



**Uimhir Thagarta Uathúil:** KCC-C55-297

**Údar:** Paul Barry

**Stádas:** Submitted

**Aighneacht:**

Expand and be more ambitious - 3.13.3 Compliance with the Rural Housing Requirements

**Comhairliúchán:**

Draft Kildare County Development Plan 2023 - 2029

**Dáta a cuireadh isteach:** 23.05.2022 - 19:40

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## Disappointing lack of proactiveness regarding one-off housing

**Caibidil:** Volume 1 - chapters » 3.

Housing

**Ábhair:** housing

I find it disappointing that with the knowledge of the pending Government action on the Flemish Decree with regards to one-off housing that Kildare County Council not be more ambitious and proactive in there plans for one-off housing. The publishing of the Government plans later this year (2022) will almost immediately render the development plan misaligned.

I would like to propose a more ambitious and green focused plan; for all applicants seeking permission for a one-off rural dwelling (as all applicants will shortly e eligible) make the requirements that the new build must be NZEB during both the construction phase, and over the buildings lifetime. Put the onus on the applicant to build a truely green building, and not just a A2 rated home.

Secondly, and on a more minor point, with ongoing urbanisation is the rural community not dying slowly, as evidenced over the past 30 years? Not everyone wants to move home to be beside mam and dad, rather they might find the appeal of urban centres far more attractive. This is then unbalanced against those who might want to move rurally from one county to another, or move from an urban centre to the countrysude but find that they are blocked by locals-only rules.

Kildare Coco should be forward thinking and proactive, rather than slow to budge and reactive.

**Eochairfhocail:** rural housing, one-off housing, Environment, green, NZEB

### *Príomh-thuairim:*

That the council is waiting to action on rural housing, rather than being proactive

### *Príomh-iarratais:*

That the council consider removing "local needs" rules, and implementing a NZEB requirement for one-off rural houses.

### *Main reasons:*

It would encourage an environmentally driven approach to rural housing, rather than a misconstrued locals/community aligned housing rules.

**Documents Attached:** Níl