

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

19/05/2022

**Re: Zoning of Lands at Johnstownbridge.
County Development Plan 2023 – 2029
for Colm Farrell**

Dear Sir/Madam,

I enclose herewith site location map with an area of land outlined in red
The request is to have the site zoned for Town Centre or New Residential use.

Site

The site is ideally located within 250M from the centre of Johnstownbridge.
The area of the site is 1.15 hectares.
Access will be through Church View Estate which is currently nearing completion.

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 sewage treatment plant in the village.
This serves Johnstownbridge and Enfield.
There is no spare capacity at present, however I understand that this plant will be upgraded within the duration of the 2023 – 2029 County Development Plan.

Surface Water

Surface water, due to the nature of the lands, can be disposed of to adequately sized soakpits within the boundaries of the site. There is also a surface water drain in the main street on the north side of the road.

Transport

Johnstown Bridge is less than 1km from junction 9 on the M4 motorway. The railway station at Enfield is 2.5km from the site.
There is also a bus service.
Intel has their "Park & Ride" facility from Johnstown Estate Hotel to their premises at Leixlip.



Schools

There is a Primary School in the village. A substantial extension was constructed in 2016/2017. I understand that there is spare capacity in the school.
A new post primary school is being erected in Enfield at present.
This is 2.5km from Johnstownbridge.
Third level is available at Maynooth – 20km from the village.

Hotels/Industry

There are two large hotels in the village – Johnstown Estate and The Hamlet.
These hotels employ in excess of 200 people
There are extensive sports/health facilities in both,
Irish Industrial Explosives have their works approx. 5K from the village.

Sports

There is a GAA club in the village with extensive grounds, pitches, training pitches and a club house.
The club has teams at all levels.
There is a membership in excess of 250.
The facilities are open to the public for all training facilities, fitness classes etc.

Shopping

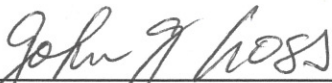
There are two supermarkets in the village, light hardware and a petrol filling station.

Conclusion

There is a need in Johnstownbridge for further housing development.
The Council are encouraging people to reside in the villages rather than in the countryside.
The zoning of this site will cater for the local demand.

On behalf of the applicant, Colm Farrell, I request the Council to zone the site for Town Centre or New Residential use.

Yours faithfully



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

Land Registry Compliant Map

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

3122-A
 3122-C



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MAP SERIES:
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MAP SHEETS:
 3122-A
 3122-C

CROSS
 Chartered Building Surveyor

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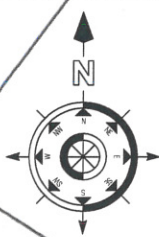
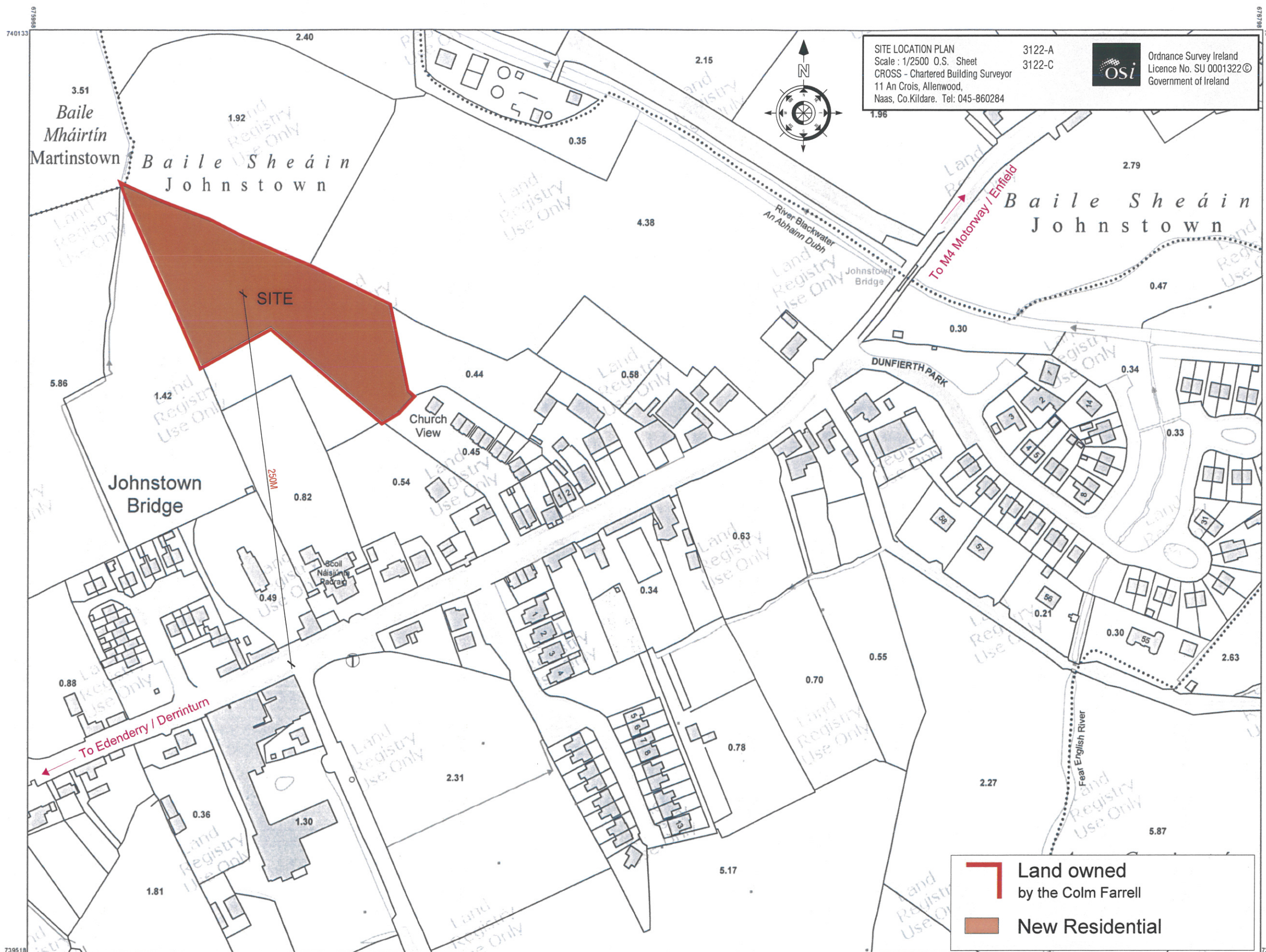
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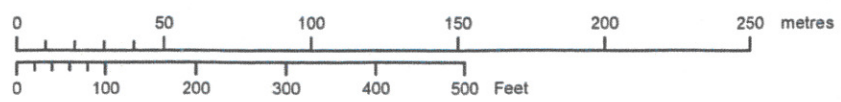
LEGEND:

<http://www.osi.ie>;
 search 'Large Scale Legend'



Land owned by the Colm Farrell

New Residential



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
 The map objects are only accurate to the
 resolution at which they were captured.
 Output scale is not indicative of data capture scale.
 Further information is available at:
<http://www.osi.ie>; search 'Capture Resolution'





Johnstownbridge
 Draft County Development Plan
 2023 - 2029

Legend :

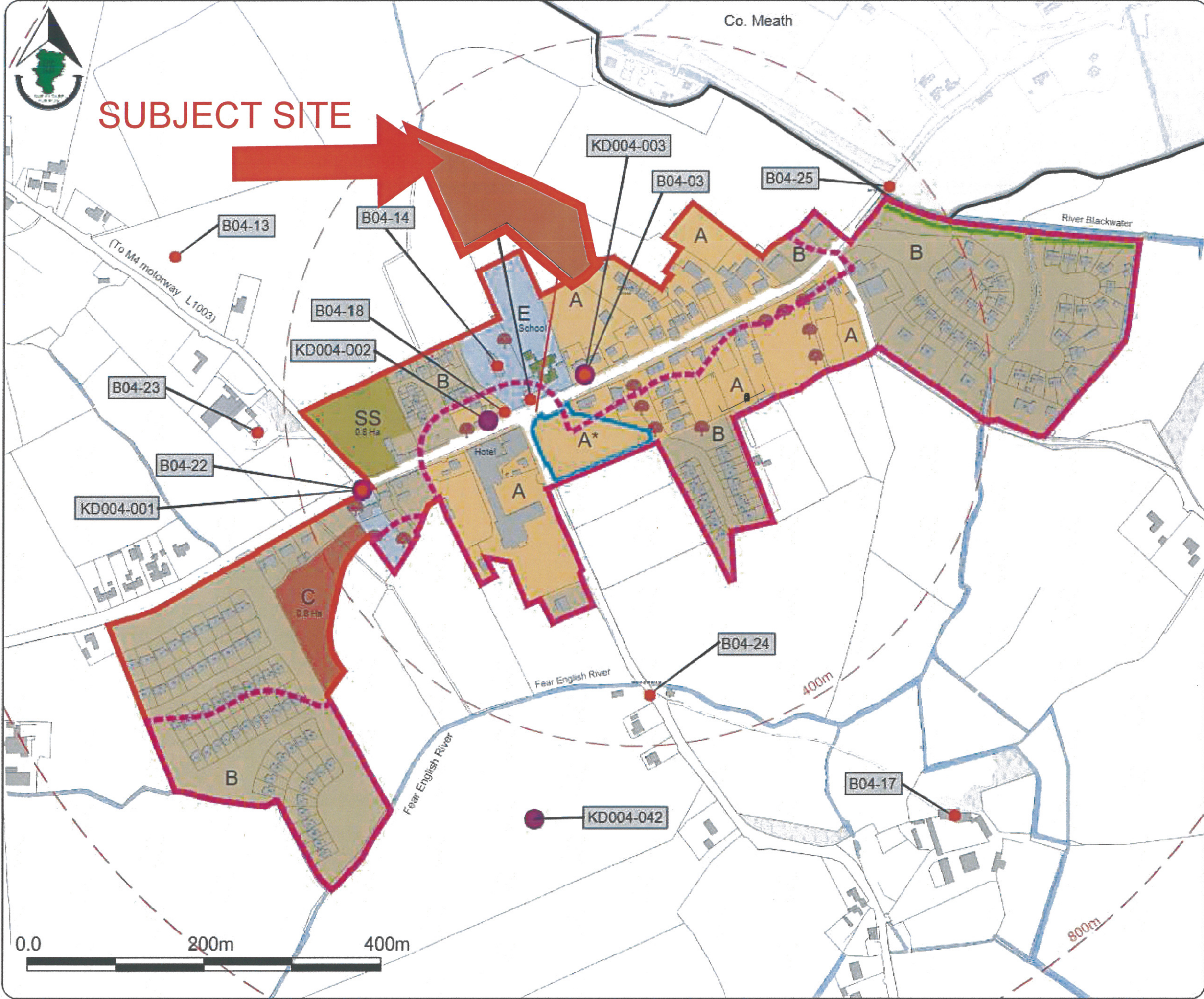
- Village Plan Boundary
- County Boundary
- County Meath
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- SS: Serviced Sites
- E: Community and Education
- Flood Risk Assessment
- Distance from Village Centre (in 400m intervals)
- RMP Record of Monuments & Places
- RPS Record of Protected Structures
- Tree/Woodland Preservation Objective
- Transportation Objective
- Opportunity Site
- Potential/Improved Walking Routes/Links

Stage	Date	Description
Draft County Development Plan	14/03/2022	Issued for Public Consultation
Draft County Development Plan	12/12/2021	Draft Plan issued to Member Members

Land Use Zoning Map

Scale	N.T.S.	Map Ref.	V2-3-B
Date	Jan 2022	Drawing No.	20022-1200
Drawn by	D. Cleary	Checked by	L. Crawford
Drawn by	D. Cleary	Approved by	C. O'Donnell

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



SUBJECT SITE

Co. Meath

River Blackwater

Fear English River

0.0 200m 400m