), situated in Newtown townland on the Silleachain Stream, *c.* 340m south of the proposed LRD. A church dedicated to St. Columb (KD011-033----), mentioned in 1403, may formerly have stood in the vicinity of the well, but neither the location of this church, or that of a Monastery dedicated to the Blessed Virgin (KD011-034----) referenced in connection with the Church of St. Columb, are known. In St. Catherine's Park, to the southeast of St. Columb's Well and east-northeast of historic town at Leixlip, there is a second holy well, dedicated to St. Catherine (DU017-002001-); the holy well once had a medieval carved stone head (DU017-002003-) affixed to its arched covering. Holy wells can have roots in a pre-Christian tradition.

In the later medieval period, the Eustace family was associated with Confey and Confey Castle (KD006-004----), situated *c.* 275m to the north of the proposed LRD. Little remains of this

tower house castle, which stands in a field system (KD006-017----) that also extends around the medieval Confey Church, c. 160m to the west-southwest of the castle; the field system comes within 95m of the proposed LRD. The Silleachain Stream runs between the church and castle. The castle does not appear in any historical source until the middle of the 17th century, although there is a record of an 'army' at Confey in the late 13th century (O'Keeffe 1985). The Eustace family association with Kildare began in the early 14th century, the principal family seat being at Castlemartin Castle, west of Kilcullen. A branch of the family established at Confey probably built the tower house in the 15th century (Manning 2001). The family had extensive estates, and it played a vital role in the provision of defence along the western boundary of The Pale; strategically located castles stretching from Confey to Donadea, Clongowes Wood, Blackhall, Kilashee, Mullaghcash, Castlemartin, Harristown, Blackrath, Colbinstown and Ballymore Eustace formed a buffer against raids by native Irish families (Lyons 2000). In 1688, the castle is said to have been strongly garrisoned and to have sustained an attack (Lewis 1837). The castle is further described by Lewis (1837) as being of some importance, with considerable surviving remains consisting of a massive square tower of five stages with turrets at the north and west angles; Lewis also mentions a town is association with the castle, which appears to be supported by the earthworks or field system around the castle and nearby church.

The association of a church and castle, such as at Confey, is a recurring feature of the medieval settlement pattern in Ireland, and other features of this pattern included mills and other settlement related buildings. Confey may also have had a medieval mill; O'Keeffe (1985) records that a mill is mentioned in the mid-17th century, and there is a specific reference to a corn mill at the start of the 19th century. The location of a potential former mill is unknown. O'Keeffe (1985) suggests it may have been northwest of Confey Church, sited on the Silleachain Stream, based on the presence of earthworks.

The Royal Canal, which links Dublin with the River Shannon, was a product of The Royal Canal Company, formed in 1789. Construction of the canal, established to rival the earlier Grand Canal, commenced in 1790, and included a crossing on the Rye Water at Leixlip to serve the town at Maynooth. The route by way of Maynooth was dictated by the Duke of Leinster, a prominent shareholder in the Royal Canal Company, whose seat was at Carton Demesne. The canal's route to Maynooth was constructed with significant expense, the crossing on the Rye Water requiring the construction of an aqueduct at an expense of £27,000. The canal was constructed to Kilcock, northwest of Maynooth, by 1796 (archive.waterwaysireland.org). The canal reached the River Shannon in 1817. The canal was purchased by the Midland Great Western Railway Company in 1845, constructing a parallel rail line to the south side of the canal. The railway was a key factor in the canal's demise as the canal could not compete with the speed and efficiency of rail transport. In 1944 ownership of the Royal Canal was transferred to Córas Iompair Éireann (CIÉ); the canal officially closed to navigation in 1961. The Royal Canal Amenity Group (RCAG) was established in 1974 to protect, restore and develop the canal as a public amenity, and the canal, by then under the control of Waterways Ireland, reopened in 2010 (royalcanal.ie). Cope Bridge, a masonry road bridge spanning the Royal Canal on Captain's Hill, dates from 1794, named after William Cope, director of the Royal Canal Company from 1789 to 1802. It was extended c. 1846 to carry the road over the Midland Great Western Railway and now presents as a double arched limestone bridge with engaged piers and roadside parapets, with wing walls to the north and south sloping down to the canal (Blackwood Associates 2022).

The SMR/RMP records list eleven sites, and one redundant record, within a 1km radius of the proposed development site; these are listed in **Table 1**, and their locations are indicated in **Figure 5**.

Table 1: Recorded Monuments within a 1km radius of the proposed development site.

SMR/RMP No.	Class	Townland	ITM Grid Reference (E, N)	Proximity (m/km)*	Number on Fig 5
KD006-017----	Field system	Confey	701031, 737413	95m	1
KD006-004----	Castle - tower house	Confey	701044, 737476	275m	2
KD006-003----	Church	Confey	700883, 737407	245m	3
KD006-003001-	Graveyard	Confey	700904, 737321	168m	4
KD006-018----	Redundant record (bridge)	Confey	700991, 737440	265m	-
KD011-003----	Ritual site - holy well	Newtown (Leixlip Ed)	701105, 736726	312m	5
DU017-002001-	Ritual site - holy well	St. Catherine's Park	701623, 736280	755m	6
DU017-002002-	Ritual site - holy well	St. Catherine's Park	701623, 736277	755m	
DU017-002003-	Stone head	St. Catherine's Park	701624, 736280	755m	
DU017-003----	Church	St. Catherine's Park	701680, 736053	948m	7
DU017-001----	House - 16th/17th century	St. Catherine's Park	701654, 736019	1km	8
KD011-004001-	Historic town	Leixlip, Leixlip Demesne, Newtown (Leixlip Ed), St. Catherines Park	700609, 735966	1km	9

***** *Distances are measured from the boundary of the proposed LRD to the outer edge of a monument's Zone of Notification (shaded pink).*

Previous Archaeological Investigations:

Archaeological investigations that have been undertaken in the vicinity of the proposed LRD have been carried out in respect of service provision or upgrade (waste water, sewerage, gas), including works on the R149, works linking with Bord Gáis Éireann's (BGE) above ground installation (AGI) at Confey, and works relating to the North Leixlip Sewerage Scheme, also known as the Lower Liffey Valley Sewerage Scheme.

The North Leixlip Sewerage Scheme involved the provision of a rising main and a foul sewer on an Uisce Éireann wayleave running E-W along the southern portion of the proposed LRD and running NW-SE along the western portion of the proposed LRD, with a crossing to the north end of the Silleachain Stream (An Bord Pleanála reference number 09.JP0008). Topsoil stripping on the wayleave (17m-20m in width) through the proposed LRD was subject to

unlicensed archaeological monitoring in 2014 (Gregory 2014). Nothing of archaeological significance was uncovered within the proposed development site.

The presence of 19th century pottery was noted during archaeological monitoring, as well as a concentrated area of red brick fragments arising from the remains of a 19th century brick kiln. The remains of the kiln principally consisted of heat staining of the subsoil with residual rows of friable red brick, oriented E-W. Rectangular in plan, the kiln measured 11m E-W by 14m N-S and extended beneath the northern edge of the wayleave. An upcast area of red brick fragments was situated 4m west of the kiln and similarly extended beneath the northern edge of the wayleave. The kiln remains were located just beyond the eastern boundary of the proposed LRD, where the single large field comprising the proposed LRD narrows in the direction of the Royal Canal Confey Slipway and facilities of the Royal Canal Amenity Group.

Archaeological monitoring was carried out under licence 03E0870 (Excavation Bulletin No. 2003:906) for Bord Gáis Éireann (BGE) on the line of the BGE pipeline between Confey and Collinstown, Leixlip. The 3.1km pipeline ran from the above ground installation (AGI) at Confey, located on the L5052, and westward along the R149, partly on the northern boundary of the proposed LRD, to a new AGI at Collinstown. All the features exposed, which were on greenfield portions of the pipeline, related to 20th century agricultural activities and nothing of archaeological significance was uncovered (Phelan, 2003).

Uisce Éireann's Maynooth Transfer Pipeline route between Maynooth and Leixlip, which includes the R149 through Confey, was subject to a full archaeological assessment that included testing on existing road under licence 20E0414. No testing was carried out on the R149, but the assessment established there was no previously unrecorded features or deposits of archaeological significance within the pipeline route (Olney, 2021).

Archaeological monitoring under licence 20E0227 (Excavation Bulletin No. 2020:475) on the wayleave of Uisce Éireann's Leixlip WWTW to 9C Sewer, part of the Lower Liffey Valley Sewerage Scheme, led to excavations in Allenswood townland, just inside the county boundary with Dublin, *c*. 350m to the northeast of the proposed LRD. The site consisted of three main features close to a modified watercourse representing the natural county boundary between Kildare and Dublin. The features were a cluster of two pits and a trough associated with burnt mound activity (Coughlan & Lacey, 2021) and are indicative of prehistoric activity. The scheme also consisted of a broadly E-W aligned pipeline, the SIC to Leixlip WWTW, within the existing Uisce Éireann wayleave along the southern and western portions of the proposed LRD that was subject to archaeological monitoring during construction in 2014. No further archaeological monitoring on the SIC to Leixlip WWTW pipeline route was carried out under licence 20E0227.

Table 2: Previous archaeological investigations within or in close proximity to the site.

Licence No.	Excavation Bulletin No.	Location	Site Type	Author
-	-	Confey, Leixlip, Co. Kildare	Unlicensed Monitoring	Neill Gregory
03E0870	2003:906	Confey–Collinstown, Kildare	No archaeology found	Sinéad Phelan
20E0414	-	Confey, Leixlip, Co. Kildare	No archaeology found	John Olney

Licence No.	Excavation Bulletin No.	Location	Site Type	Author
20E0227	2020:475	Allenstown & Hilltown, Leixlip Transfer Pipeline, Co. Dublin	Pits associated with burnt mound activity	Tim Coughlan & Barry Lacey

Cartographic Analysis

The Ordnance Survey (OS) maps covering the proposed development area have been consulted. The first ever large-scale survey of Ireland was undertaken by the Ordnance Survey between 1829 and 1842, producing highly accurate maps at different scales.

The first edition Ordnance Survey 6-inch map (Sheet: KE006) covering the subject site, was surveyed in 1836 and published in 1839 (**Figure 6**). The proposed LRD site is shown as comprising the whole of two fields between the canal and the R149, with part of a third. The Silleachain Stream on the western boundary is carried beneath the R149 via a clearly depicted bridge; the L5052 is carried over a second bridge c. 30m to the northeast. Cope Bridge is named on the Captain's Hill crossing on the Royal Canal. A residential structure on a small rectangular enclosed plot is depicted opposite the proposed LRD, in the angle between the L5052 and the R149; a larger property comprising multiple buildings and enclosed yards is shown a short distance to the east, also fronting the R149 opposite the proposed LRD. This farmhouse is associated with the Gaffney family, who resided and farmed in Confey at the time of Griffith's Valuation, the first full-scale valuation of property in Ireland, published between 1847 and 1864. A third residential structure with a small yard is recorded fronting the south side of the R149 just beyond the proposed LRD boundary to the east.

Confey Church is shown on the map as a rectangular structure sited to the northwest corner of an enclosed rectangular graveyard; the perimeter of the graveyard is lined internally with trees. Confey Castle is recorded a short distance to the northeast, on the opposite side of the Silleachain Stream.

The 25-inch Ordnance Survey map, Sheet KE006-15, was surveyed in 1908 and published in 1910 (**Figure 7**). The proposed LRD is unaltered and remains as depicted on the first edition 6-inch map. A key change in the immediate landscape relates to the construction of the Midland Great Western Railway on the south side of the Royal Canal; at Cope Bridge, the towpath on the north side of the canal curves beneath the bridge, and pedestrian access between the canal and Captain's Hill is via a path on the northwest side of the bridge. The number and arrangement of buildings within the farmyard fronting the north side of the R149 opposite the proposed LRD is recorded with greater clarity. The small residential structure in the angle between the L5052 and the R149 remains. A third residential structure shown on the first edition 6-inch map fronting the south side of the R149 just beyond the proposed LRD boundary to the east is no longer present. Confey Church, in ruins, is recorded within an enclosed graveyard measuring 0.347 acres. A bridge crossing on the Silleachain Stream is recorded between the church and the ruins of Confey Castle.

The Cassini 6-inch Ordnance Survey map, published in 1942 (**Figure 8**), records the same arrangement of fields across the proposed LRD, and a broadly similar surrounding landscape, including that on the Royal Canal and at Cope Bridge. The map annotates an 'aqueduct' on the Royal Canal crossing on the Silleachain Stream, to the southwest corner of the

proposed LRD. The farmhouse fronting the north side of the R149 opposite the proposed LRD is annotated as 'Confey House'. The small residential structure in the angle between the L5052 and the R149 remains.

A notable change is recorded at Confey Church, with the addition of a new boundary extending from the graveyard's southwest corner to the R149; the resultant linear plot has been developed with a footpath providing access to the church and graveyard from the R149. This change reflects the purchase of land by the Celbridge Rural District Council from Lieut. Col. Richard A. Hartley in 1910 for the provision of a graveyard (kildarelibraries.ie); the graveyard was further extended eastwards later in the 20th century to serve the wider Leixlip community.

Aerial Photographs and LiDAR

In addition to the historic OS maps the available aerial photographs were also examined. The following aerial photographs, available on the Tailte Eireann website Geohive (http://map.geohive.ie), were consulted: 1995, 1996–2000, 2001–2005, 2006–2012, Digital Globe 2011–2013, and 2013–2018 (**Figures 9–14**). The historic Google Earth images from 2009–2025, including the most recent Google Earth image dated 11.07.2025 were also consulted (**Figures 15–17**) (https://earth.google.com).

The successful detection of archaeological sites through aerial photography varies, and depends on several factors including the position of the sun, the type of crop growing and the amount of rainfall in a growing season. In some years, such as during the drought of 2018, sites were clearly visible, while in others the same site could be undetectable from the air.

All the examined aerial images show the proposed LRD site as a single, large, cultivated field lacking internal field boundaries; the field boundaries recorded on the historic OS maps were removed post-dating publication of the last historic Ordnance Survey map in 1942 and prior to 1995 (**Figure 9**). A temporary field division is recorded on the 2001–2005 and 2006–2012 images in the eastern portion of the proposed LRD (**Figures 11–12**), placed in a similar position as a historic boundary, is removed by the 2011–2013 image (**Figure 13**). The field is accessed via a single entrance directly opposite the associated farmhouse and yard at Confey House. The towpath on the north bank of the Royal Canal is discernible on all images.

None of the consulted aerial images provide any evidence of potential sub-surface archaeological remains at the proposed LRD site. Earthworks relating to the archaeological field system (KD006-017----) surrounding Confey Church and Confey Castle are evident in all images, and there is no evidence in the images of similar earthworks continuing southwards beyond the R149.

The Royal Canal Confey Slipway and a green space to its immediate west, located beyond the proposed LRD boundary to the east, are recorded with a similar arrangement throughout the images. This area, as well as the southern and western parts of the proposed LRD, were subject to groundworks during 2021 and 2022 on the wayleave of Uisce Éireann's SIC to Leixlip WWTW pipeline route, part of the Lower Liffey Valley Sewerage Scheme; the wayleave and nature of these groundworks are evident on a number of historical Google Earth satellite images (**Figures 15–16**). The development of the Confey GAA club buildings in Creighton Park bordering the proposed LRD to the west post-dates the 1995 image (**Figure 9**).

In addition to the aerial photographs, existing LiDAR data recorded as part of the Office of Public Works (OPW) National Aerial Survey Contract (NASC) in 2011 was also consulted. The consulted LiDAR image comprised the Hillshade OPW NASC 2m Digital Surface Model (DSM) (**Figure 18**); Digital Surface Models (DSM) are current state earth models. For example, a DSM includes elevations from buildings, tree canopy, electrical power lines and other features. Hillshade is a method that gives a 3D appearance to the terrain, which has captured the earthworks relating to the archaeological field system (KD006-017----) surrounding Confey Church and Confey Castle in remarkable detail.

The LiDAR data captures the current topographic surface expression at the proposed LRD site. No anomalies indicative of unrecorded or potential sub-surface archaeological remains are evident in the data. Two generally N-S oriented linear trends visible in the data are expressions of former field boundaries. A very gentle gradient down to the Silleachain Stream on the west boundary of the proposed LRD is also discernible.

General Objectives

The general geophysical survey objectives are:

- to investigate the potential presence of any below-ground archaeological features or deposits within the proposed development site.
- to inform a programme of targeted archaeological test-trenching and an Archaeological Impact Assessment report in line with the requirements of further information request from Kildare County Council.
- to potentially identify the need of additional archaeological mitigation with regards to the proposed development.

Geophysical Survey Team

The works specified in this document will be undertaken by Shanarc Archaeology Ltd. The survey will be carried out by Michael Greiner, with one archaeological survey assistant. Technical support will be provided by Seán Shanahan.

Detailed Magnetometry Survey

Magnetometry survey offers the most efficient ground coverage of the various geophysical survey techniques and responds to a wide variety of anomalies resulting from potential human activity. The survey will be carried out using a SENSYS MAGNETO® MX V3 Modular Large Area Magnetometer Survey System. The system comprises a modular, versatile, lightweight carrier system, a data acquisition unit and Fluxgate gradiometer sensors (type FGM650/3). Survey related GPS data will be recorded using a Trimble R12i GPS unit with real-time VRS Now technology.

Data Processing

A high resolution magnetic gradiometry survey (survey frequency 200Hz) shall be undertaken within the survey area. The data will be downloaded on-site to a laptop computer for initial processing and storage. This will later be transferred to a desktop computer for further minimal processing, interpretation and archiving at the earliest practical opportunity. The data resulting will be processed using geophysical software. Continuous tone greyscale

images of raw data and an x/y trace plot will also be produced. Palette bars relating the greyscale intensities to anomaly values in nT-1 will be included with the images.

Utilising the georeferenced grayscale images, interpretative data images both with plain and greyscale backgrounds will be produced in NanoCAD. Additional image backgrounds in the form of Ordnance Survey aerial images, mapping and/or georeferenced drone images will be incorporated into created figures, providing visual survey results that assist with the interpretation of the data and are both informative and easily understandable to the reader.

All data will be accurately located and presented in relation to the Tailte Eireann/Ordnance Survey base plan. Interpretation plots shall be included in the report.

Report and Archive

A report on the results of the geophysical survey will be completed within four weeks of the end of fieldwork. Copies of the report will be supplied to the National Monuments Service at the Department of Housing, Local Government and Heritage and the National Museum of Ireland under the requirements of the detection device consent.

The report will include the following as a minimum:

- A narrative account of the circumstances, background and discoveries of the investigation including a discussion of the results;
- Sufficient illustrative material as is deemed necessary to allow a clear understanding of the archaeology identified.

References

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Electronic Sources

www.archaeology.ie	Department website listing RMP sites and NIAH sites
www.excavations.ie	Summary accounts of archaeological investigations
www.geohive.ie	Tailte Eireann/OS maps and Aerial Photographs
https://heritagemaps.ie	Cultural heritage datasets
www.logainm.ie	Placenames database
https://gsi.ie/data-and-maps/	LiDAR Data
https://dcenr.maps.arcgis.com	Open Topographic Data Viewer
https://kildarecoco.ie	County Development and Local Area Plans
https://kildarelibraries.ie/	Leixlip Local History
www.jstor.org	Journal articles, books and primary sources
www.askaboutireland.ie	Samuel Lewis, *A Topographical Dictionary of Ireland* Griffith's Valuation
www.buildingsofireland.ie	National Inventory of Architectural Heritage
archive.waterwaysireland.org	History of the Royal Canal
https://royalcanal.ie	Website of the Royal Canal Amenity Group

Figures



Figure 1: Location overview of site (*in red*) on the northern edge of Leixlip town in Co. Kildare (Tailte Eireann Licence No. CYAL50527268).

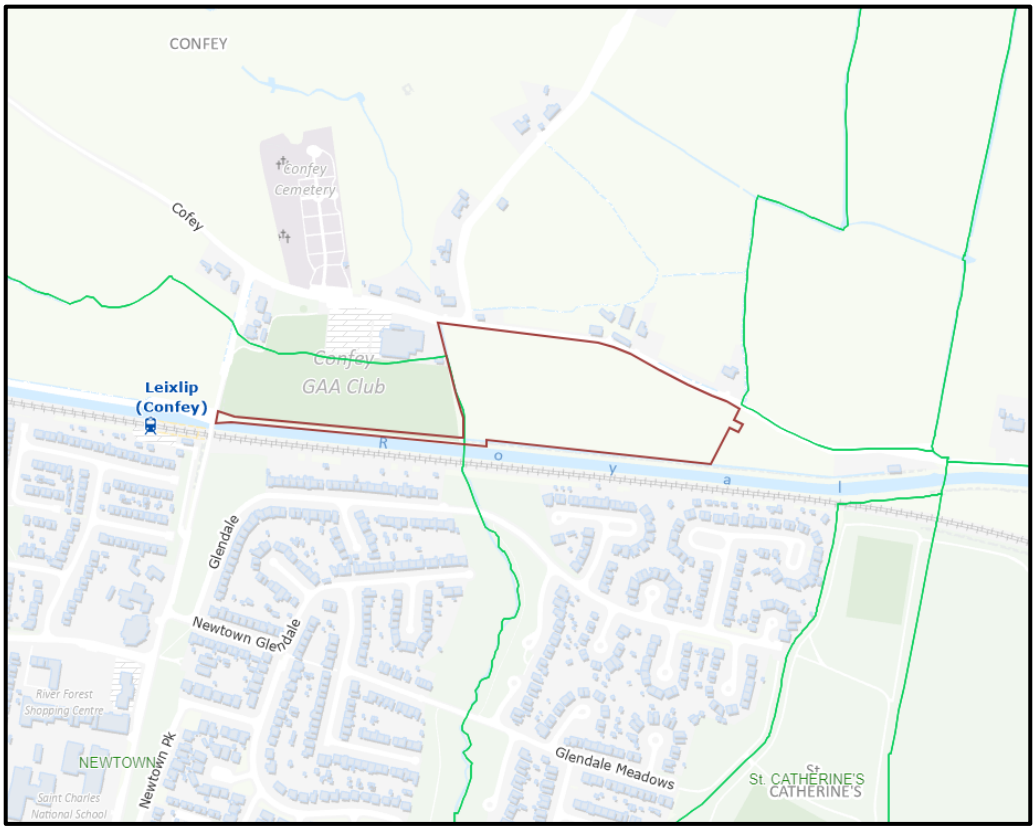


Figure 2: Location overview of site (*in red*) in local context, in Confey townland, showing townland boundaries (*in green*) (Tailte Eireann Licence No. CYAL50527268).

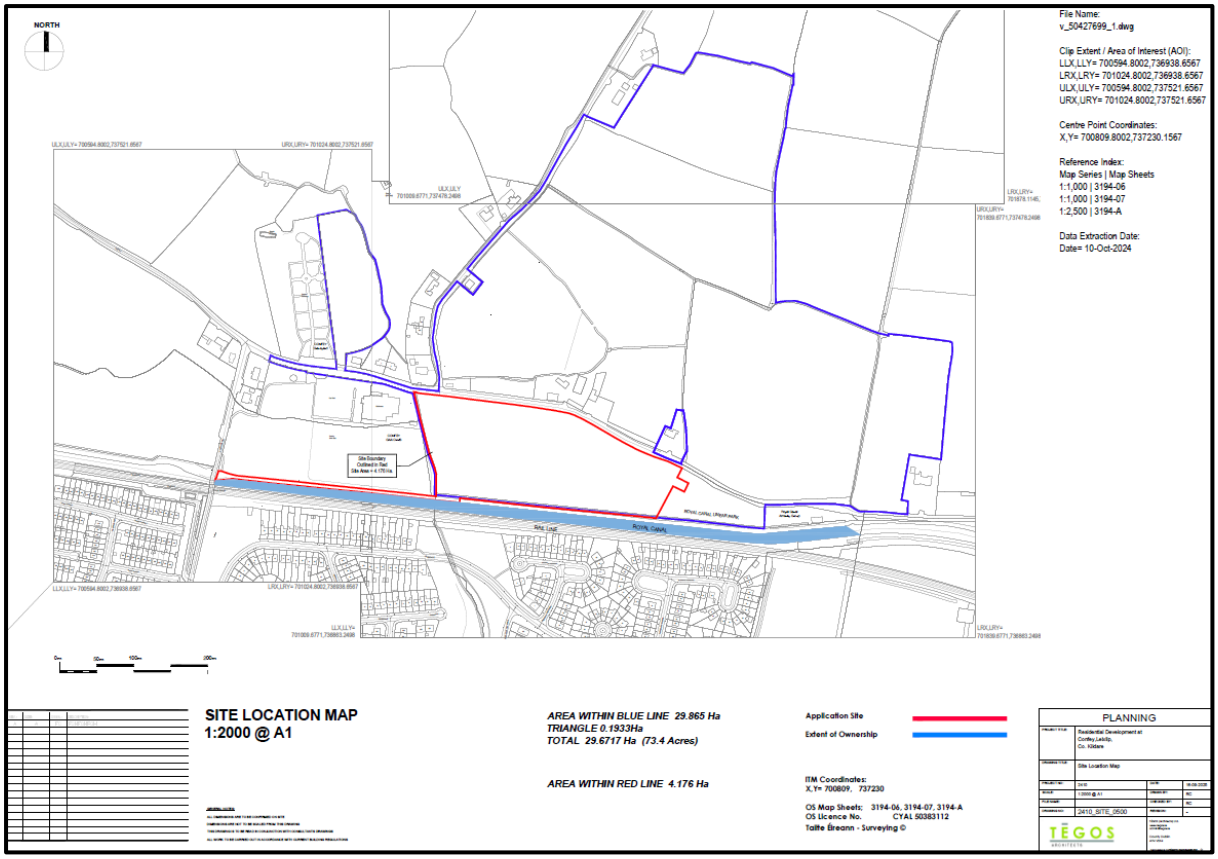


Figure 3: Site location plan with proposed development site (*in red*) and wider lands in client ownership (*in blue*) (Source: Supplied by Client).



Figure 4: Proposed development plan, with the site (*in red*), and the location of an existing Uisce Éireann wayleave (*in green*) (Source: Supplied by Client).

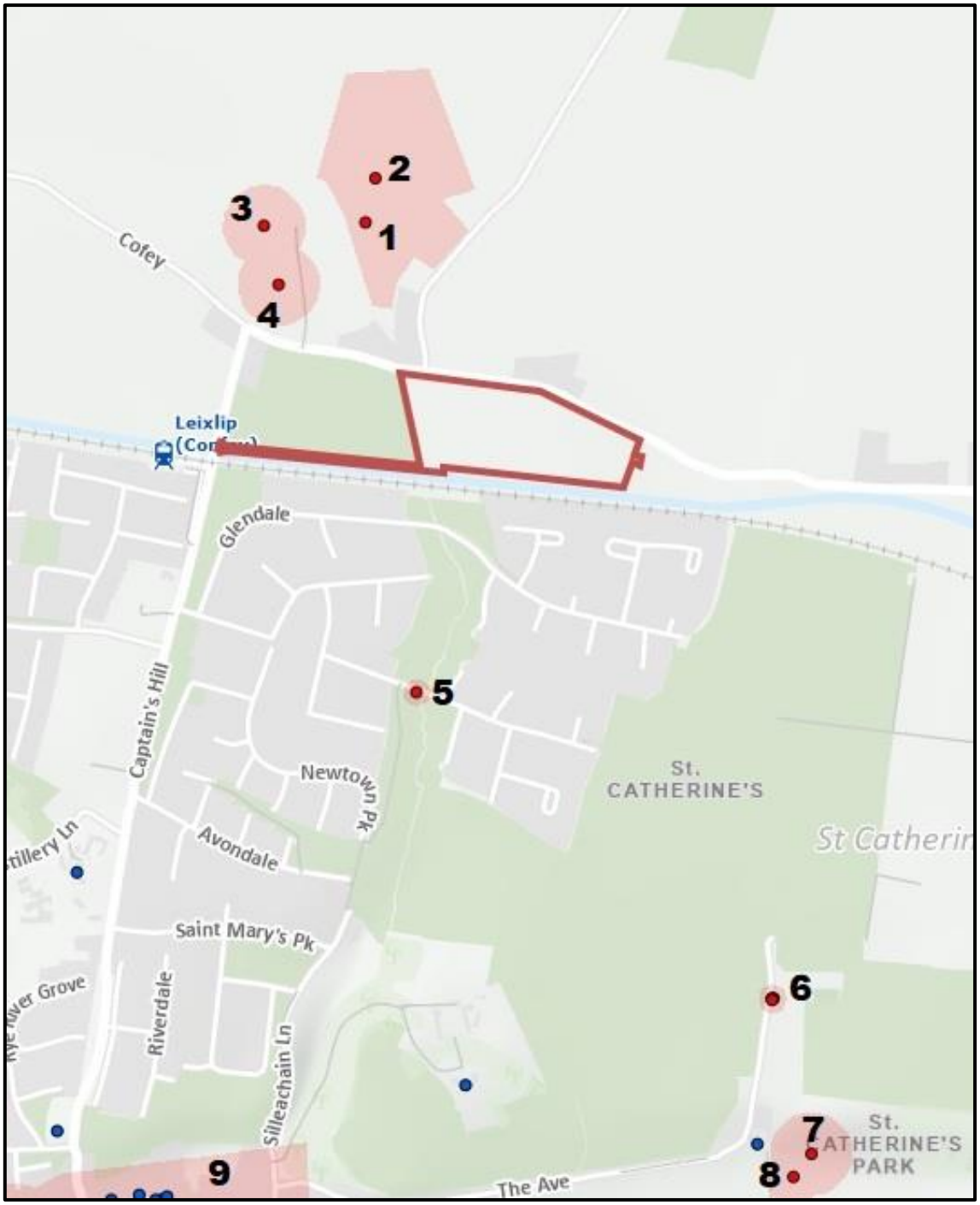


Figure 5: SMR/RMP sites (*red dots*) their associated Zones of Notification (*shaded pink*), and NIAH sites (*blue dots*) located within a c. 1.5km radius of the subject site (*in red*) (Tailte Eireann Licence No. CYAL50527268).

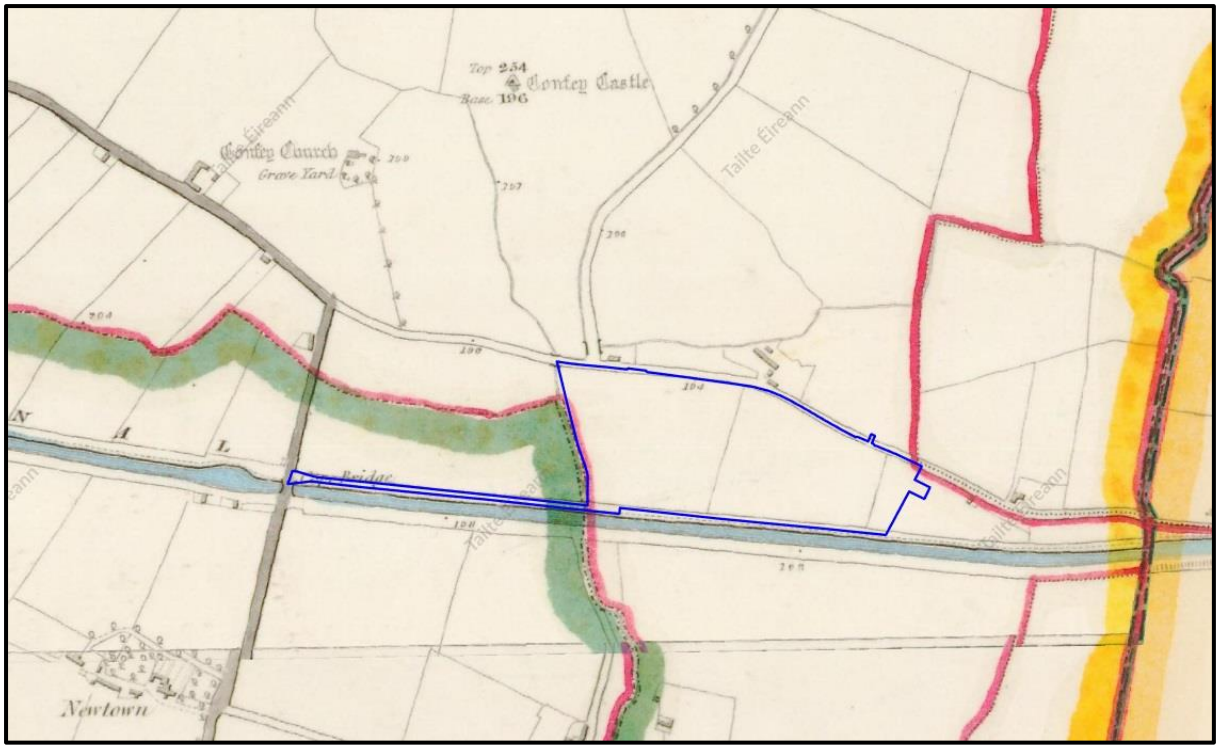


Figure 6: Location of site (in blue) on OS First-Edition (OS Sheet No. KE006), 1836–1839 (Tailte Eireann Licence No. CYAL50527268).

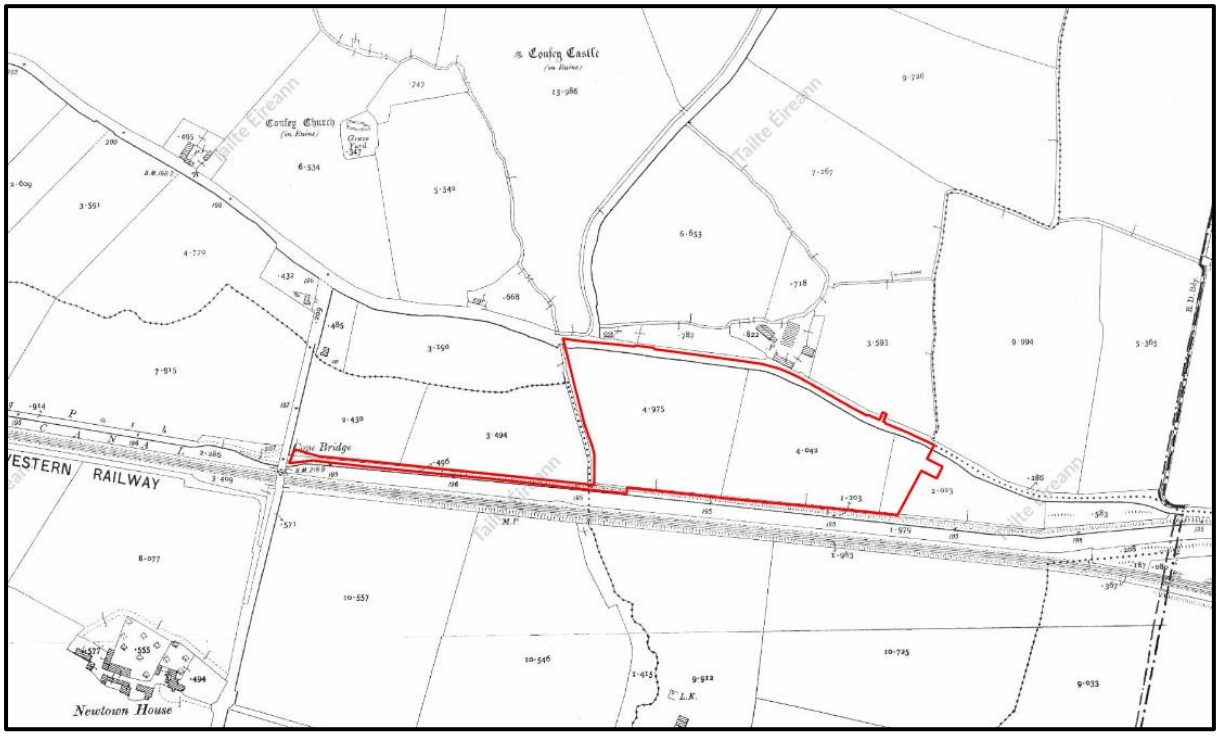


Figure 7: Location of site (*in red*) on OS 25-inch map, 1908–1910 (Tailte Eireann Licence No. CYAL50527268).

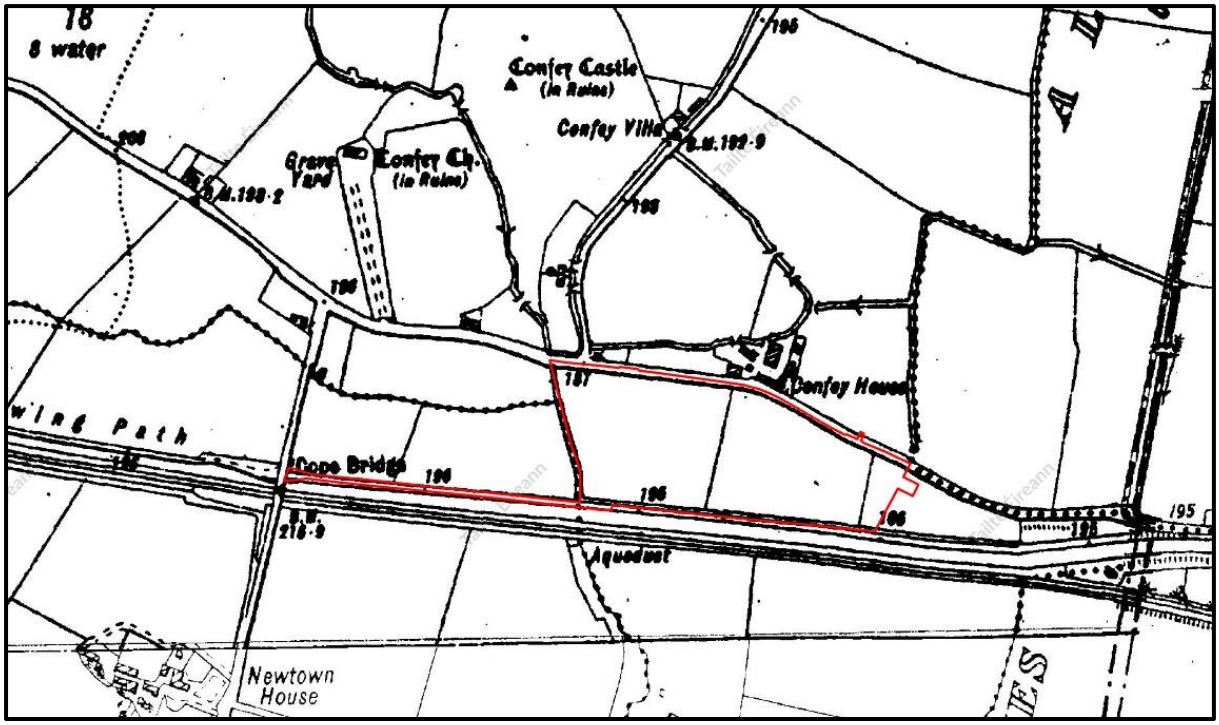


Figure 8: Location of site (*in red*) on Cassini 6-inch OS map, 1942 (Tailte Eireann Licence No. CYAL50527268).



Figure 9: Overview of site (*in red*) on OS aerial photograph, 1995 (Tailte Eireann Licence No. CYAL50527268).



Figure 10: Overview of site (*in red*) on OS aerial photograph, 1996–2000 (Tailte Eireann Licence No. CYAL50527268).



Figure 11: Overview of site (*in red*) on OS aerial photograph, 2001–2005 (Tailte Eireann Licence No. CYAL50527268).



Figure 12: Overview of site (*in red*) on OS aerial photograph, 2006–2012 (Tailte Eireann Licence No. CYAL50527268).



Figure 13: Overview of site (*in red*) on OS aerial photograph, Digital Globe 2011–2013 (Tailte Eireann Licence No. CYAL50527268).



Figure 14: Overview of site (*in red*) on OS aerial photograph, 2013–2018 (Tailte Eireann Licence No. CYAL50527268).



Figure 15: Overview of site (*in red*) on historic Google Earth image, dated 04.04.2021 (Source: https://earth.google.com).



Figure 16: Overview of site (*in red*) on historic Google Earth image, dated 20.03.2022 (Source: https://earth.google.com).



Figure 17: Overview of site (*in red*) on most recent Google Earth image, dated 11.07.2025 (Source: https://earth.google.com).



Figure 18: LiDAR image of site (*in red*); Hillshade OPW NASC 2m Digital Surface Model (DSM), 2011 (Source: www.gsi.ie).

Plates



Plate 1: View southeast across proposed LRD from northwest corner; gradual slope down to Silleachain Stream on west boundary is apparent (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 2: View S along the line of the Silleachain Stream, with uncultivated buffer, on the west boundary of the proposed LRD (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 3: View west across proposed LRD from location of surface level service infrastructure on Uisce Éireann wayleave across southern portion of site (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 4: View into proposed LRD from narrow portion of field beyond the eastern boundary; narrow portion of field is location of former 19th century brick kiln (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 5: View north across R149 to Confey House from northern boundary of proposed LRD (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 6: View northeast to linear outbuilding range at Confey House from entrance into proposed LRD on R149 (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 7: Remains of lime mortared rubble stone walls at probable former field entrance on the R149; view north from inside hedgerow on N boundary of proposed LRD (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 8: Arched stone bridge on the R149; view to upstream arch on north side of R149 (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 9: View northwest from inside northwest corner of proposed LRD to rebuilt bridge side wall on the south side of the R149 (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 10: View northwest in modern Confey Graveyard to mature yew trees enclosing the location of the medieval Confey Church and graveyard (Shanarc Archaeology Ltd. - 23.09.2025).



Plate 11: View south-southeast from field system at Confey Castle in direction of proposed LRD; LRD location to east of tall trees on Creighton Park boundary (*marked by arrow*) (Shanarc Archaeology Ltd. - 23.09.2025).

Appendix 1

Request for further information from Kildare County Council (Planning Ref: 26/60878).

Comhairle Contae Chill Dara
Kildare County Council

Date: 23/09/2026
Pl. Ref: 26/60878

Leixlip and Newbridge SPV Limited
c/o McGill Planning Limited
Iconic Offices, Number 9,
9 Pembroke Street Upper
Dublin 2
D02 KR83

Re: Planning Reference: 26/60878 - Leixlip and Newbridge SPV Limited - PERMISSION FOR A Large-Scale Residential Development (LRD) on a site of approximately 4.26 hectares (gross) at lands 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. The proposed development will consist of 125 no. residential units comprising 81 no. houses, 22 no. duplex units and 22 no. apartments. The proposed housing will comprise of 56 no. 3-bedroom houses and 25 no. 4-bedroom houses, in a mix of detached, semi-detached, terraced and end-of-terrace dwellings ranging in height from 1 to 3 storeys. The proposed duplex accommodation will comprise of 11 no. 2-bedroom units and 11 no. 3-bedroom units, provided in 11 no. buildings ranging in height from 1 to 3 storeys. The proposed apartment accommodation will comprise of 5 no. 1-bedroom units and 17 no. 2-bedroom units, provided in a single apartment building ranging in height from 4 to 5 storeys. All residential units will be provided with private amenity space in the form of private rear gardens and/or balconies, as appropriate. The development will also provide public and communal open space, including a linear park parallel to the Royal Canal. The proposed development will be served by two new vehicular access points from the R149 and a new pedestrian access via the Royal Canal. The development will also include 175 no. car parking spaces and 384 no. cycle parking spaces, public, communal and private open spaces, landscaping, boundary treatments, waste management and cycle storage areas, 2 no. ESB substations; Sustainable Drainage Systems (SuDS) areas, and all associated site development works, site services and infrastructure, including connections to the Uisce Éireann water supply and wastewater networks at Confey, Leixlip, Co. Kildare.

REQUEST FOR FURTHER INFORMATION

Dear Sir/Madam

I refer to your application in respect of the above development and now request you to please submit the further information as set out on the attached schedule.

As your application cannot receive further consideration until all issues are fully addressed, please submit detailed replies to all matters raised, quoting the above reference number. Please ensure that all of the necessary information is submitted at the same time as only one response to further information will be accepted.

/KildareCountyCouncil
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Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F
T 045 980200 • E customercare@kildarecoco.ie • www.kildarecountycouncil.ie

Comhairle Contae Chill Dara
Kildare County Council

Please note that in accordance with Article 33 (3) of the Planning & Development Regulations 2001 (as amended), a response to this request for Further Information must be received by the Planning Authority within the period of 6 months from the date of this request.

Under the Planning & Development Act 2000 (as amended), in the event that a reply is not received to a request for further information within a period of 6 months, the application will be deemed to have been withdrawn. Please note you may request in writing, an extension of time of an additional 3 months to reply to this request for further information.

Yours faithfully

Authorised Officer
Planning Department

/KildareCountyCouncil
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T 045 980200 • E customercare@kildarecoco.ie • www.kildarecountycouncil.ie

Comhairle Contae Chill Dara
Kildare County Council

Planning Permission is sought for A Large-Scale Residential Development (LRD) on a site of approximately 4.26 hectares (gross) at lands 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. The proposed development will consist of 125 no. residential units comprising 81 no. houses, 22 no. duplex units and 22 no. apartments. The proposed housing will comprise of 56 no. 3-bedroom houses and 25 no. 4-bedroom houses, in a mix of detached, semi-detached, terraced and end-of-terrace dwellings ranging in height from 1 to 3 storeys. The proposed duplex accommodation will comprise of 11 no. 2-bedroom units and 11 no. 3-bedroom units, provided in 11 no. buildings ranging in height from 1 to 3 storeys. The proposed apartment accommodation will comprise of 5 no. 1-bedroom units and 17 no. 2-bedroom units, provided in a single apartment building ranging in height from 4 to 5 storeys. All residential units will be provided with private amenity space in the form of private rear gardens and/or balconies, as appropriate. The development will also provide public and communal open space, including a linear park parallel to the Royal Canal. The proposed development will be served by two new vehicular access points from the R149 and a new pedestrian access via the Royal Canal. The development will also include 175 no. car parking spaces and 384 no. cycle parking spaces, public, communal and private open spaces, landscaping, boundary treatments, waste management and cycle storage areas, 2 no. ESB substations; Sustainable Drainage Systems (SuDS) areas, and all associated site development works, site services and infrastructure, including connections to the Uisce Éireann water supply and wastewater networks at Confey, Leixlip, Co. Kildare
– Leixlip and Newbridge SPV Limited - 26/60878

Only <u>one</u> reply to Further Information requests will be accepted and the documents submitted will be taken as a full and final response to the Further Information request. Failure to fully address all items of Further Information may lead to Clarification of Further Information and/or a decision may be made in the absence of the information requested.

1. Design and 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.

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

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(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.

(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.

(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.

(f) Please submit additional landscaping or screening proposals to ensure that the two ESB substations do not create a visual disamenity in the open space areas/public realm.

(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.

(h) Please submit an additional photomontage viewpoint along the R149 to demonstrate the impact of the proposal along the R149.

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.

3. Towpath
The proposed upgrade of the canal towpath from Cope Bridge to the boundary of the site is noted. Please clarify if it is intended to upgrade the portion of the towpath to the immediate south of the remainder of the red line boundary and clarify if Waterways Ireland will give

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consent for this portion of the Royal Canal Greenway to the developed/finished by the Applicant.

4. Traffic and Transportation
(a) Please note that there are concerns about the operational capacity of Cope Bridge, Captains Hill, the R149 and the L1015. The proposed improvements and upgrades to the infrastructure required by the Confey Masterplan Phase 1a have not been provided in this application or by outside parties. The Applicant is requested to comment on these concerns.

(b) The Applicant is requested to submit a detailed design and drawings scale 1:500 for the proposed widening works of R149 consisting of a 6.5m wide carriageway with a 1.5m grass verge, 2m wide cycle track and 2m wide footpath at the site frontage. The Applicant will be required to construct these road improvements **prior to occupation of housing**. Proposed design to R149 to include drainage, signing and lining and public lighting.

(c) The Royal Canal to Cope Bridge and Confey Train Station and the current VRU access is substandard. The Applicant is requested to provide a drawing and cross section scale 1:500 of pedestrian and cycle linkage between the development and the Royal Canal. In the detailed solution for permeability, the Applicant is requested to consider the following: hard surfacing, dimensions, public lighting, boundaries, personal security; legibility; quality of the environment, landscaping, maintenance, passive surveillance, final position and permission from Waterways Ireland. The Applicant will be required to construct these road improvements **prior to occupation of housing.**

5. Traffic and Transport Assessment (TTA): The Applicant is requested to revise the TTA to include:

(a) Traffic surveys to be undertaken in normal school term, not June,
(b) TTA to include Cope Bridge, Captains Hill and Leixlip junctions in assessment,
(c) TTA to include the cumulative effect of the 26/60746 and this application,
(d) TTA to omit external infrastructure not constructed yet i.e. Cope Bridge upgrade, Part 8 Captains Hill and northern link road,
(e) TTA to include a revised modal shift of 42% car share not 32%.

6. The Applicant is requested to resubmit CHC-00-GR-DR-C-00102 dated 15.07.2026 drawing showing all footpath and car parking dimensions.

7. The Applicant is requested to clarify the tabletop arrangement of R4 and R2 where indent is located within the proposed tabletop.

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8. The Applicant is requested to submit a drawing showing that the RSA recommendations including:

RSA 4.1: No footpath provided on R149
4.2: Limited visibility splays onto R149
4.3: Limited internal visibility splays on internal roads
QA 5.1: Accessibility: lack of continuous footpaths
5.2: Lack of dimension for car parking spaces
6.1: Walking: Footpaths
6.2: Lack of permeability links to canal towpath/future greenway
6.3: Lack of footpaths to R149
7.0: Cycling: No provision of cycling to train station

9. Water Services/Flood Risk
(a) The Applicant is requested to submit a hydraulic analysis inclusive of longitudinal and Cross sections of the proposed outfall route through Confey GAA grounds to the River Liffey. The Applicant shall demonstrate that flood risk is not increased for peak rainfall events for land and properties downstream of the discharge point. A CCTV survey and report is also required for any piped or culverted sections of the surface water discharge route.

(b) Written Consent is required from Waterways Ireland/Inland Fisheries for the proposed surface Water discharge from the development to the Silleachain stream.

10. Archaeology
Please note that a submission has been received from the Department of Housing, Local Government and Heritage, in which it is indicated that the Department reviewed the documentation and recommends Further Information as follows:

(a) The Applicant is required to engage a suitably qualified Archaeologist to carry out a programme of Archaeological Geophysical Survey and Archaeological Test Excavation. No sub-surface work, including site investigations or other enabling/preparatory groundworks, shall be undertaken in the absence of the Archaeologist without his/her express consent.

(b) The Archaeological Geophysical Survey and Test Excavation must be carried out under consent/licence from the Department and in accordance with an approved method statement/s; note a period of 4-5 weeks should be allowed to facilitate processing and approval of the licence application and method statement.

(c) Test trenches shall be excavated at locations chosen by the Archaeologist, having consulted the site drawings and results of the geophysical survey. Where archaeological material is shown to be present, the Archaeologist shall suspend works in the area of archaeological interest pending further advice from the Planning Authority, in consultation with

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the Department. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.

(d) Having completed the work, the Archaeologist shall submit a written report to the Department and the Planning Authority describing the findings, including the results of the geophysical survey and test excavation. The report must contain a comprehensive impact statement and shall comment on the degree to which the extent, location and levels of all proposed works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.

(e) Where archaeological material is shown to be present, further mitigation measures will be required; these may include refusal, redesign to allow for preservation in situ, excavation and/or monitoring as deemed appropriate. The Department will advise the Planning Authority with regard to these matters.

The Applicant is requested to comment on the submission and submit revised proposals where appropriate.

11. Taking in Charge
It is noted that a portion of the surface water network (SA5 to SA7) traverses' areas of the proposed development which are not intended to be Taken in Charge. The Applicant is asked to review and revise the proposed surface water network design to ensure that the surface water network is positioned within areas intended to be Taken in Charge.



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12. Please note that 12 no. third party submissions were received in relation to the proposed development. The Applicant is advised to review the content of the third-party submissions and to submit responses to the issues raised.

Note 1 to Applicant
You should note that this request for further information is not an indication that your application will receive favourable consideration, but, is necessary to provide sufficient information in order to make a full assessment of your application.

Note 2 to Applicant
Your attention is directed to Article 35 of the Planning and Development Regulations 2001, as amended, whereby additional information received by the Planning Authority, which contains significant additional data, may require to be re-advertised.

Please note that in accordance with Article 33 (3) of the Planning & Development Regulations 2001, as amended, a response to this request for Further Information must be received by the Planning Authority within the period of 6 months from the date of this request.

Date: 23/09/2026

Authorised Officer

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