KILDARE COUNTY COUNCIL

SITE NOTICE OF SIGNIFICANT FURTHER INFORMATION/REVISED PLANS

Name of Applicant: Leixlip and Newbridge SPV Limited

Location of Development: 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.

Planning Register Reference Number of the Application: 26/60878

The development applied for consisted of:

"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.

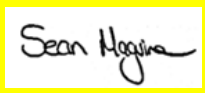
The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, during its public opening hours or on their website www.kildarecoco.ie. The application may also be inspected online at the following website set up by the applicant: www.confeylandslrd.ie."

Significant Further Information consists of:

- Amendments to the red line application boundary, extended eastwards to accommodate additional surface water attenuation infrastructure.
- Reduction in the number of units from 125 no. to 122no. units, comprising 81no. houses (56no. three-bedroom houses and 25no. four-bedroom houses), 22no. duplex units (11no. two-bedroom units and 11no. three-bedroom units) and 19no. apartments (4no. one-bedroom units and 15 no. two-bedroom units).
- Amendments to Apartment Block A , including revised balcony treatments, external materials and finishes and a ground floor creche for 34 no. children along with all associated car parking and play areas.
- Amendments to house and duplex designs.
- Revisions to the R149 frontage and road improvement works.
- Amendments to the public open space and landscape proposals, including an increased Linear Park area, additional planting and enhanced screening to ESB substations.
- Revisions to car and cycle parking provision and an increase in cycle parking from 384 to 402 spaces.

Significant Further Information/revised plans have been furnished to the planning authority in respect of this proposed development, and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the authority during its public opening hours.

A submission or observation in relation to the significant further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee **within 2 weeks** (within 5 weeks if the application is accompanied by an Environmental Impact Assessment Report) from receipt of new notices by the Planning Authority (this fee is not appliable to persons who made original observations/submissions).

Signed: 

Sean Maguire (Agent)
Address: McGill Planning Ltd., 9 Pembroke Street Upper, Dublin 2, D02 KR83
Date of Erection of Site Notice: 24th November 2026