

**SUBMISSION TO DRAFT KILDARE
COUNTY DEVELOPMENT PLAN
2023-2029**

CONCERNING LANDS AT
**CUTBUSH, BALLY SAX,
THE CURRAGH, CO. KILDARE**

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Client/Recipient: Joseph Kenny
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1 INTRODUCTION

We appreciate the opportunity to make this submission on the 'draft' stage of the Kildare County Development Plan 2023-2029 on behalf of our client Joseph Kenny, [REDACTED] the owner of the land located at Cutbush, Ballysax, The Curragh, Co. Kildare. (Refer Fig 1)

The subject site is within the Civil Parish / townland of Ballysax.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Location

Cutbush is to south of The Curragh and east of Kildare town. It is situated in the civil parish of Ballysax, which had a population of 342 as of the 2016 census

The subject site Fig 1 is bounded to the south by Brownstown Manor Road, to the North West by Cluain Dara Estate and to the north & east by agricultural lands.

The village is situated at a crossroads that includes Vaughan's pub, known as "The Bush" and St. Brigid's National School. School bus services are available to Newbridge Educate Together Primary School, to the adjacent Gaelscoil Chill Dara, both located on the edge of The Curragh in Newbridge and to secondary schools in Kildare town and Newbridge.

Cutbush is strategically located with direct access to the M7 & M9 motorway network. This network of roads connects the subject site to other strategic parts of Ireland.



Figure 1. – Aerial view of land in ownership of Client.

2.2 Site Description

The subject land (ref Fig 1) is located at the eastern edge of the Rural Settlement of Cutbush. The site is accessed via and bounded by the local public road to the south. The site is bounded by the local public road to the south. The site is bounded by the existing low rise single storey Cluain Dara housing estate to the West and agricultural lands north and east. The site is relatively flat, has a circa area of 1.198ha and forms part of a larger landholding extending to the north and east.

Planning permission was granted for a residential scheme of 12 no. units comprising

- 3 no single storey 4 bed units (GIA c. 145 sq. m),
- 3 no. 2 storey 4 bed units (GIA c. 140 sq. m),
- 5 no. 2 storey 4 bed units (GIA c. 150 sq. m)
- 1 no. 2 storey 4 bed unit (GIA. c. 171 sq. m) units.

This development was designed as the initial phase of a two phase scheme (PI Ref No. 201175) in keeping with settlement boundary in Kildare County Development Plan 2017-2023.

3.0 Submission

Cutbush Developments settlement boundary in Kildare County Development Plan 2017-2023 is as shown in Fig 2 Below.

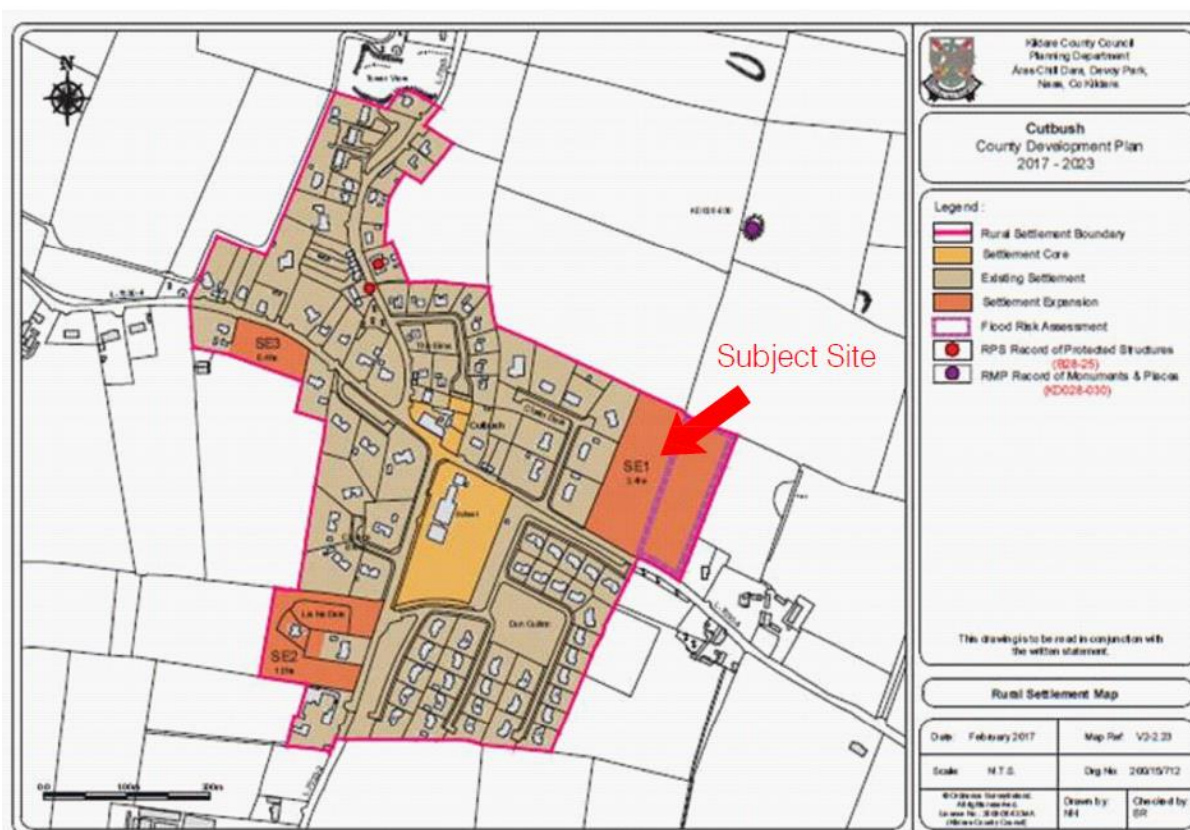


Figure 2. – Relevant part of zoning map from Kildare County Development Plan 2017-2023.

A residential scheme was designed for subject land and at Planning Consultation stage the Planning Authority favoured a development done incrementally and hence the scheme was designed with the provision of

roads, footpaths, green areas and services for future houses. The layout of the scheme for which planning permission was granted (PI Ref No. 201175) is shown in fig 3



Figure 3. – Development Under construction

This scheme crosses the now proposed Settlement boundary (refer to figure 4) in two location and will leave the scheme incomplete if this boundary doesn't revert back to map from Kildare County Development Plan 2017-2023.



Figure 3. – Land been developed in Pink and remaining land for phase 2 in Blue.

3.0 Photographs of Subject Site



Figure 5. –Open field with no boundary demarcating revised settlement boundary



Figure 6. – As part of Planning permission granted works done to School Pedestrian Crossing

5.0 Conclusion

Planning permission was granted for a housing scheme based on Settlement Boundaries shown under Kildare County Development Plan 2017-2023.

At planning stage it was always the understanding that this was the first phase of two phase development and this was reflected in the layout.

Permission from Irish Water was got for the full scheme and costs incurred in relation to provision of roads and services based on this understanding.

I ask the Council to revise the Settlement boundary line back to that in the 2017-2023 Development Plan

Yours sincerely,

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