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Planning

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**ZONING SUBMISSION IN RESPECT OF
DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029**

Formal Submission on behalf of Dysart Properties

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1.0 Introduction

Fusion Design Studio of The Long Acre, Clonanny, Portarlinton, Co. Laois makes this submission on behalf of our client Dysart Properties in respect of lands at Carn, Suncroft, Co. Kildare.

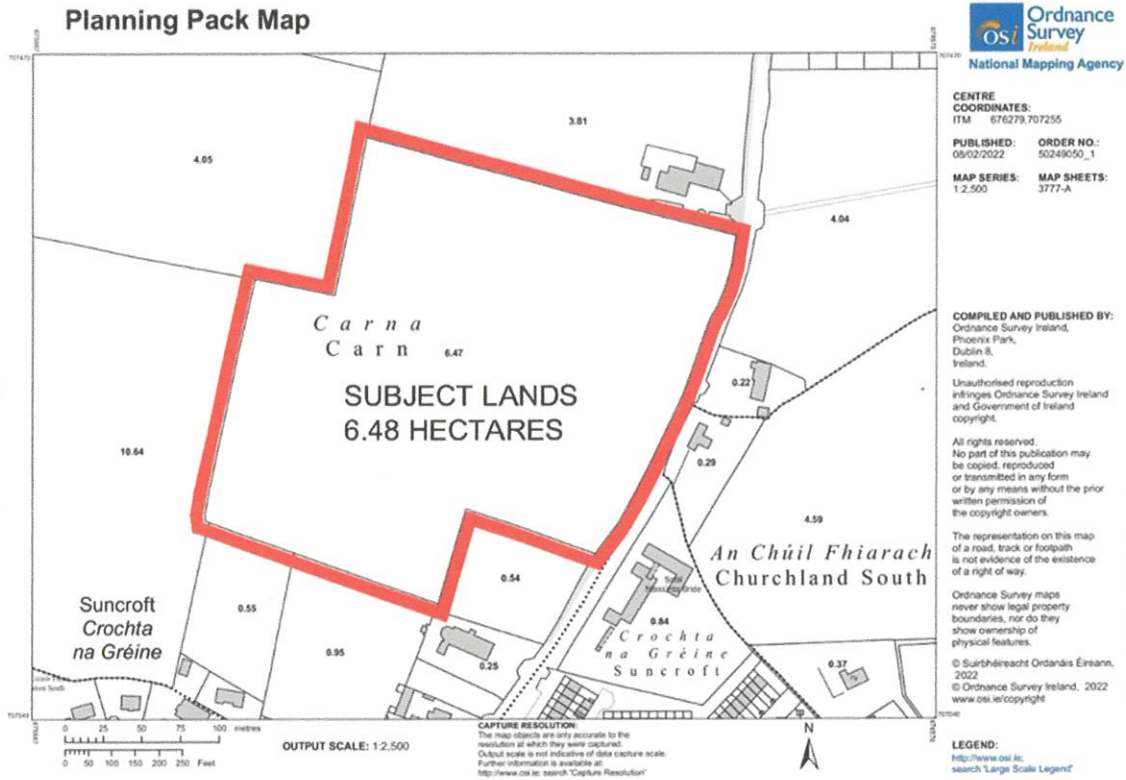


Fig 01: OS map of lands subject to rezoning application.

This is a submission in relation to the preparation of the Kildare County Development Plan 2023-2029 requesting that **Kildare County Council** **rezone c6.480 ha (c 16.000 acres)** of land in the **Centre of Suncroft** with 85% of the land in question within the 400m interval distance from the Village Centre.

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Currently the land has no associated zoning, as per the Kildare Development Plan 2017-2023, as shown in Figure 02.

It is submitted that the requested residential zoning presents an opportunity for the timely delivery of residential development to meet housing demand envisaged by the Regional Planning Guidelines and will assist in rebalancing the quantum and location of 'new residential' zoned lands in the centre of Suncroft Village.

We request that the recommendations of this submission be given full consideration in preparation of the forthcoming Kildare County Development Plan 2023-2029.



2.0 Suncroft & Submission Land

Suncroft Village is located to the south of the Curragh and to the south east of Kildare Town. The M7 motorway located to the north of the village facilitates access to the larger towns of Kildare and the Greater Dublin Area. The Village is located approximately 20km from Nass.

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Suncroft has a number of businesses & community facilities serving the village and its hinterland including:

- Roman Catholic Church
- Primary School
- Shop, Hairdressers, Butchers
- Pubs
- Bookmakers
- Cemetery
- Nursing Home
- GAA Ground
- Soccer Ground
- Community Centre



Fig 01: Subject site is located within the 400m interval distance from the Village Centre on the L3007 road.

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Vehicular access points are readily available from the L3007 which is sufficiently wide and straight to allow for provision of public paths, clear sight distances and safe manoeuvring into and out of the subject land. The subject land is located with the 50km speed limit on the L3007.

The subject lands are readily accessible to all utilities, water supply, wastewater, telecommunications & electricity.



Subject site from Northern approach on the L3007 in Suncroft Village



Subject site from Southern approach on the L3007 in Suncroft Village

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3.0 Proposed Zoning

We request Kildare County Council in the Development Plan 2023-2029 rezone the subject site to Proposed 'New Residential', with the zoning objective:

'To provide for residential development, associated services and to protect and improve residential amenity', and wherein the use of 'Dwelling' is a 'Permitted' use.'

Summary

This submission requests:

We submit that the zoning of the subject lands Proposed 'New Residential' is justified in the context of meeting the medium and long term growth of Suncroft to 2029 and beyond accommodating the predicted required residential allocations and be a catalyst for housing diversification with the Village Centre.

On the basis of the above we humbly request that Kildare County Council grant our request for the rezoning of the subject lands.



Adrian W Donoghue

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