



Uimhir Thagarta Uathúil: KCC-C55-43

Údar: Henry Kilmurray

Stádas: Submitted

Aighneacht: Zoning of lands in Coill Dubh

Comhairliúchán:

Draft Kildare County Development Plan 2023 - 2029

Zoning of land in Coill Dubh

Caibidil: Volume

2

Ábhair: Villages

The lands in question are connected to an existing development and are a natural extension of the existing development, Hawthorn Manor, to the north west of the site. Services are available in the existing development and connection to these, and the existing road network, would cause little disruption to the village. We respectfully request that the land be zoned for type 'C' use, new residential. (See land indicated on the Draft CDP map V2-3.6 extract below).

Reasons to include the land.

Only 0.5 ha are zoned in the village under the present draft development plan.

Coill Dubh is designated as a village in the Draft development plan, see table 3.3 attached.

The WWTP has capacity for 630 PE, (see V2 3.7.1 below). Based on a density of 30/ha, (see table 3.3 below), our site and the zoned site in the village totals 5.5 ha. This would accommodate 165 units. Average occupation of 2.94 people per house would see a total population increase of 485.

The local national school has a capacity for 199 additional pupils, (see V2 3.7.1 below).

The village is serviced by a regular bus route.

Coill Dubh has a Post Office, various other retail outlets and a pre-school facility.

Documents Attached: Níl