

Executive Summary

- This submission is made on behalf of Thomas Dunne, and is submitted to Kildare County Council in the context of the Kildare County Development Plan 2022, which is currently on public display.
- I own approximately 5.8 acres of land at Barnhill, Carstledermot Co. Kildare folio number 62908F. Under the current Development Plan for the area, the lands are not zoned for 'New Residential Development.
- I am seeking to have this portion of the land zoned as 'New Residential Development Land for 40 -50 new houses.
- Local businesses, Schools and residents are in support of further development – **Letters Attached**

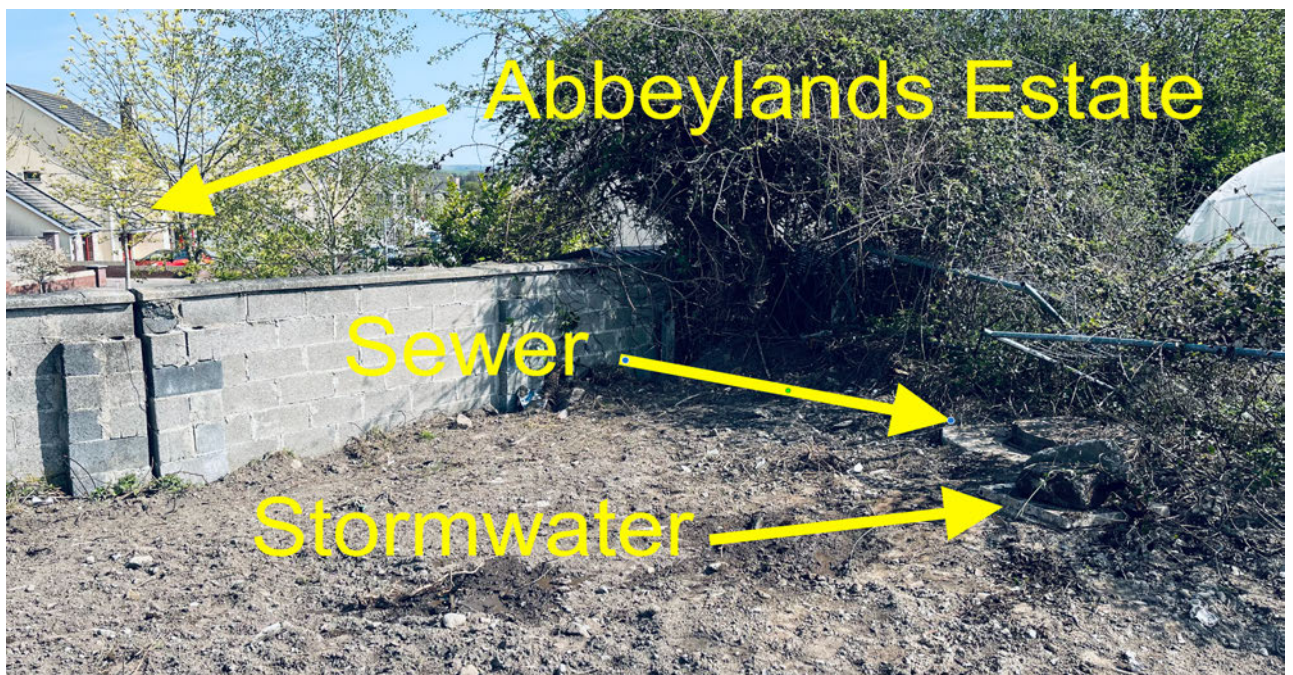
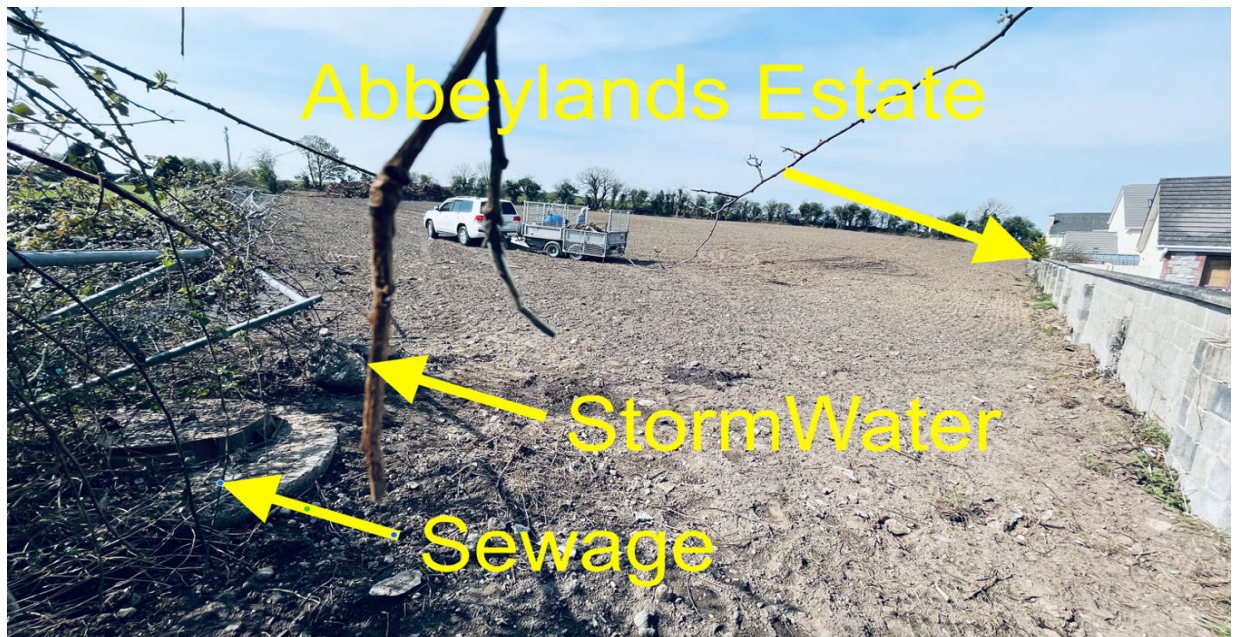


Figure 1. Aerial view of lands subject to this submission (outlined in red)



Sewage & Storm Water

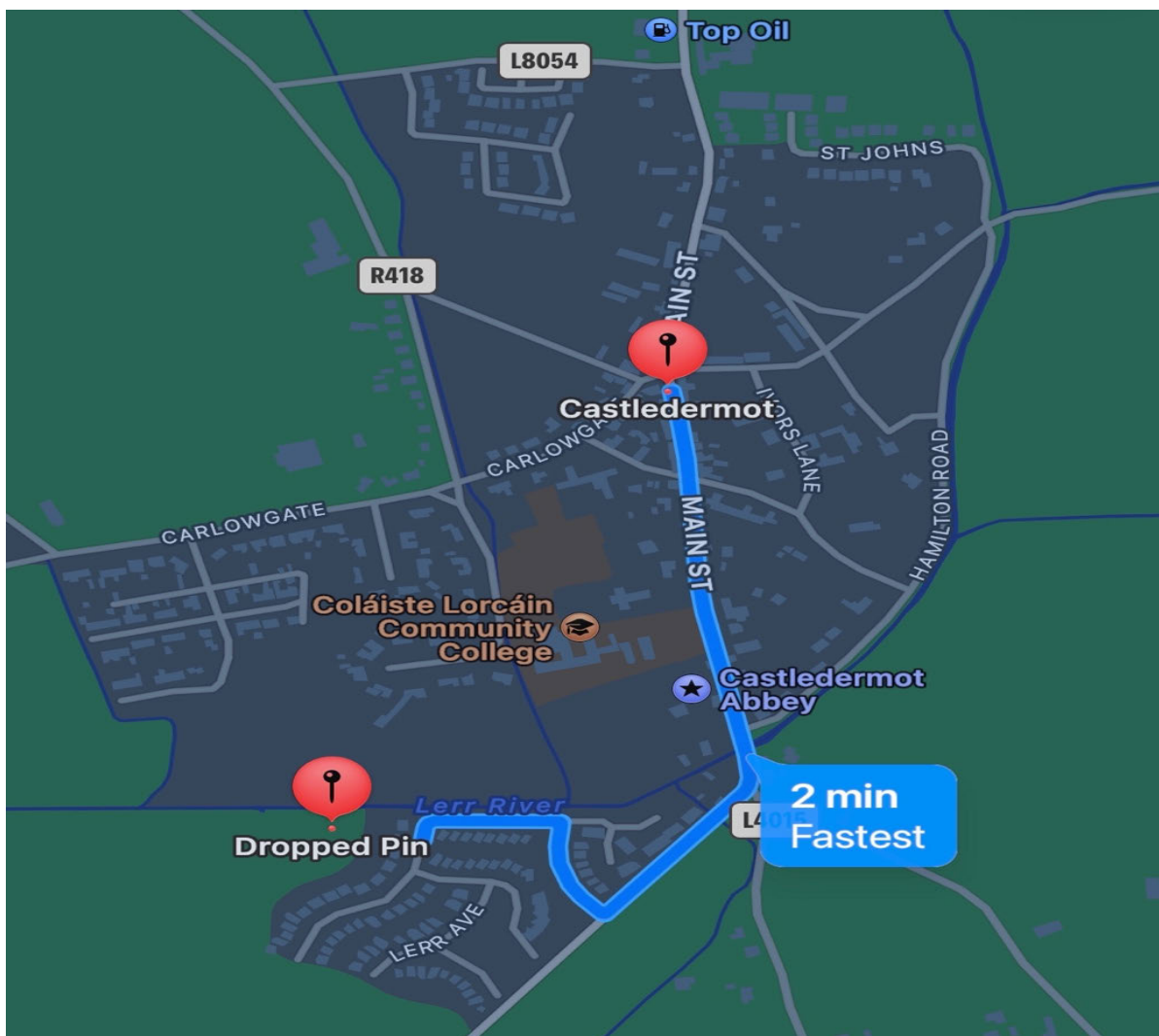
- The lands can be readily connected to the existing foul sewer network in Castledermot.
- Sewage & Storm Water is currently in the field.
- The last developer intended to build on the land
- The land currently has a sewage and storm water connection into the development site.
- This means no large excavation or destruction of the old housing estate is required.



Site Location and Description

The lands, which extend to approximately 5.8 acres, are in Barnhill, Castledermot, which is within the functional area of Kildare County Council.

The subject site enjoys excellent connectivity to the amenities and community facilities within the area. The subject site is 1km from the centre of Castledermot (approx. 2 min drive/4 min. cycle), where residents can enjoy the village and the facilities within it.



Road Access x 2

The previous owner had intended for further development. He left 2 roads entering the site with a temporary wall in place until further development took place. The previous owner also left the Sewage and Storm Water just inside the wall for easy connection without excavating the existing Abbeylands estate. Below are the two roads joining the land.





Local School

The subject site is well supported by schools, recreational areas and sports clubs as well as areas that can provide employment opportunities. The local school is in favour of extra housing and supports further development – **Support letter below**



Coláiste Lorcáin Castledermot

Housing Support Letter

To Kildare Co Council

We are in Support of Thomas Dunne's zoning and planning application for new housing in Castledermot for the lands located in folio number 62908F

As a School we always welcome more students in the area, Our school has the capacity to support extra students & housing in Castledermot.

We are in support of the zoning and development mention by Mr Dunne

Your Sincerely

E. Gaughran
Principal and Secretary to the Board of Management

Local Businesses

Extra housing was welcomed by every business in the town, due to high inflation local people have been going to Aldi & Lidl in large towns like Carlow to get lower priced items. This is affecting local small businesses in Castledermot. Over 10 businesses have closed shop over the past 5 years. More local people will help support local small business.

Support letter from the local Butcher



O'Gorman Meats Butcher Shop
Castledermot Rd, Mullarney, Castledermot, Co. Kildare

Letter of Support


Zoning & Planning of folio 62908F

I am in support for more housing in Castledermot, any increase in customers is good for any business and it helps employ more local people.

A new development beside Abbeylands would hopefully increase sales and help with the local housing shortage in the area.

Overall, I am in support of the Zoning and planning application

Ollie Roche



Support letter from the local Service Station

Horan's of Castledermot Service Station Limited
Main Street, Castledermot
Co. Kildare

To Kildare Co. Council

I support the proposed zoning and housing development mentioned to me by Thomas Dunne for the lands joining the existing Abbeylands housing estate beside the Castledermot Pitch and Putt folio number 62908F.

Our business could benefit from more locals in the area. I believe Castledermot has the capacity for extra houses without needing any extra infrastructure in the town.

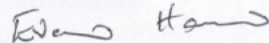
Two local pubs have closed in the town in recent years and I could see how extra residents would help more businesses stay open during these uncertain times.

RTE news and the national media are always talking about housing shortages and the under supply and over demand. Extra housing could help reduce the burden on the local councils and help local young people get on the property ladder.

Housing cost around the local area have risen quite a lot due to a limited supply, extra housing might help bring houses back down to a normal price for first time buyers. I am in support of extra housing and more for local businesses.

Yours Sincerely

Evan Horan



Support letter from the local Pharmacy



Planning & Zoning Support Letter

We are in support of extra residents in the area, I am in favour of the zoning & house planning of folio 62908F beside the Abbeylands Estate.

Our business has the capability for more local customers, we support extra housing in Castledermot.

Castledermot is a small town and more housing would be good for businesses in the area.

We support extra housing


Dana Griffin
CASTLEDERMOT MEDICAL HALL

Density Projections

There needs to be sufficient flexibility provided to enable a range of housing types be developed that are commensurate with the local environment.

In this regard, it is respectfully submitted that by providing higher density targets, such as 30 units/hectare for much of the land would allow more housing in the area.

Castledermot Rental Problem

Every 25 – 40 year old we spoke to had property anxiety, they are really stressed out because there are no houses in the area to rent. This is forcing grown adults to move back in with their parents or move to other counties. Mass migration out of Kildare is not good for local councils and effects population grow in the future.

This recent search from Daft.ie shows 0 properties for rent in Castledermot.

The screenshot shows the Daft.ie website interface. At the top, there is a navigation bar with the Daft.ie logo and links for Buy, Rent, Share, New Homes, Commercial, and Mortgages. On the right, there are links for Place Ad and MyDaft. Below the navigation bar is a search bar with the following elements: a search icon, the text 'Castledermot, K...', a '+ Add locations' button, a '+0km' dropdown menu, a 'Price' dropdown menu, a 'Beds' dropdown menu, a 'Filters' button, and a 'Save' button with a heart icon. Below the search bar is a banner for 'permanent tsb' with the text 'Helping you through the home buying journey.' Below the banner is a section for search results, which shows '0 Properties to Rent in Castledermot, Kil...' and a 'Best Match' dropdown menu. To the right of the search results are two buttons: 'Curious about Buying? Calculate what you might afford' and 'Stay Safe Online Practical advice and tips'. Below the search results is a large icon of a house with a magnifying glass, and the text 'We didn't find any properties Try removing some filters or searching in more areas'. At the bottom, it says 'Showing 0 - 0 of 0'. On the right side, there is a large advertisement for 'Harvey Norman IN STOCK SOFA DEALS' featuring a brown sofa.

Sales Problem

Another group of young working adults we talked to said that they have no choice but to move to Laois or Carlow due to no houses for sale in the area.

Castledermot only has 4 houses for sale and the lowest price is 320,000 euro, this is not in reach for most 20 – 30 year old's trying to get on the property ladder, they need 180k – 240k houses.

Overall if the town does not provide more housing local Kildare people will be permanently moving to other counties.

This recent search from Daft.ie shows only 4 properties for sale in Castledermot.

The screenshot shows the Daft.ie website interface. At the top, there are navigation links for 'Buy', 'Rent', 'Share', 'New Homes', 'Commercial', and 'Mortgages'. The search bar contains 'Castledermot, K...' with options to '+ Add locations', '+0km', 'Price', 'Beds', 'Filters', and 'Save'. A large banner for Swift Energy advertises '€500 off Solar PV' with the text 'Save up to 70% on your electricity bills with Solar PV - Get an online estimate in seconds' and a button to 'Use code DAF500 to save €500 on your Solar PV'. Below the banner, it says '4 Properties for Sale in Castledermot, Kil...'. There are buttons for 'Best Match' and 'Map'. On the right, there are two utility buttons: 'Calculate your Buying Budget Find the homes you can afford' and 'Your Daft Buying Checklist Track your buying progress'. A 'Daft Advantage' pop-up is visible, stating 'Give your property the Daft advantage for the best sale with no regrets. Talk to your agent today about the Daft Advantage and get 3X more views and enquiries for your property.' Below this, a property listing is shown for '31 Lerr View, Abbeylands, Castledermot, Co. Kildare' with a price of '€320,000', '4 Bed - 5 Bath - 157 m² - Detached', and agent 'Thomas M. Byrne & Son'. A 'Save' button is next to the listing. Another '€500 off Solar PV' banner is visible at the bottom right.



€325,000

Ballyburn Upper, Castledermot, Co. Kildare
4 Bed · 1 Bath · 132 m² · Bungalow
Sherry FitzGerald McDermott Kildare

BER B1

Save



€350,000

41 Saint Johns, Castledermot, Co. Kildare
4 Bed · 3 Bath · 165 m² · Detached
June Doran Properties

BER B1

Save



SPACE REAL ESTATE

With Space you can be assured that you are in good hands



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Didn't find what you were looking for?

Expand your search:

+1km

+3km

+5km

+10km

+20km

€500 off Solar PV

Save up to 70% on your electricity bills with Solar PV - Get an online estimate in seconds

Use code DAF500 to save €500 on your Solar PV

Swift ENERGY



Switch to 100% green energy today

sse Airtricity

This is Generation Green

Switch now

Solution

I believe the solution is to allow an additional 40 – 50 houses be built to help young people get on the property ladder in their local town. This will also help with social housing and rental accommodation. I see no downside and I urge the planning department to approve the land for new housing development.

Letter attached from a young local lady

Edel Horan



I Edel Horan have been informed of the proposed development in Castledermot by Thomas Dunne beside the pitch and putt.

I am a secondary school English Teacher for the past 8 years. I have grown up surrounded by family in Castledermot, and this is where my heart is and where I want to be. I am 37 years old and have wanted to buy for several years.

Unfortunately, due to the market and housing crisis gave me no choice but to leave the town I love so dear. I now live in UAE and teach as I couldn't get affordable housing in the area.

My dream is to return to Ireland with the chance of buying a home in Castledermot close to family and friends I fully support Thomas Dunne's application for new houses in the area.

Yours sincerely
Edel Horan.

A handwritten signature in cursive script that reads "Edel Horan".

National Planning Context

Project Ireland 2040: National Planning Framework

The National Planning Framework (NPF) is *“the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It is a Framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment- from our villages to our cities and everything in between. It is stated within the National Planning Framework that “a major new policy emphasis on renewing and developing existing settlements will be required, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages”.*

The NPF seeks to target 50% of population growth to outside of the country’s five main cities (above 50,000 population) and to consolidate such growth into Ireland’s large towns, villages and rural areas and therefore the subject lands, being within the Castledermot catchment would be consistent with this aim.

The NPF states that *“the long-term vision for Ireland’s housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future.”*

It is outlined within the Plan that future homes are required to be located where people have the best opportunities to access a high standard quality of life. In Ireland, the location of housing has taken on a dispersed and fragmented character which has led to people living further away from their jobs and often being at a sizeable remove from important services such as education and healthcare. It is stated that it is important to *“prioritise the location of new housing provision in existing settlements as a means to maximising a better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure”.*

The overarching emphasis of the NPF is on renewing and developing existing settlements, rather than continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. In this regard, the NPF sets a target for at least 40% of all new housing to be delivered within the existing built up areas of cities, towns and villages on infill and/or brownfield sites.

The provision of a residential development on the subject site in this instance will therefore be in accordance with the NPF’s target of 40% of new housing to be located within existing towns and for 50% of population growth to take place within Ireland’s existing settlements, outside of the five larger cities (i.e. Dublin, Cork, Limerick, Waterford, Galway).

The NPF also seeks to develop stronger regions, including Kildare (Castledermot), to support their continued economic growth. The NPF sets a number of policy objectives that support housing in appropriate locations such as these lands at Castledermot.

Rebuilding Ireland, An Action Plan for Housing and Homelessness (2016)

Rebuilding Ireland, an Action Plan for Housing and Homelessness, provides a multi-stranded, action-oriented approach to achieving many of the Government's key housing objectives. The overarching aim of the Plan is to ramp up delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation especially those families in emergency accommodation.

The Action Plan comprises of 5 key pillars which are addressing homelessness, accelerating social housing, building more homes, improving the rental sector and utilising existing housing. The Action Plan sets ambitious targets to double the annual level of residential construction to 25,000 homes and deliver 47,000 units of social housing in the period to 2025, while at the same time making the best use of the existing housing stock and laying the foundations for a more vibrant and responsive private rented sector.

Achieving the aim of accelerated delivery will contribute to the following core objectives:

- Addressing the unacceptable level of households, particularly families, in emergency accommodation.
- Moderating rental and purchase price inflation, particularly in urban areas.
- Addressing a growing affordability gap for many households wishing to purchase their own homes.
- Maturing the rental sector so that tenants see it as one that offers security, quality and choice of tenure in the right locations and providers see it as one they can invest in with certainty.
- Ensuring housing's contribution to the national economy is steady and supportive of sustainable economic growth; and
- Delivering housing in a way that meets current needs while contributing to wider objectives such as the need to support sustainable urban and rural development and communities and maximise the contribution of the built environment to addressing climate change.

The return of the existing zoning for the subject lands to provide for residential development, on lands that are contiguous to existing residential schemes will help the Government to achieve the objectives of the Housing Action Plan. Thus, it is submitted that the proposal is consistent with the policy in this regard.

Regional Planning Context

In relation to Settlement Strategies, Regional Policy Objectives (RPO) 4.1 and 4.2 of the RSES set out the rationale and basis for preparing these strategies.

RPO states:

“In preparing Core Strategies for development Plans, Local Authorities shall determine the hierarchy of settlements in accordance with the hierarchy, guiding principles and typology of settlements in the RSES, within the population projections set out in the National Planning Framework to ensure that towns grow at a sustainable and appropriate level, by setting out a rationale for land proposed to be zoned for residential, employment and mixed-use development across the Region”.

RPO states:

“Infrastructure investment and priorities shall be aligned with the spatial planning strategy of the RSES. All residential and employment developments should be planned on a phased basis in collaboration with infrastructure providers so as to ensure adequate capacity for services (e.g. water supply, wastewater, transport, broadband) is available to match projected demand for services and that the assimilative capacity of the receiving environment is not exceeded”.

It is submitted that the subject lands, which I am seeking to have zoned as ‘New Residential’

The lands are contiguous to the existing built up area of Castledermot, adjacent to the existing Abbeylands Estate and has direct connection into the existing Abbeylands Estate through 2 roads that can connect into the site. The site can connect to all the necessary services and utilities, which are all located within proximity of the lands.

Local Planning Context

Kildare County Development Plan

The subject site is not zoned ‘New Residential’ under the current Kildare County Development Plan.

Kildare County Council as one of its many objectives states that it strives to implement national housing policy, to ensure that every household that needs it has access to quality, affordable housing in an acceptable environment. Individual housing needs are met through a number of different schemes and initiatives. Approving this site for New Residential would be one of them.

Land Use Zoning (Kildare County Development Plan 2022)

The Plan states that *“this categorisation includes lands which are not currently and not proposed to be sufficiently serviced to support development within the lifetime of this Plan. These lands are not developable within this plan period. The inclusion of Strategic Residential Reserve lands in this Plan will not in any way infer a prior commitment on the part of Kildare County Council regarding their future zoning in subsequent development plans. Such a decision will be considered within the framework of national and regional population targets applicable at that time, infrastructural services and the proper planning and sustainable development of the county, including environmental assessment requirements and compliance with the Flood Risk Management Guidelines”.*

Failure of Previous Core Strategy to Deliver Required Housing

It is generally considered to be universally accepted that the economic recession that we experienced between the period 2008-2015, with a significant slowdown in growth and housing output from as far back as 2006/2007, that the previous housing allocation figures set out in the Core Strategy of the Kildare County Development Plan were not met. It is noted that there is significant pent-up demand for housing in the area, including a large number of people on the Council's housing list as well as on the Housing Assistance Payment Scheme (HAPS). In this regard, it is critical that sufficient lands are zoned for residential purposes under the new Development Plan. While lands can be zoned, it is not a guarantee that they will be brought forward for development and thus the Core strategy needs to ensure that there more than sufficient headroom catered for.

In this regard, while other lands may be zoned for residential use under the current and Development Plan, the vast majority of these lands have not and will not be developed during the lifetime of the Plan due to various reasons including infrastructural constraints, financial constraints, inability or unwillingness of landowners to develop lands and also environmental considerations. However, in this case, there is a sizeable quantum of lands that extend to approximately 5.8 acres that are owned by me a proven developer/house builder and the subject site is a 'ready-to- go' site with all the necessary infrastructure available to the site. The rezoning of these lands will help to meet some of the published shortfall in the housing output in the area.

Core Strategy & Housing Policies and Objectives

Castledermot is identified in the Core Strategy as *"a sub-county market town that has significant employment and service functions relative to its regional and local catchment, has good regional transport links and has the capacity for continued commensurate growth to become more self-sustaining. It supports the regional driver role of Kildare, and acts as an important local driver providing a range of functions for its resident population and its surrounding catchment including housing, employment, services, retail and leisure opportunities. The town should grow at a sustainable level appropriate to its position in the settlement hierarchy"*.

It is respectfully submitted that the zoning of the entire lands as 'New Residential' will facilitate the growth of Castledermot in a sustainable and commensurate level.

"It is Council policy to encourage the compact growth of settlements; to promote healthy place-making; to increase the liveability factor of a place; to encourage the most efficient use of land; to ensure a mixture of residential unit types that are designed and constructed on the principles of universal design, life-long adaptability and energy efficiency; to support permeability and sustainable mobility with priority for pedestrians and cyclists; and in general to support the transition to a low carbon economy by way of reduction of greenhouse gases".

In this regard, the subject lands are surrounded by the existing Abbeylands housing and are in the centre of Castledermot. The development of the lands for housing purposes would facilitate compact growth of Castledermot and provide modern housing, including social and/or affordable houses. The proposed future development of the subject lands would be designed in a permeable manner in line with the vision set out for the site under the existing Development Plan.

Conclusion

This submission has been prepared by Thomas Dunne to make this submission to Kildare County Council regarding the Kildare County Development Plan 2022.

I own approximately 5.8 acres of lands at Barnhill, Castledermot, Co. Kildare. None of these lands have been proposed to be rezoned to 'New Residential' under the Plan. However, I am seeking to have this portion of the land zoned as 'New Residential'.

I have 10 support letters from local businesses, schools and residents supporting the rezoning of the lands to new residential.

I, Thomas Dunne respectfully request that Kildare County Council amend land to new residential for the development of 40 – 50 town houses.

Support Letters

More support letters attached below:

We could get 100 if needed. Every person we talked to was in support of extra business, extra rentals & extra houses to purchase.

Yours Sincerely

Thomas Dunne

I Catherine Horan am writing this letter to support Thomas Dunne's application for housing development in Castledermot.

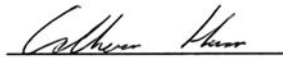
I live in our family home in the heart of Castledermot along with my sister Rosin Horan. I am writing this letter and speaking for us both. We are both in long term relationships and grew up in Castledermot with our extended family.

We have great relationships with all the locals, and they have supported us also growing up.

We would love the opportunity to stay in Castledermot and start our own families here. We cannot find anywhere to rent or buy locally, and this is very frustrating as this is where our mother and father live.

We are all for the development to go ahead and would be so happy for this opportunity to arise for us.

Kind Regards
Catherine & Rosin Horan.

A handwritten signature in cursive script, appearing to read 'Catherine Horan', is written over a horizontal line.



DCM Hire.
Rathmore
Tullow
Co.Carlow

I Niamh Magee write this letter in support of Thomas Dunne's application to develop land for houses in Castledermot, Co.Kildare.

Our business is a plant hire and mechanical company. We are currently under a lot of stress to find and retain good mechanics. We have even gone as far as trying to recruit mechanics from Poland and Latvia. The issue is that we cannot supply or recommend any rental properties in the area to our potential employees. This is a huge issue in retaining new employees.

Our business is under serve pressure to keep up with demand. To have the option of new housing in the area would be a great bonus to attract the right candidate to our company.

We fully support this application.

Kind Regards
DCM Hire
Niamh Magee

Niamh Magee

Edel Horan



I Edel Horan have been informed of the proposed development in Castledermot by Thomas Dunne beside the pitch and putt.

I am a secondary school English Teacher for the past 8 years. I have grown up surrounded by family in Castledermot, and this is where my heart is and where I want to be. I am 37 years old and have wanted to buy for several years.

Unfortunately, due to the market and housing crisis gave me no choice but to leave the town I love so dear. I now live in [redacted] and teach as I couldn't get affordable housing in the area.

My dream is to return to Ireland with the chance of buying a home in Castledermot close to family and friends I fully support Thomas Dunne's application for new houses in the area.

Yours sincerely
Edel Horan.

A handwritten signature in cursive script that reads "Edel Horan".

Martin Thorpe
[REDACTED]

To whom it may concern

I Martin Thorpe from [REDACTED] am writing this letter to support Thomas Dunne's proposed application for zoning in Castledermot.

I am a 30 years old engineer wishing to buy property close to my home house. Unfortunately, due to the housing crisis I have been unable to buy anything that fits my criteria. I am currently leaving in [REDACTED] and am planning to move home soon and start a family.

If the opportunity to buy a property came available, I would be delighted to have a chance to return home to be near my family.

It's also a very convenient location as it's close to the motorway which would be very practical for work.

I write this with the hopes of the opportunity for this development to go ahead.

Yours Sincerely
Martin Thorpe.





A-List Autos

A List Auto's
Abbey Street, Castledermot, Co.Kildare R14 XH90

Planning & Zoning Support Letter

To whom it may concern we are in support of extra housing in the area, I am in favour of the zoning of folio 62908F beside the Abbeylands Estate.

More housing might lead to more business for people around the area. It may also help with the current housing shortage and the large spike in house prices and rent prices.

Castledermot is a small town and this could have a positive impact for housing and business.

I am in full support

Jordan Kelly



Ace Fencing Letter of Support

I Charles Dunne Managing Director of Ace Fencing am writing this letter of support for Thomas Dunne's zoning and housing development in Castledermot, Co Kildare. The lands located in folio number 62908F.

We are a local construction business located in Rathmore, which is roughly 10 mins from the proposed development lands. For many years now we have greatly struggled with employing new local tradesmen and office staff for our business. This has put a hold on the expansion of our business. I think the main problem is no housing in the area for people to rent or buy.

We would eagerly welcome the thought of new housing and the prospect of new employees for our business. Construction is in high demand and so are good employees. We could use extra housing in the area on all our recruitment ads to attract new employees.

We are a very successful business that has been trading for over 20 years and provide construction and fencing services to over 100 of Ireland's tier 1 & tier 2 Construction firms.

Once again, my company highly supports this housing development.

Yours Sincerely
Charles Dunne
Ace Fencing

A handwritten signature in black ink that reads "Charles Dunne". The signature is written in a cursive style.



O'Gorman Meats Butcher Shop
Castledermot Rd, Mullarney, Castledermot, Co. Kildare

Letter of Support

Zoning & Planning of folio 62908F

I am writing this letter to support the proposed zoning and housing development in Castledermot. As a business I welcome the development as I feel it would provide more local customers for me.

I am a local butcher in the town and would greatly appreciate the opportunity to bring more people to our town to increase profitability and maybe even employ more staff.

I feel like the whole town would greatly profit from more local houses and keep local businesses supported. As well as providing houses to rent for people as there has been such a shortage.

Brendan Murphy



Horan's of Castledermot Service Station Limited
Main Street, Castledermot
Co. Kildare

To Kildare Co. Council

I support the proposed zoning and housing development mentioned to me by Thomas Dunne for the lands joining the existing Abbeylands housing estate beside the Castledermot Pitch and Putt folio number 62908F.

Our business could benefit from more locals in the area. I believe Castledermot has the capacity for extra houses without needing any extra infrastructure in the town.

Two local pubs have closed in the town in recent years and I could see how extra residents would help more businesses stay open during these uncertain times.

RTE news and the national media are always talking about housing shortages and the under supply and over demand. Extra housing could help reduce the burden on the local councils and help local young people get on the property ladder.

Housing cost around the local area have risen quite a lot due to a limited supply, extra housing might help bring houses back down to a normal price for first time buyers. I am in support of extra housing and more for local businesses.

Yours Sincerely
Evan Horan

Evan Horan



O'Gorman Meats Butcher Shop
Castledermot Rd, Mullarney, Castledermot, Co. Kildare

Letter of Support

Zoning & Planning of folio 62908F

I am in support for more housing in Castledermot, any increase in customers is good for any business and it helps employ more local people.

A new development beside Abbeylands would hopefully increase sales and help with the local housing shortage in the area.

Overall, I am in support of the Zoning and planning application

Ollie Roche





Coláiste Lorcáin Castledermot

Housing Support Letter

To Kildare Co Council

We are in Support of Thomas Dunne's zoning and planning application for new housing in Castledermot for the lands located in folio number 62908F

As a School we always welcome more students in the area, Our school has the capacity to support extra students & housing in Castledermot.

We are in support of the zoning and development mention by Mr Dunne

Your Sincerely

A handwritten signature in black ink, appearing to be "E. Gaughran", written over a horizontal line.

E. Gaughran
Principal and Secretary to the Board of Management

Doyle's Pub Castledermot

Housing Support Letter

To Kildare Co Council

We are in Support of Thomas Dunne's zoning and planning application for new housing in Castledermot for the lands located in folio number 62908F

The current Abbeylands estate is a lovely estate, and another estate would also bring more business and spending into Castledermot.

Overall, I am in support of a new housing development in the town, this will bring new life with new lovely families walking up and down the town. It might also help with the local housing shortages in Kildare.

Your Sincerely

Leo & Jackie Deering
Doyle's Pub Main St Castledermot



Donna Doyle



I am writing this letter to support Thomas Dunne's application for housing development in Castledermot.

I Donna Doyle have lived in Castledermot my whole life and am very involved in the community and I am greatly involved in all local events.

Castledermot is my home it's where my family live, where I grew up and where I would love to continue living. Unfortunately, there is no houses to rent or buy in Castledermot and this saddens me.

My dream is to be near my family and would love the opportunity to buy a new house that could potentially be built.

I fully support the proposed development and think it would be a great addition to the town and community.

Kind Regards
Donna Doyle

A handwritten signature in cursive script that reads "Donna Doyle".

Kevin Burke



Letter of support

Thomas Dunne has approached me in regards to a property development in Castledermot, Co.Kildare. I believe he intends to get zoning for houses to be built beside the pitch and putt golf course on Main Street.

I was pleased to hear of this as I am a local farmer and will always intend to stay in Castledermot. I am 24-year-old living at home with my family, in another couple of years I plan to buy my own property. At present there is very little opportunity to buy in Castledermot due to lack of houses. I feel this would be fantastic for a lot of locals in my predicament that want to stay in Castledermot but have not had the means.

I sincerely hope that this application is approved and gives the young people of Castledermot the opportunity to stay in their hometown.

Yours sincerely
Kevin Burke

A handwritten signature in cursive script, appearing to read 'Kevin Burke', written over a horizontal line.