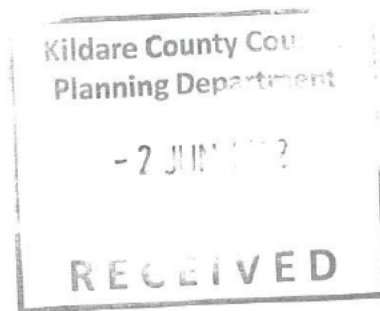


Comhairle Contae Chill Dara  
Kildare County Council



1st June 2022

Mr. Felipe Reitz,  
[REDACTED]



Re; Draft Kildare County Development Plan 2023 – 2029

Dear Mr. Reitz,

I refer to the above and to your letter attached of 17<sup>th</sup> May 2022.

Can you please advise in writing or by email to the address below, by return, if you want your letter and attachments of 17<sup>th</sup> May 2022 included with your submission to the Draft Kildare County Development Plan 2023 – 2029.

Anne Louw has been dealing with this matter and can be contacted at 045 980748 or [forwardplanning@kildarecoco.ie](mailto:forwardplanning@kildarecoco.ie) if you have any queries.

Yours sincerely,

Anne Louw

M. Hunt

Senior Executive Officer

IN RESPONSE - HEREWITH  
LETTER AS REQUESTED

YES, I DO WANT MY LETTER AND  
ATTACHMENTS OF 17<sup>TH</sup> MAY 2022  
INCLUDED WITH MY SUBMISSION TO  
THE DRAFT KILDARE COUNTY  
DEVELOPMENT PLAN 2023-2029.

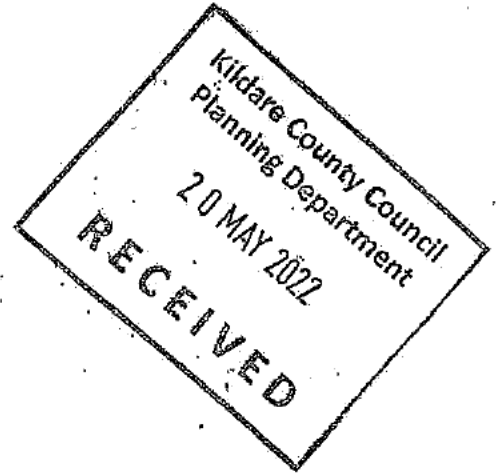
SIGNED: FELIPE REITZ - [REDACTED]

Comhairle Contae Chill Dara  
Kildare County Council



17<sup>th</sup> May 2022

Mr. Felipe Reitz,  

Re; Draft Kildare County Development Plan 2023 – 2029

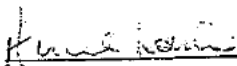
Dear Mr. Reitz,

I refer to your letter of 29<sup>th</sup> April 2022, regarding your submission to the draft Kildare county Development Plan 2023 – 2029 dated 5<sup>th</sup> April 2022 which was acknowledged by separate letter dated 11<sup>th</sup> May 2022.

We are currently at Draft stage with the County Development Plan review. It is anticipated that the Kildare County Development Plan 2023 – 2029 will be adopted in Q1 of 2023. All stages of the development plan process will be available to view on our consultation portal, <https://consult.kildarecoco.ie/>

Anne Louw has been dealing with this matter and can be contacted at [forwardplanning@kildarecoco.ie](mailto:forwardplanning@kildarecoco.ie) or by phone at 045 – 980748.

Yours sincerely,



M. Hunt  
Senior Executive Officer

RESPONSE - AS RECOMMENDED I HAVE WRITTEN  
TO 8 COUNCILORS SEEKING THEIR COMPASSIONATE  
SUPPORT FOR 7 DESERVING LONG TERM SITE  
OWNERS. IF NOT ZONED AT THIS STAGE. JOE  
DUFFY MIGHT HAVE A FIELD DAY ON RTE.  
DONT YOU AGREE? KIND REGARDS,  
FELIPE REITZ. CASTLEWARDEN, STRAFELAN.

DATE. 17-05-2022

About 1,500,000 results (0.62 seconds)

Councillors in Kildare County

- Cllr Fintan Brett, Kildare County Council.
- Cllr Kevin Duffy, Kildare County Council.
- Cllr Tim Durkan, Kildare County Council.
- Cllr Ivan Keatley, Kildare County Council.
- Cllr Joe Neville, Kildare County Council.
- Cllr Peggy O'Dwyer, Kildare County Council.
- Cllr Tracey O'Dwyer, ...
- Cllr Evie Sammon.

More items...

<https://www.finegael.ie> > Councils / Wards

Councillors in Kildare County - Fine Gael

<https://kildarecoco.ie> > Your Council > Your Elected Council

Councillors Contact Details - Kildare County Council

Councillors Contact Details · Veralouise Behan · Athy MD · Aoife Breslin · Athy MD · Brian Dooley · Athy MD · Ivan Keatley · Athy MD.  
 Clane-Maynooth Municipal... · Naas Municipal District · Athy Municipal District

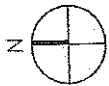
<https://kildarecoco.ie> > Your Council > CouncillorsDetails

DATE 17-05-2022

MESSAGE TO ALL COUNCILLORS INTERESTED IN JUSTICE.  
 OPPORTUNITY TO SATISFY THE URGENT DEMAND FOR HOUSING.  
 ALL SERVICES ARE IN PLACE - EL. COMMUNAL SEWAGE PLANT. H<sup>2</sup>O  
 7 PATIENTE SITE OWNERS AWAIT YOUR DECISION.  
 COMMENT: KCC AND COUNCILLORS HAVE A DUTY OF CARE TO  
 ASSIST WHEN POSSIBLE IRISH CITIZENS IN THEIR TIME OF NEED.  
 PLEASE DO THAT WHICH IS RIGHT & JUST.  
 FALIPERITZ, ON BEHALF OF THE 7 SITE OWNERS.



ILM UCURKUNATES  
 EXTRACTED FROM O.S.  
 MAP SHEET REFERENCES:  
 3511.  
 Ordnance Survey Ireland  
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 ©Ordnance Survey Ireland and  
 Government of Ireland



7 SITES ACQUIRED BY  
 ASPIRATIONAL HOME  
 OWNERS PATIENTLY  
 AWAITING REZONING  
 FOR SEVERAL YEARS.  
 THESE SITES ARE  
 SITUATED BESIDE AN  
 EXISTING HOUSING  
 DEVELOPMENT  
 HAVING ACCESS TO  
 WATER, ELECTRICITY  
 AND COMMUNAL  
 SEWAGE PLANT.

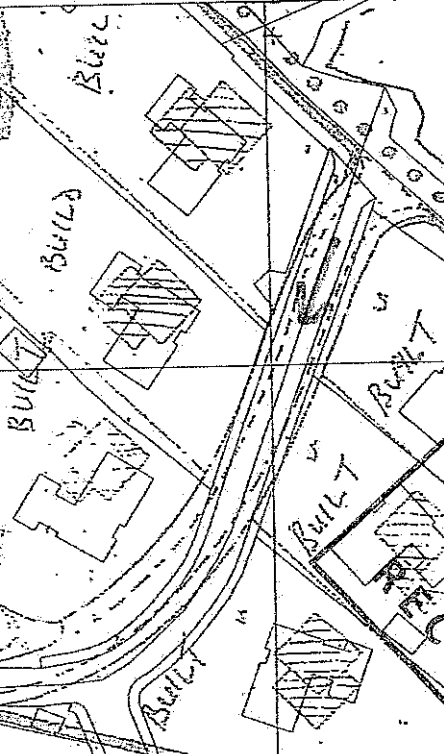
JUST SATISFY  
 THE HOUSING  
 DEMAND IN  
 THIS INSTANCE.  
 FELIPE REITZ  
 07-05-2022

NOTES :  
 DRAWING FOR IDENTIFICATION PURPOSES ONLY.  
 DRAWINGS, LAYOUTS, AREAS AND OUTLINES ARE SUBJECT TO CHANGE.  
 DO NOT SCALE FROM DRAWINGS.

PROPOSED LOCATION FOR  
 COMMUNAL SEWAGE TREATMENT  
 PLANT & PERCOLATION AREA  
 INSTALLED ZONE 5  
 40 HOUSE CAPACITY TANK  
 1. A140YB

7.18

NEW DEV OF SIX HOUS  
 BUILT 2005.

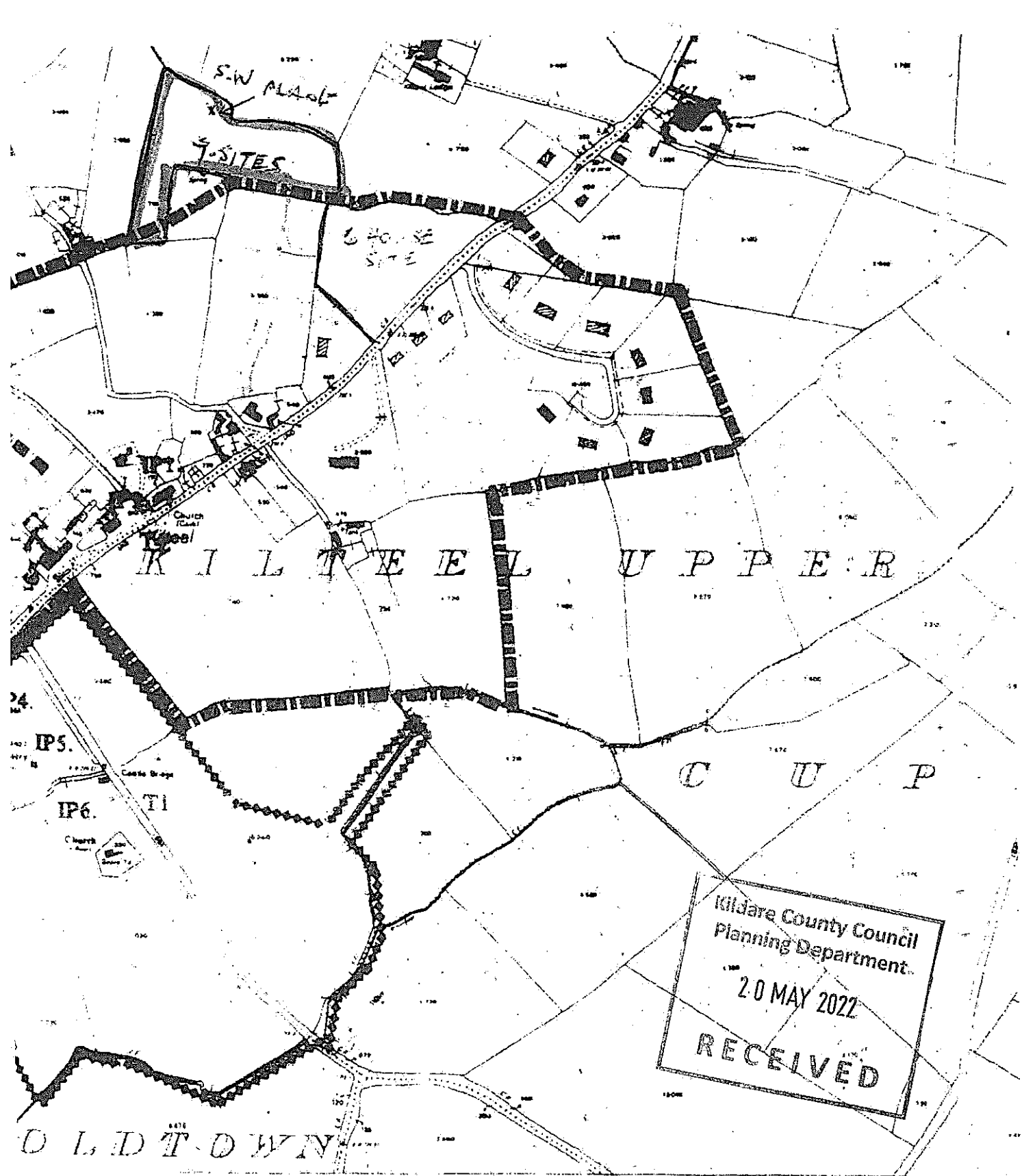


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 6. PEA COMPLIANT  
 7. PEA COMPLIANT  
 17 FEB 2016  
 RECEIVED

RECEIVED  
 20 MAY 2022  
 Kildare County Council  
 Planning Department

LANDS AT BLACKDOWN, KILTEEL,  
 CO. KILDARE.  
 CONTRACT MAPPING

DATE	10/10/2021
DRAWN BY	DO01
CHECKED BY	
SCALE	1:1000
PROJECT NO.	
DATE	10/10/2021
DRAWN BY	DO01
CHECKED BY	
SCALE	1:1000
PROJECT NO.	
DATE	10/10/2021
DRAWN BY	DO01
CHECKED BY	
SCALE	1:1000
PROJECT NO.	



Kildare County Council  
Planning Department  
20 MAY 2022  
RECEIVED

PLANNING  
DEPARTMENT  
17 FEB 2016  
RECEIVED

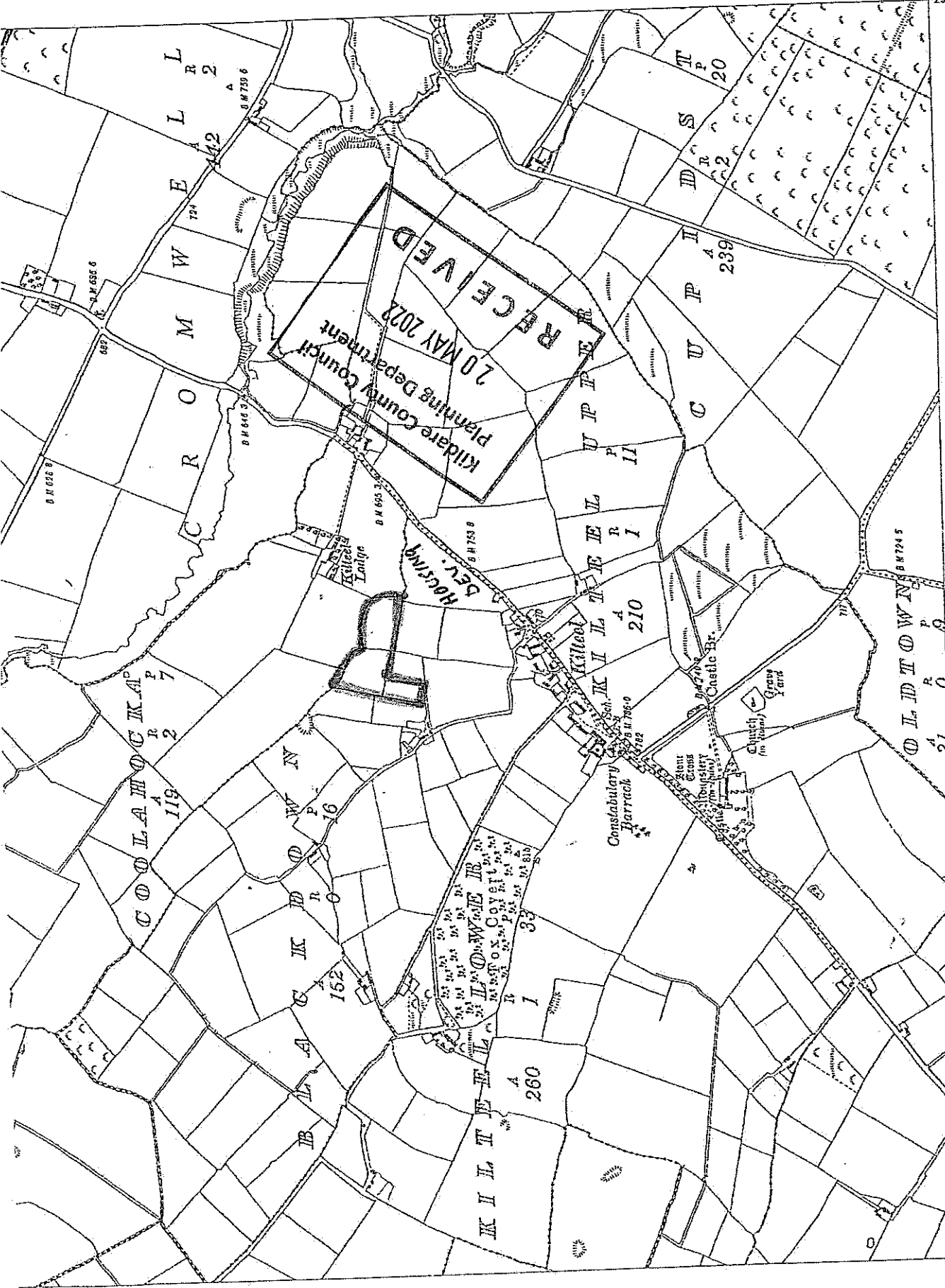
FALSE SCALE

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or footpath is not evidence of the existence of  
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de gach chad roimh nó a bfuiltear Shuidéire  
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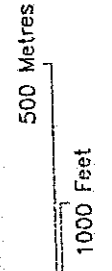
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© Government of Ireland, 2000



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Plot Ref. No. 162921\_1\_7  
Plot Date 14-FEB-2001

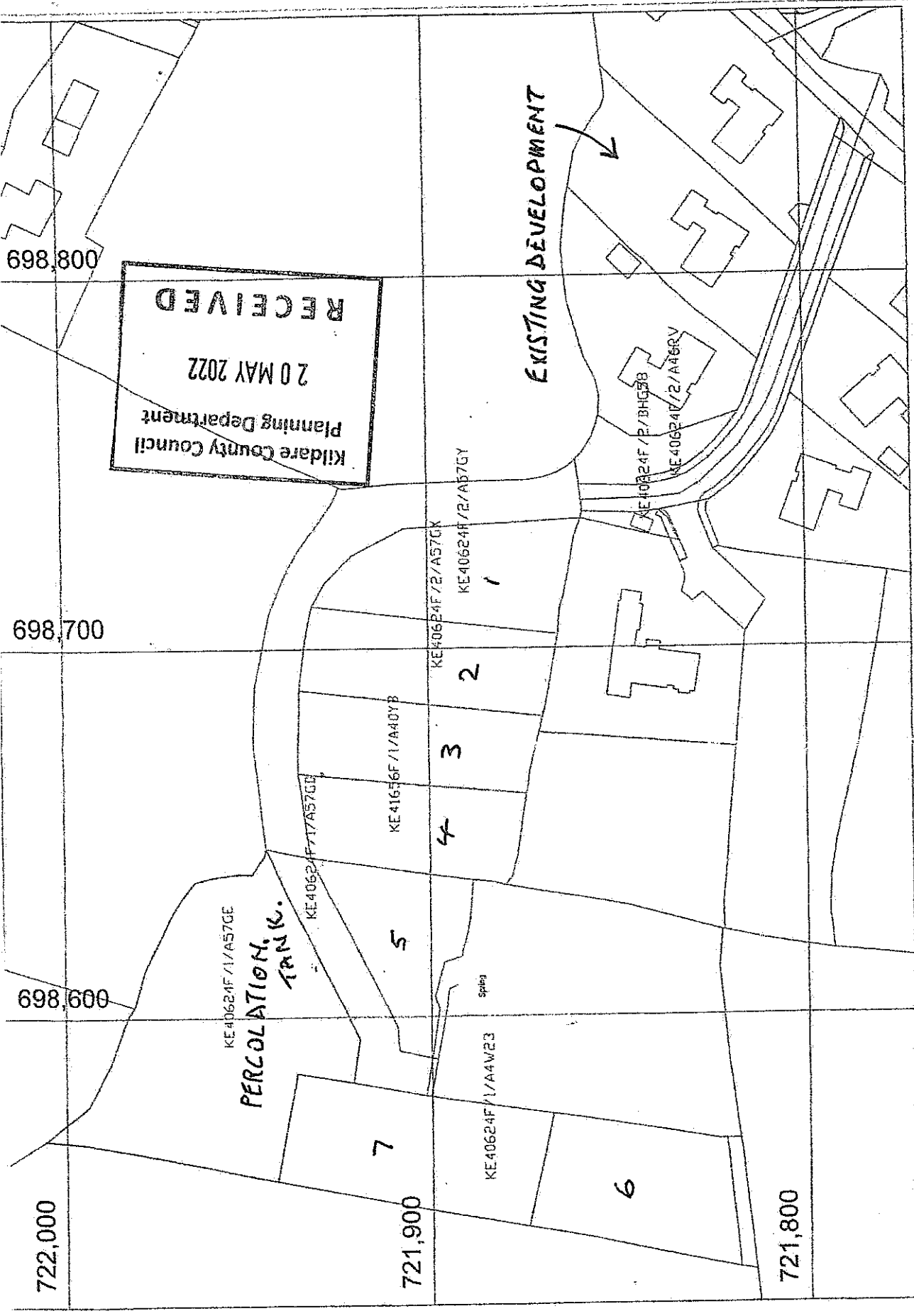
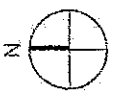


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ORDNANCE SURVEY MAP  
 ITM CO-ORDINATES  
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PLANNING DEPARTMENT	DATE
LANDS AT BLACKDOWN, KILTEEL, CO. KILDARE.	PER 2021 20 MAY 2022
LOCAL MAPING	DATE 1/10/20

LANDS AT BLACKDOWN, KILTEEL,  
 CO. KILDARE.  
 PRA COMPLIANT MAP

NOTES:  
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**Letter of Submission to Kildare County Council in support of residential zoning of lands in the ownership of seven private individuals seeking zoning and subsequent planning permission at Blackdown, Killeel continued.**

Signed: \_\_\_\_\_ **David McKay**  
\_\_\_\_\_ **Peter Murphy**  
\_\_\_\_\_ **Felipe Reitz**  
\_\_\_\_\_ **Thomas Kearney**  
\_\_\_\_\_ **Thomas Clarke**  
\_\_\_\_\_ **Thomas Devine**  
\_\_\_\_\_ **Dominic Smith**



**Please acknowledge receipt to:**

**Mr. Paul Mealy, Architect,  
Main Street,  
Celbridge,  
Co. Kildare.  
Phone: 01 627 1219 Fax: 01 627 1695**



Comhairle Contae Chill Dara  
Kildare County Council



23<sup>rd</sup> March 2021

Mr. Felipe Reitz,  


**Re: Submission received to Pre-Draft stage of Kildare County Development Plan 2023-2029 regarding zoning of land**

Dear Mr.Reitz,

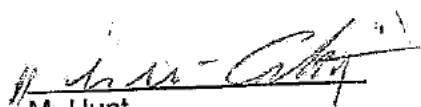
I refer to our letter dated 19<sup>th</sup> February 2021, in which your submission to the pre-draft stage of the County Development Plan 2023-2029 was returned to you.

Please be advised that following further consideration of the matter, your submission will now be accepted, published online and referred to in the Chief Executive's Report on submissions received. However, in accordance with Section 11(2)(b)(bc) of the Planning and Development Act 2000 (as amended), the part of your submission that refers to requests or proposals for zoning of particular land for any purpose shall not be considered at this stage.

There will be an opportunity to make submissions in relation to the zoning of land later in this process when the Draft Kildare County Development Plan 2023-2029 is published in Q4 2021 - Q1 2022 at which stage Kildare County Council would welcome your submission.

If you have any further queries in this regard, please e-mail [forwardplanning@kildarecoco.ie](mailto:forwardplanning@kildarecoco.ie)

Yours sincerely,



M. Hunt  
Senior Executive Officer



FORWARD PLANNING DEPT.,  
KILDARE C.C.  
NAAS.

FELIPE REITZ



RE , THE IMPORTANT MATTER OF REZONING FOR PRIVATE HOMES.

Dear Sir / Madam,

Seven site owners have been in possession of their respective sites for some 15 years awaiting the Councils decision to rezone this land parcel beside an existing housing development .

In view of this and the fact that the lands are within the curtilage of the village of Kiltel along with the current housing demand wouldn't it reasonably follow that KCC should look at the probability of rezoning these lands for the seven owners, reasoning that the services , communal sewerage treatment, water, and electricity are in place and that it would be deemed at this late stage a meritorious and compassionate act on part of KCC to accommodate its citizens.

I have been asked to act as spokes person for all of us including myself a site owner and would earnestly request that our desire to build homes might this time around be looked at favourably by KCC., in terms of a decision to rezone this land.

Yours faithfully,

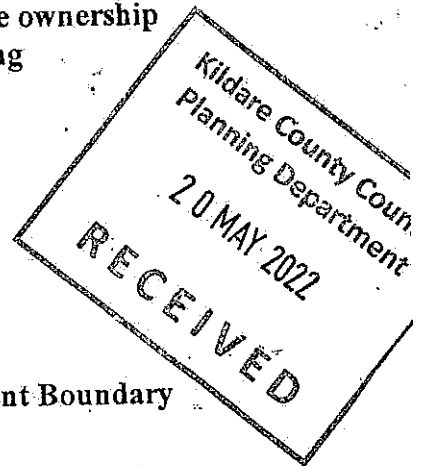
Felipe Reitz.



Address: C/o Mr. Paul Mealy, Architect,  
Main Street,  
Celbridge,  
Co. Kildare.

Forward Planning Division,  
Kildare County Council,  
Naas,  
Co. Kildare.

Letter of Submission in support of residential zoning of lands in the ownership of seven private individuals seeking zoning and subsequent planning permission at Blackdown, Killeel for all seven individuals.



The Lands: Seven ½ Acre sites

Address: Blackdown, Killeel, Naas, Co. Kildare.

Location: Beside the 1995 Kildare County Council Development Boundary at Killeel.

Services: E.S.B. On site

40-House capacity Envirocare Sewage Treatment Plant along with designated percolation area. Plant is commissioned and is in operation since 2005.

Water: Deep well pending upgraded mains supply to be laid on by Kildare County Council

In support of this submission for zoning of the above lands please note the recent grant of permission for 6 dwellings at Blackdown reference 02/2029, 03/901 and others along with an additional two planning permissions also at Blackdown, all of which feed into the existing Envirocare Sewage Plant.

Please also note that the last Development Plan for Killeel was in 1995 which is 12 years ago and perhaps it is time for a new Draft Development Plan to include the subject lands.

Please also note that Kildare County Council granted permission for the current sewage treatment plant on these subject lands and which will adequately accommodate the proposed additional seven residential units.

Enclosures:

Land maps and Kildare County Council 1995 Development Boundary map.

Comhairle Contae Chill Dara  
Kildare County Council



17<sup>th</sup> October 2018

Felipe Reitz

Dear Sir

I acknowledge receipt of your letter dated 28<sup>th</sup> September 2018 with its attachments. It is noted that the Rural Settlement Map of Killeel is not the map from the current County Development Plan 2017-2023.

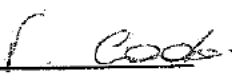
Kildare County Council does not have any immediate plans to review its County Development Plan. However, it is possible that the County Development Plan (CDP) will require some variation to its core strategy as a result of the adoption in 2019 of the Regional Spatial and Economic Strategy (RSES), which is currently under review. Should such a variation become necessary, you could consider submitting your request in relation to the Killeel settlement and to have your land re-zoned as part of a variation process and your request would be considered.

Whether or not you decide to apply for Planning Permission is a matter for you to decide upon. You could also review the planning history of lands in Killeel over the last number of years, e.g. planning file reference 17/65, where a proposed housing development on the lands adjoining your lands was refused permission for seven reasons. The planning register is available to view online at <http://webgeo.kildarecoco.ie/public/planningsearch/171>

I regret that I cannot give a more favourable response to your letter.

Yours faithfully



  
Veronica Cooke  
Administrative Officer

Administrative officer  
forward planning department  
Kildare County Council

Felipe Reitz

Re : A planning issue.

28/09/2018.

Dear Sir / Madam,

I am one of 7 site owners and acting spokes persons for all :  
The 7 sites are located at Blackdown Kilteel Naas and beside the settlement boundary.  
I have put in a number of submissions on behalf of all of us going back to 2007 hoping that Kildare County Council might see merit bringing this land parcel into the settlement area for development.

Quite obviously this hasn't happened hence this letter to you .

The next draft development plan isn't due for another 3 or 4 years.

In view of the fact that there is a substantial housing demand along with there being on site services ,eg large capacity envirocare 40 house sewage plant, deep well 100 meters water supply, and electricity, wouldn't it be reasonable to request K.C.C to look more favourably on an application for planning for the 7 site owners demonstrating if you like a kind gesture of fairness and cooperation .

Perhaps you might care to read the attachments which will provide a clearer picture of where we are at.

Your response would be welcomed.

Sincerely,  
Felipe Reitz.

Attachments. Letters of co-responsense's





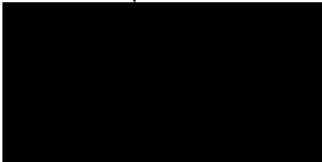
An Roinn Tithíochta,  
Pleanála agus Rialtais Áitiúil  
Department of Housing,  
Planning and Local Government

Oifig an Aire  
Office of the Minister

12 April, 2018.

Please Quote Ref: Rep225/EM/18

Mr Felipe Reitz



RE: Site zoning

Dear Mr Reitz,

I refer to your correspondence dated 23rd January 2018 in connection with land zoning decisions in Killeel, Co. Kildare.

I can only reiterate what was outlined in the correspondence issued to you dated 19th January 2018.

The zoning of land is a matter for the local authority, in this case Kildare County Council, and the Department cannot comment directly on particular zoning matters outside of a certain statutory process.

The main instruments for regulating and controlling physical planning within your area are the Kildare County Development Plan and relevant Local area Plans.

These Plans are adopted by the elected members of the Kildare County Council, following significant public consultation and consideration of relevant matters by the elected members. They do set out an overall strategy for the proper planning and sustainable development of the Kildare County area.



FORWARD PLANNING DEPARTMENT

FELIPE REITZ

KILDARE COUNTY COUNCIL

DEVOY PARK

NAAS CO KILDARE



RE; SUBMISSION TO KCC REQUESTING A REZONING OF LANDS AT BLACKDOWN KILTEEL .

THE LANDS COMPRISE 7 PRIVATELY OWNED SITES PURCHASED BY 7 PRIVATE INDIVIDUALS IN 2005.

A PRIOR APPLICATION TO HAVE THESE SITES INCLUDED IN THE LAST DEVELOPMENT WAS EXCLUDED.

IT IS NOW HOPED THAT THESE SITES WILL BE INCLUDED IN THE FORTHCOMING DEVELOPMENT PLAN IN CONSIDERATION OF THE CURRENT PENT UP DEMAND FOR HOUSING ALONG WITH THE FACT THAT THESE SITES WERE PURCHASED OVER 10 YEARS AGO AT PRIME CONSIDERATIONS.

IT would be considered , fair, just, meritorious, and appropriate that these sites should be included in the forthcoming development plan.

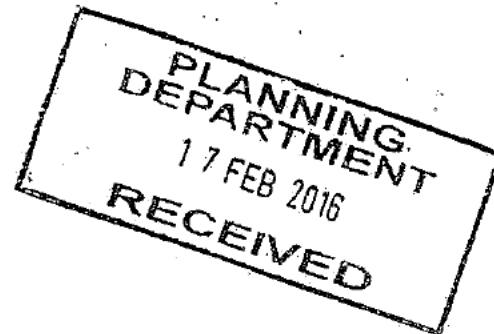
Felipe Reitz , on behalf of all site owners. *F. Reitz*

Date; 16<sup>th</sup> February 2016.



Inclusions; Previous rezoning application ,may 2010

Site map showing sites and access sewage treatment plant.





27/7/09

Mr. Felipe Reitz



**RE: Killeel Local Area Plan**

Dear Mr. Reitz,

In reply to your correspondence dated 16<sup>th</sup> July 2009 please be advised of the following:

Planning History:

A planning search of the site as submitted has shown that a total of eight planning applications were made on the overall land holding, seven of which were noted as incomplete applications. One planning application received in 2005 (05-15) was subsequently refused for five planning reasons.

Zoning:

It is noted that a total of seven individual half acre sites have been acquired by seven individuals. However this does not automatically imply that zoning will be forthcoming as implied.

It is implied in the correspondence received that the landowners for the subject sites may not apply for planning permission. However it should be noted that any person can at any time submit a planning application for any portion of land and the same is true for the subject lands. Given the history of refusal of planning permission on the lands however, the refusal reasons in these decisions should be addressed in any further planning applications lodged on the lands.

Review of the County Development Plan:

Having regard to recently revised population projections at both national and regional level and having regard to the fact that the Kildare County Development Plan 2005-2011 is currently being reviewed, it is now necessary to allocate population on a countywide basis having regard to the most recently published population figures at national and regional level.





Kilteel will be assessed in terms of need for future zoning in light of the zonings being attributed to all other parts of the county while having regard to national and regional policy.

It is likely that Kilteel will form part of the forthcoming County Development Plan and it remains to be seen whether zonings will be attributed to the village. A Draft Development Plan for the county is due for publication c. April 2010 and submissions from the public will be invited at this time.

Your attention is also drawn to Guidelines issued to all Local Authorities by the Department of the Environment, Heritage and Local Government entitled 'Sustainable Residential Development in Urban Areas' (May 2009). This makes some pertinent points in relation to new development in villages. In formulating its new Development Plan, the Council must have regard to all national policies and guidelines including the aforementioned document.

Should you have any further queries with regard to the foregoing please do not hesitate to contact this office,

Yours sincerely,

MARY FOLEY

Administrative Officer, Forward Planning



Planning Dept.  
Kildare County Council,  
St. Mary's,  
Naas,  
Co. Kildare.



11<sup>th</sup>. Feb. 2002.

**Re: planning application for 5 No. detached dwellings and sewage treatment plant on site adjacent Killeel village, Co. Kildare.**

Dear Sirs,

I refer to the above proposed development and confirm, that I am the owner of the field to the north west of the above site and I have agreed with the applicants of the above proposal to allow a sewage treatment plant to be located on my lands to serve the development.

I have inspected the enclosed site plan No. K/1 and I am in total agreement with the layout regarding the location of the plant and associated drains.

I have also agreed on access over my lands for maintenance of the sewage treatment plant.

Yours sincerely,

  
DAVID HOLLYWOOD.

