

Kildare Co. Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

19/05/2022

**Re: Zoning of Lands at Carragh, Naas
County Development Plan 2023 – 2029
for Anne Crowe and family**

Dear Sir/Madam,

I enclose herewith site location map with an area of land outlined in red.

The request is to have this site zoned for New Residential use with a portion to be zoned for Community Gain.

Site

The site is ideally located within the 400M radius of the village centre.

The area of the site is 3.1 hectares.

Access to the New Residential area is through area `C1` which is zoned New Residential in the 2017 – 2022 County Development Plan.

- i) Area of land coloured blue, 0.42 hectares to be contributed to the Council for Community gain i.e. the cemetery extension.
- ii) The remainder of the lands amounting to 2.7 hectares approx. to be zoned for New Residential.
- iii) The lands are bounded by on the East, South and West sides by mature native species hedging which will be retained.

Water Supply

There is a public mains water supply in the village which has adequate capacity to service the proposed development.

Foul Sewage

There is an existing foul sewage network serving the village with the treatment plant located at Osberstown. There is adequate capacity at present to cater for these lands.

Surface Water

Surface water will be mainly to soakpits on site. Attenuation facilities will be provided to cater for storm events and the surface water will discharge to the existing water courses.



Transport

Carragh Village is 5km from Naas and approx. 3km from the Naas ring road with access to the M7 at junction 9A.

The commuter railway station at Sallins is 5km from the site.

Schools

There is a Primary School in the village with adequate capacity to cater for the small expansion of the village.

There is a new Post Primary School on the Naas ring road less than 3km from the site. There is a school bus service to the all three existing second level schools in Naas.

Sports

There is a GAA club in the village.

The club has a membership of over 200 and has teams at all levels. There is a club house on site.

The facilities are open to the public for all training facilities, fitness classes etc.

There is also a GAA hurling club at Donore which is 1.5km from the village.

Mondello racing circuit is 2km to the north of the village.

Shopping

The village has a supermarket, petrol filling station and a pub/restaurant. A pharmacy, medical and veterinary service is being developed at present.

Conclusion


There is a need in Carragh for further housing. The Council are encouraging people to reside in villages rather than in "one off" rural houses.

The zoning of this site for the New Residential will cater for this local demand.

There is also a need for the Council to extend the existing cemetery which adjoins the site.

On behalf of the Crowe family, I request the Council to zone the site for New Residential use and Community use.

Yours faithfully



John J. Cross, MRICS, MSCSI, MCIQB
Chartered Building Surveyor

Land Registry Compliant Map

Surveyed 1997
Revised 2014
Levelled

SITE LOCATION PLAN
Scale: 1/2500 O.S. Sheet
CROSS - Chartered Building Surveyor
11 An Crois, Allenwood,
Naas, Co. Kildare. Tel: 045-860284

3187-A
3187-B



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Government of Ireland

- Land owned by the Crowe Family
- New Residential
- Land zoned New Residential in the 2017-2023 Dev Plan
- Existing Cemetery
- Land for Cemetery Extension

ITM CENTRE PT COORDS
684915,721712

DESCRIPTION

MAP SHEETS

1:2500
3508-C 3508-A

CROSS
Chartered Building Surveyor
11 An Crois
Allenwood
Naas
Co. Kildare
Tel: 045 860284
Fax: 045 860131
E: information@cross.ie

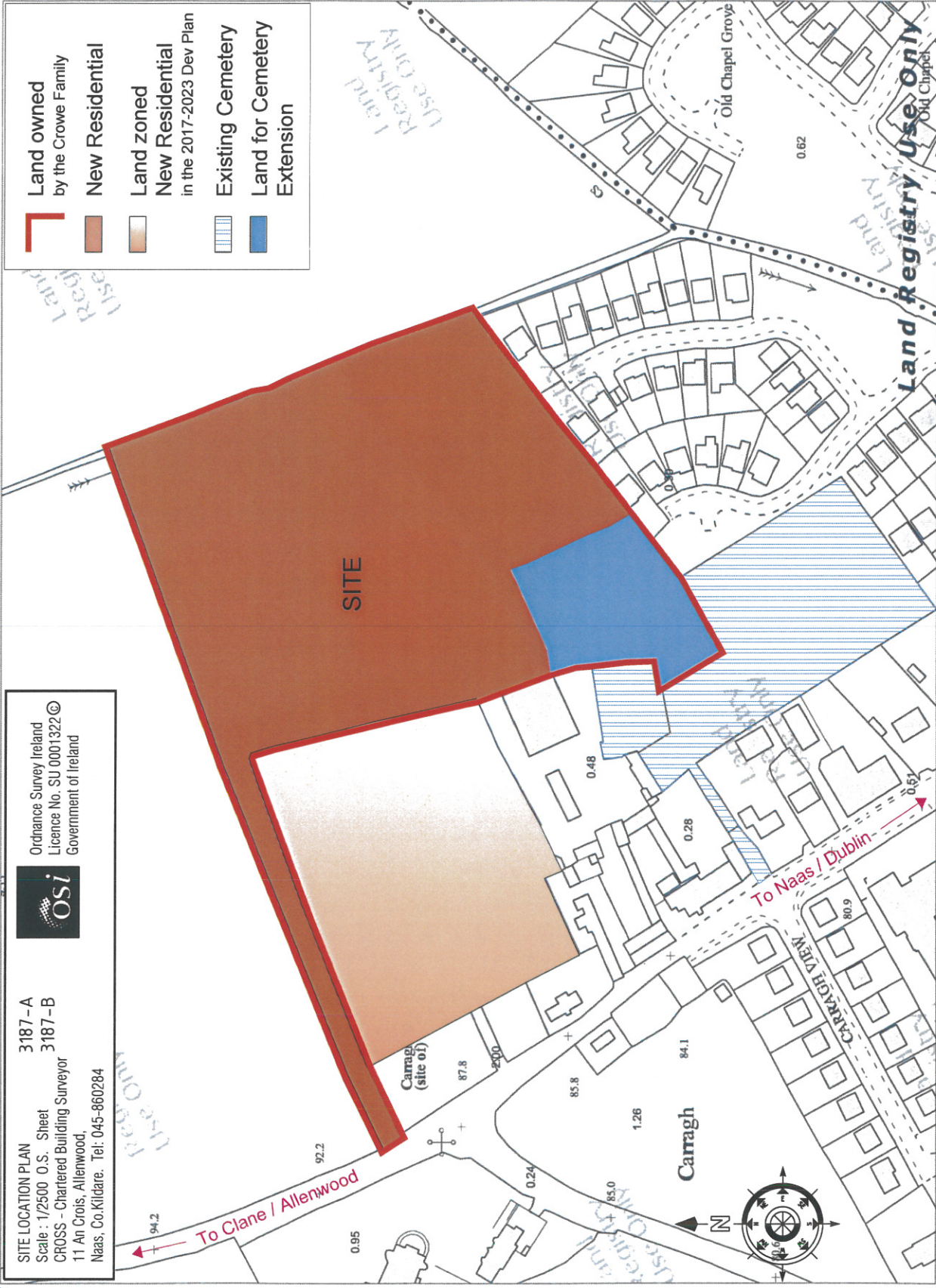


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Map shown below, however, is not a substitute for a map of a road, track or length in the possession of the landowner or a right of way.

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Plot Ref. No. 19719367_1_1
Plot Date 05-JUL-2016

0 100 200 300 400 500 Feet
0 100 200 250 Metres

Scale:- 1:2,500
Scála:- 1:2,500

685206

721927

721497

685206

684624

721497



Kildare County Council
 Planning & Strategic
 Development Department
 Area Chill Dara
 Devoy Park, Naas, Co Kildare

Caragh Village
 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
- I. Agriculture
- Flood Risk Area
- Canal/Rivers/Lakes/Ponds
- RMP Record of Monuments and Places
- RPS Record of Protected Structures
- Tree and Woodland Preservation Objective
- Distance from Village Centre (at 400m intervals)
- Transportation Objective
- Proposed Tree Preservation Order

Stage	Date	Description
Draft County Development Plan	14/03/2023	Draft Plan issued for Public Consultation
Draft County Development Plan	12/12/2021	Draft Plan issued to Elected Members

Land Use Zoning Map

Scale	N.T.S.	Map Ref.:	V2-3.5
Date	January 2023	Drawing No.	2023-102
Drawn by:	K. Coyle	Checked by:	L. Crawford
Drawn on:	10/01/2023	Checked on:	10/01/2023
Approved by:	C. O'Donnell	Approved on:	10/01/2023

This drawing is to be read in conjunction with the written statement

