

Proposed Submission for the Draft County Development Plan 2023 – 2029.

Small Town & Environs Plans: Castledermot.

Applicant: Colin Braithwaite.

Site Location: Townparks, Castledermot, Co. Kildare.

Site Size: 3 hectares (including all areas required for road upgrades)

This submission relates to lands located within the “Small Town Boundary” of Castledermot, Co.Kildare currently proposed for agricultural use with this submission emphasising it’s residential benefit.

Location:

The site is located to the South of the town and is adjacent to the R448. It forms part of the main entrance into the town from the primary feeder route of Carlow and the M9. When entering the town, the adjacent Settlement of Leer View is on the left with this land holding on the right.



Image 1. Notes the site in question and the adjacent housing development.

Zoning Change:

As noted in the Draft County Development Plan, New Residential should benefit from existing or available services which run adjacent to this site. The development of this site entering into the Castledermot would allow a new cycle laneway as one does not currently exist. A proposed bus stop and a more pronounced entrance into the Castledermot from the main access route, the M9, would also form part of the proposed residential design. The introduction of residential use here would also allow a more structure traffic management and create a natural traffic calm for vehicles entering from the South. This would allow the junction to the North of the site be developed allowing safer traffic movements for existing and proposed residents. The proposed relocation of the bus services would remove the current congestion issue when transport vehicles pull in for collection and drop off on the main street.

Castledermot, A sense of arrival:

If the adjacent green belt areas, footpath, lighting were to be introduced on both sides, as well as a new cycle lane it would create a sense of entry to the settlement. As noted in the Draft Plan, Town entry points should be strengthened to give identity and a sense of arrival. Image 2 notes the existing entrance view into Castledermot. With one side of the R448 being proposed as agricultural use it does not create a sense of arrival. However, if this was to be developed as residential, with a landscaped entrance, cycle lanes, the entrance into this historical town would be superb. With both sides developed and landscaped it will create a natural traffic calming and limit the need for the numerous signs and speed reducing elements currently on site.



Image 2. The existing entrance into Castledermot with only one side developed & no cycle lane.

V2 2.2.3 Regeneration / Public Realm

It is an objective of the Council to;

ST C7 Improve the streetscape around Castledermot Abbey to highlight this important landmark feature (See STC 7 of Map V2 – 1.1b)

ST C8 That Kildare County Council in association with the Office of Public Works, develop the Abbey at Castledermot as a tourist attraction.

ST C9 Improve the town entry points at the Gateway locations (See Map V2 – 1.1b) in order to strengthen Castledermot's identity and give a better overall first impression of the town.

Image 3. Extract from V2.2.3 of the draft development plan regarding the town entry.

Residential Proposal:

As part of the required road upgrades the proposed Zoning change from Agricultural to Residential is an essential part of this process. As the site depth is not excessive a streetscape design would sit exceptionally well in this location and add to the formal entrance noted above. This would allow dwellings to sit back from the road and also form part of the Town entrance. The site has access from two roads with the main entrance identified from the R448.

This format has worked within Kildare previously most notable at Pipers Hill in Naas with the introduction of a road side development, new cycle lanes, footpath and landscaping creating a natural speed reduction for entering traffic. It is also noted at Elsmore Walk which fronts onto the Naas link road with cycle lane, footpath and internal vehicle access fronting onto the roadway. By creating this type of residential design on entry to a town, it creates a sense of arrival and identity as noted in STC9 of the Draft County Development Plan.



Image 4. Street fronted development with footpath & cycle lane along with internal landscaping.

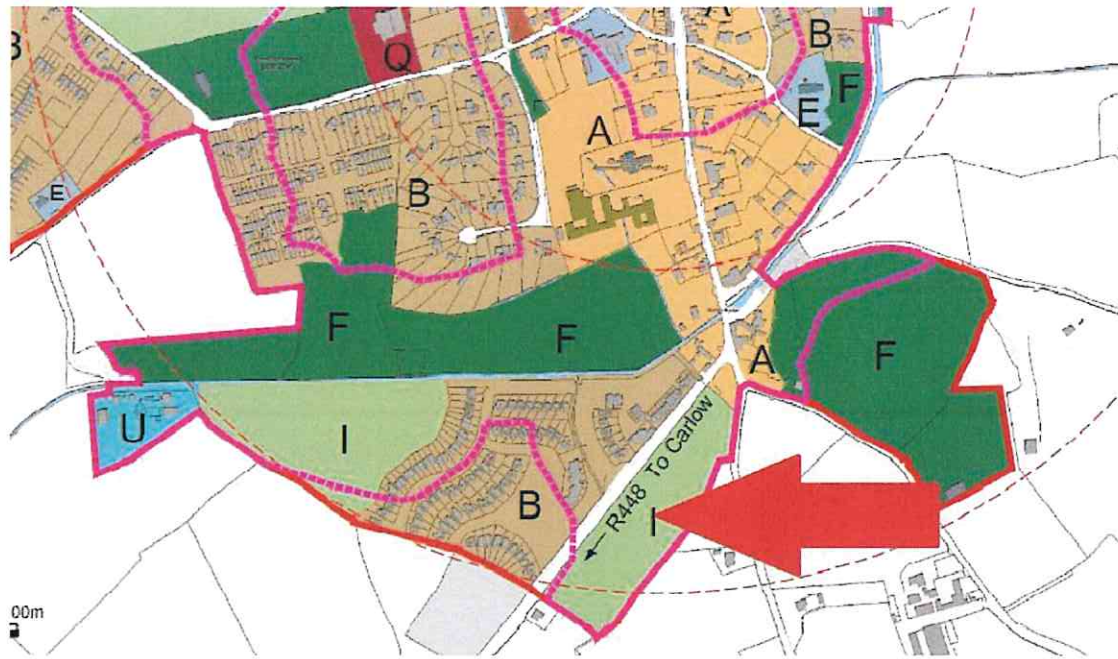


Image 5. The site location within the Town boundary and on the entry to Castledermot.

To summarise, we feel the proposed Agricultural zoning should be changed to New Residential. The areas proposed for new residential within the Draft County Development Plan are located on local roads and not improving the proposed entry to the town of Castledermot. This is the only site within the Town Boundary on the R448 with available services, adjacent to established residential developments, adjacent to numerous sports facilities, can improve the visual entrance into the town as well as improving traffic movements to and from the Town. For these reasons we feel it must be considered for residential zoning.

Submitted for your attention.

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