



Bernard Seymour Landscape Architects

KE2401_CONFY
RFI no.11_Response
16.10.2026

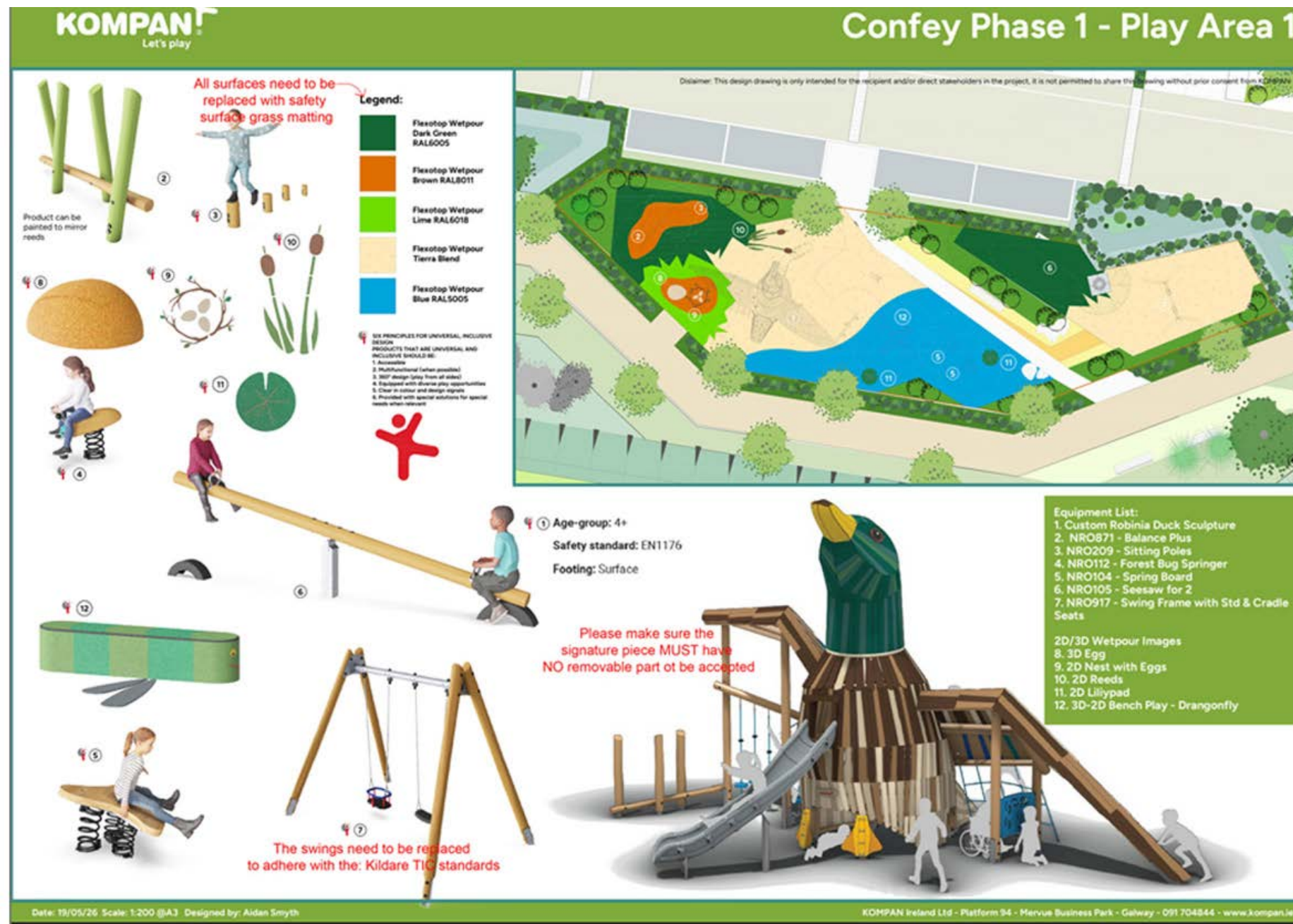
4 Mary's Abbey, Dublin 7, Ireland
+ 353 1 874 7764

This brochure is prepared in response to the Further Information (FI) Request issued by Kildare County Council (KCC) on the 27th of August 2026 (Reg. Ref.: 26/60746) in respect of a proposed Large-scale Residential Development (LRD) on lands within the townlands of Newtown and Confey, Leixlip, Co. Kildare. Specifically it addresses the landscape items.

FI Item no. 11 states:

- (a) The Applicant is requested to revise the Taking in Charge arrangements for the play areas (PG1) within the linear park, which are currently indicated to be managed by an Owners' Management Company (OMC). These play areas should instead be designed and constructed to facilitate taking in charge by the local authority.
 - (b) The proposed play equipment incorporating movable parts should be removed and replaced with equipment comprising non-movable elements only.
 - (c) The bespoke play equipment should be revised or removed and replaced with an alternative play solution acceptable to the local authority.
 - (d) All safety surfacing within the play areas shall be revised to provide safety grass matting only. No loose-fill or wet-pour rubber surfacing shall be permitted.
- The Applicant is requested to submit revised details to address the above.

PLAY-MAP EXTRACT, DETAILED BY KOMPAN AT PLANNING STAGE



POINTS TO BE ADDRESSED:

- All surfaces need to revert to grass matts
- All movable parts need to be substituted with non movable play equipment
- Bespoke item: Remove any movable parts

PROPOSED SURFACE



UPDATES TO REFLECT THE RFI:

In response to FI Item no. 11, the PG1 play area located within the linear park have been amended, with input from the playground certifier. In summary the play area has been revised as requested to meet the TIC requirements [expand].

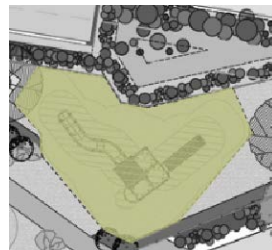
This has been discussed and agreed in principle with KCC Parks prior to submission.

COMMENTS BY PLAYGROUND CERTIFIER:

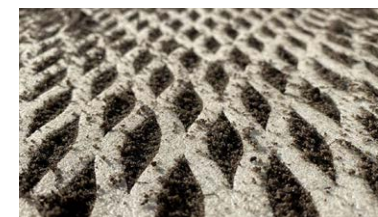
In our experience grass matting is not necessarily a low-maintenance solution particularly in the Irish climate where prolonged wet weather is common. We regularly see issues where:

- Water can collect beneath the matting creating poor ground conditions
- Drainage performance deteriorates over time
- Matting settles or sinks in heavily trafficked areas
- Wear can expose sections of the matting and underlying ground
- Ongoing maintenance is required to maintain compliance with critical fall height requirements

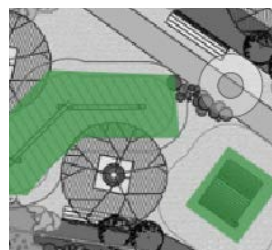
FALL PROTECTION



NORDIC LAWN PAD SYSTEM: newer hybrid grass impact attenuation systems such as the Nordic Lawn Fall Protection Pad system Fall Protection - Nordic Lawn. This type of solution retains a natural grass appearance while incorporating an engineered drainage and impact attenuation layer beneath the surface. It can offer improved drainage performance and greater long-term surfacing stability compared with conventional grass matting while still achieving the visual and environmental objectives often sought by local authorities.



SURFACE



SAFAGRASS MATTING: Surfacing has been changed to Safagrass matting under all standard equipment. The coverage is based on high wear areas only as the full safety zones do not need to be covered.



PROPOSED PLAY EQUIPMENT



1 Balance Plus
NR0871 by KOMPAN



2 Crawling Pyramid
NR0826 by KOMPAN



3 Triple balance beam
FR0215 by KOMPAN



4 Forest Shop
NR040701 by KOMPAN



5 Tall multideck tower
KPW102501 by KOMPAN



NOTE: It is considered the revised play equipment demonstrates how PG1 can meet the TIC requirements. However, BSLA will continue to work with Kompan to develop a signature piece specifically designed for this play area (which would replace the Tall Multideck Tower) while ensuring compliance with TIC standards. Any revised play equipment would be agreed with KCC Parks prior to any works and the details could be secured by way of condition.

TIC PLAN, UPDATED TO INCLUDE THE PLAY AREA IN THE LINEAR PARK



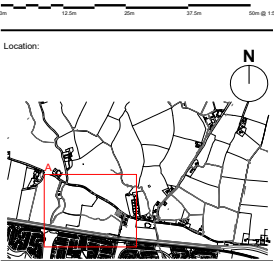
Notes & Key:

Dimensions are not to be scaled from on this document. Notify Howells of discrepancies affecting the information shown. This drawing is copyright of Howells, the trading name of Glenn Howells Architects Limited.

The redline boundary shown is based upon OS information and is therefore indicative. Its precise location and relationship to Land Registry, land title and or land ownership information is subject to confirmation from the client, and or landowner. Howells take no responsibility for the precise location of legal boundaries indicated on this drawing and advise that a separate drawing is created by a specialist survey in order to establish such ownership and or legal boundaries.

Key:

- Application Site Boundary
- Area to be Taken In Charge by local authority
- Private Ownership
- Owned and maintained by the owners management company
- Public roads within application boundary



Status:

PLANNING

Revision History:

Revision	Issue	Date	Checked
P01	Issued for Planning	24/06/2026	JL
P02	RFI Issue	13/10/2026	JL

Project

Confey Phase 1a LRD

Client:

Vanisland Limited

File Title:

Proposed Taking in Charge (1 of 2)

File ID:

2583-HWS-SWD-XX-D-A-10106

Scale: 1 : 500 @A0

Revision:

P02