

BURY ARCHITECTS

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Our Ref:BA 1444

Date:13th May 2022

Re: Draft Kildare County Development Plan 2023-2029.

Please find enclosed our submission for lands in Brockagh Td, Coill Dubh, Co. Kildare

The lands in question are connected to an existing development and is a natural extension of the existing development, Hawthorn Manor, to the north west of the site. Services are available in the existing development and connection to these, and the existing road network, would cause little disruption to the village. We respectfully request that the land be zoned for type 'C' use, new residential. (See land indicated on the Draft CDP map V2-3.6 extract below).

Reasons to include the land.

Only 0.5 ha are zoned in the village under the present draft development plan.

Coill Dubh is designated as a village in the Draft development plan, see table 3.3 attached.

The WWTP has capacity for 630 PE, (see V2 3.7.1 below). Based on a density of 30/ha, (see table 3.3 below), our site and the zoned site in the village totals 5.5 ha. This would accommodate 165 units. Average occupation of 2.94 people per house would see a total population increase of 485.

The local national school has a capacity for 199 additional pupils, (see V2 3.7.1 below).

The village is serviced by a regular bus route.

Coill Dubh has a Post Office, various other retail outlets and a pre-school facility.

V2 3.7.1 COILL DUBH / COOLEARAGH

Population	<p>746 (2016 Census) an increase of 7.6% from 2011 (693). N.B. Figures only include Coill Dubh and do not include Coolearagh or the Hawthorn Manor estate to the south.</p> <p>Following a desktop survey of the village of Coolearagh in 2021 it is estimated that the population within the village boundary of Coolearagh was approximately 400 persons. (136 households identified and the average household size for Co. Kildare in 2021 is calculated at 2.94)</p> <p>Following a desktop survey of Hawthorn Manor in 2021 it is estimated that the population within Hawthorn Manor is approximately 176 persons. (60 households identified and the average household size for Co. Kildare in 2021 is calculated at 2.94)</p>
Housing Stock	<p>299 houses of which 284 were occupied and 15 were vacant. N.B. Figures only include Coill Dubh and do not include Coolearagh or the Hawthorn Manor estate to the south.</p> <p>Coolearagh – 136 houses identified. No occupancy levels ascertained.</p> <p>Hawthorn Manor – 60 houses identified. No occupancy levels ascertained.</p>
Physical Infrastructure	<p>Water – Supplied by the Srowland WTP. Coill Dubh / Coolearagh has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.</p> <p>Wastewater – Coill Dubh / Coolearagh is serviced by the Coill Dubh WWTP. The plant has spare capacity for 630(PE).</p>
Social Infrastructure	<p>School: Coill Dubh National School (current enrolment of 183 pupils; capacity for 199 pupils).</p> <p>Religious: Church of Christ the King Catholic Church, which is located in Coolearagh.</p> <p>Sporting / Community Facilities: Coill Dubh AFC, Coill Dubh Hurling Club, Community Hall, Mens Shed (located just outside the settlement boundary of Coolearagh)</p> <p>Retail Retail (convenience) and Filling Station.</p>

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	Other: Hairdressers, Post Office, Workshop / warehouse, Pre-School Facility, Credit Union
Pedestrian Priority	Footpaths serve all existing residential areas except for a row of individual houses on the L1019 east of the Coill Dubh village heading for Naas. Coill Dubh and Cooleragh are linked by footpaths which run as far as the church in Cooleragh.
Sustainable Travel	Two Bus stops are located in Coill Dubh on the L7073. Transport For Ireland provides a regular bus service from Coill Dubh to Maynooth University (Monday to Friday) and a less frequent service to the adjoining towns of Newbridge, Naas, Clane, Derrinturn and Prosperous.
Archaeological Heritage	1 item within the boundary of the village are listed on the Register of Monuments and Places (RMP) (See Map V2-3.6)

V2 3.7.2 Village Centre

It is an objective of the Council to;

V CC1 Investigate the feasibility of designating an Architectural Conservation Area within the planned village of Coill Dubh.

V CC2 Support the objectives and priority projects of the forthcoming Coill Dubh Renewal Plan.

V2 3.7.3 Economic Development

It is an objective of the Council to;

V CC3 Promote and facilitate the re-development of the former Bord na Mona site at Cooleragh.

V CC4 Protect the established retail and commercial functions within the settlements of Coill Dubh and Cooleragh.

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V2 3.7.4 Natural Heritage

V CC5 It is an objective of the Council to implement a planting scheme in the village in order to improve the general appearance of the village and also enhance biodiversity.

V2 3.7.5 Social and Community Infrastructure

It is an objective of the Council to;

V CC6 Investigate the feasibility of providing a playground and local park facility in Coill Dubh/Coolearagh.

V CC7 Facilitate the appropriate expansion of amenity sites and recreational / sports facilities in Coill Dubh / Coolearagh

V2 3.7.6 Movement and Transport

It is an objective of the Council to;

V CC8 Provide safe access and egress to the permanent walkway, which links village centre lands to Coill Dubh AFC to the east (See Map V2-3.6)

V CC9 Realign and improve the junction of the L1019 and the L7073 (See T1 on Map V2-3.6).

V CC10 Investigate the feasibility of providing a new access to Coill Dubh National school, in order to eliminate traffic through the existing housing estate.

V CC11 Improve and realign the road from Coill Dubh towards Dagwelds Cross (See Map V2-3.6).

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Kildare County Council
Planning & Strategic
Development Department
Area Civil Data
Devoe Park, Nass, Co. Kildare.

Coill Dubh & Coolearagh Draft County Development Plan 2023 - 2029

Legend :

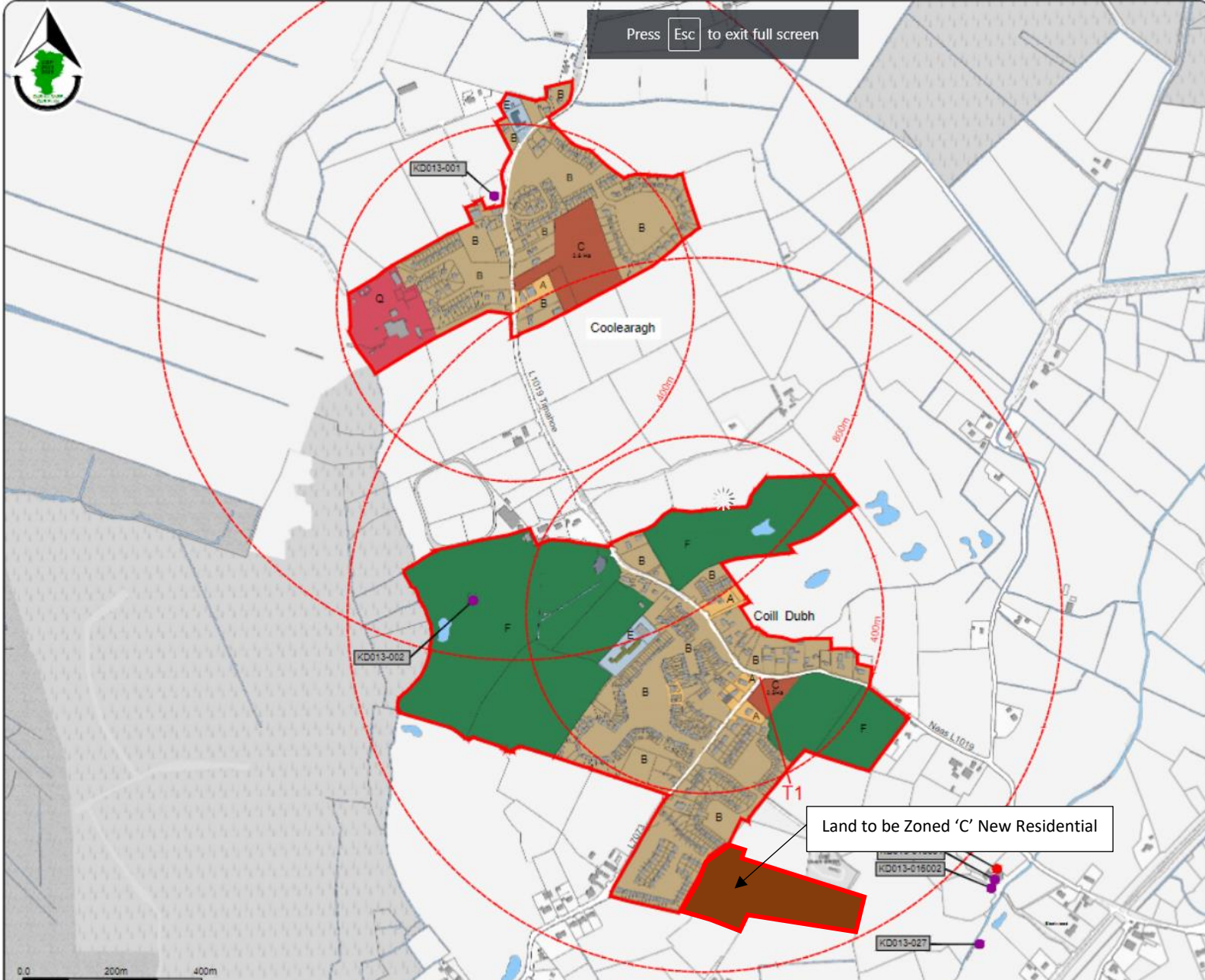
- Village Plan Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- Q: Enterprise and Employment
- Distance from Village Centre
(300m intervals)
- RMP Record of Monuments & Places
- RPS Record of Protected Structures
- T Transportation Objective
- Canal/Rivers/Ponds

Stage	Date	Description
Draft County Development Plan	14/09/2022	Issued for Public Consultation
Draft County Development Plan	10/10/2021	Draft Plan Issued for Public Consultation

Land Use Zoning Map

Scale: 1:1,250	Map Ref: 1/2-D-8
Date: Jan 2022	Drawing No.: 2002/1197
<small>Authoring: Bury Architects</small> <small>Checked by: D. O'Leary</small> <small>Drawn by: D. O'Leary</small>	<small>Checked by: C. O'Donnell</small> <small>Approved by: C. O'Donnell</small>

This drawing is to be read in conjunction



Land to be Zoned 'C' New Residential

0 0 200m 400m

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Category	Location for New Residential Development	General Density Parameters (Units per Hectare)
Larger Towns (Population > 5,000)	Town Centre & Brownfield Sites	Site Specific
	Public Transport Corridors	50 units per ha
	Inner suburban/infill	Site Specific
	Institutional Lands	35-50 units per ha
	Outer Suburban /'Greenfield'	30-50 units per ha
Smaller Towns & Villages	Centrally located sites	30-40+ units per ha

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	Edge of centre sites	20-35 units per ha
	Edge of small town/village	15-20 units per ha with lower density in some cases (refer to Section 6.12 of the Guidelines)
Rural Settlements	Infill, backland and edge of centre sites within Rural Settlements	15 units per ha with lower density in some cases

Table 3.1 - *Appropriate density levels as per the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009)*

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Table 3.3 - Quantum of Developable Land Zoned for New Residential and Serviced Sites

Village Plan	New Residential (Ha)	Serviced Sites (Ha)
Allenwood	4	0
Athgarvan	7.5	3
Ballitore	7	0
Ballymore Eustace	9	0
Caragh	2	0
Coill Dubh/ Coolearagh	3	0
Crookstown	2	1
Johnstown	0.5	0
Johnstownbridge	1	1
Kildangan	3	2
Kilmeague	6	0
Moone	4	0
Narraghmore	4	0
Robertstown	0	3
Straffan	2	0
Suncroft	5	0
Timolin	1	0
Total	61	10

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