



Uimhir Thagarta Uathúil: KCC-C55-68

Údar: Padraig Sheehan

Stádas: Submitted

Aighneacht: Rural Housing Density

Comhairliúchán:

Dáta a cuireadh isteach: 17.05.2022 - 16:09

Draft Kildare County Development Plan 2023 - 2029

Propose removal or amendment of section 3.14, Rural housing density

Caibidil: Volume 1 - chapters » 3.

Housing

Ábhair: housing

The proposed new Section 3.14 is a new section which imposes limits on Rural Housing Density. From the review that I and some friends/family members have done, the new CDP, if implemented, would-

- result in almost 1/3rd of the land area of Kildare being barred from further development
- prevent any further development in designated Rural Nodes, or long established settlements
- prevent development in most areas close to towns
- The proposed exclusion of new housing in existing moderate density areas will result in a *more* spread and diffuse pattern of building – the opposite of what is recommended by authorities.

Accordingly I am submitting 2 alternative proposals-

Proposal 1; In view of the fact that proposed Section 3.14 involves dramatic changes to policy on on-off Rural Housing, **to remove the section or suspend its implementation** unless and until a detailed study (by AIRO or another independent expert) is available to the Elected Members and to the Public, which (a) analyses the existing pattern of rural housing in Kildare on a per kilometre squared basis and (b) projects the likely impact that the introduction of limits on density in 1km² areas would have.

In the event that the Elected Members do not accept Proposal 1, I would suggest an alternative Proposal 2-

Proposal 2; That Section 3.14 and the associated Appendix 11 be amended as per the attached document (Proposal2.pdf) to provide for increased one-off housing density (up to 35/sqkm rather than 25/sqkm) in the Exceptional situations of Rural Nodes, Peri-Urban areas, crossroads and long established residential clusters.

Eochairfhocail: rural housing, housing density

Ceangaltáin:

KCC-C55-68-10362 - CDP section 3-14 notes.pdf

KCC-C55-68-10363 - Proposal 2.pdf