

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

19/05/2022

**Re: Zoning of Lands at Derrinturn, Carbury, Co. Kildare.
County Development Plan 2023 – 2029
for Eleanor Grogan**

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 low density New Residential.

Site

The site is ideally located within 600M from the centre of Derrinturn.
The area of the site is 1.7 hectares and opposite the existing Council's houses built in the 1950's.
Access is off the Dreenane Road.

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.
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.

Transport

Derrinturn is 12km from junction 9 on the M4 motorway. The railway station at Enfield is 13km from the site.
There is also a bus service.



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. The Post Primary School is at Edenderry, 8km from the site, and is served by school bus transport.

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.

Industry

Carbury Mushrooms is the main employer in the area.

Shopping

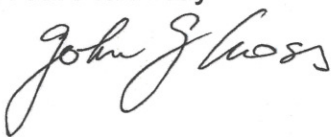
There are three supermarkets in the village, a pharmacy, hairdressers, take away, light hardware and two petrol filling stations.

Conclusion

There is a need in Derrinturn 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.

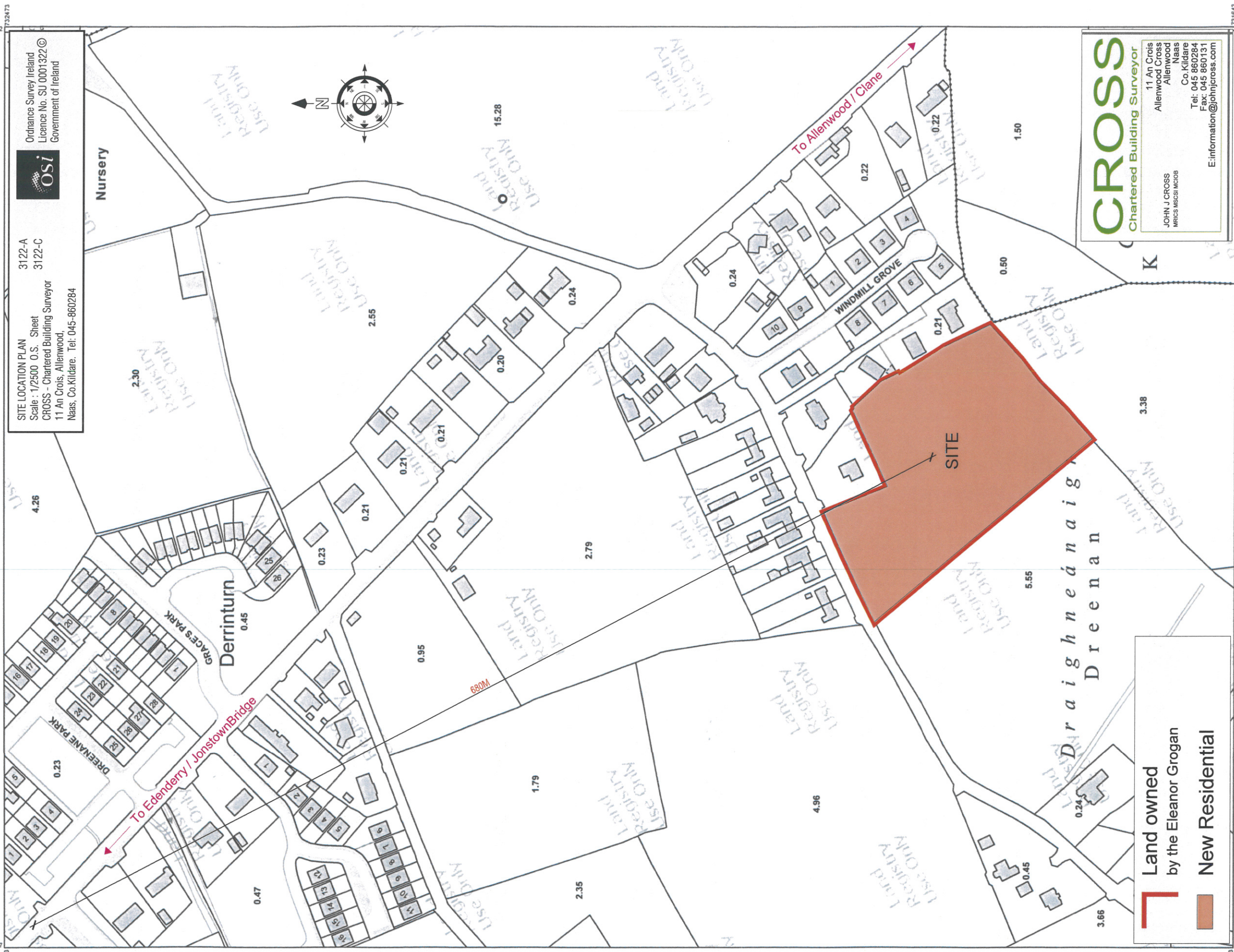
On behalf of the applicant, Eleanor Grogan, I request the Council to zone the site for New Residential use for low density.

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

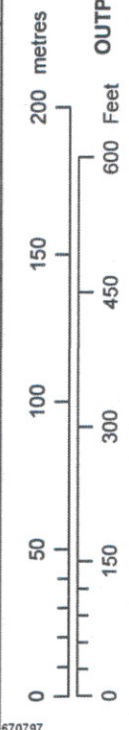


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Land owned
 by the Eleanor Grogan

New Residential



CENTRE COORDINATES:
 ITM 671105.732058

ORDER NO.:
 50263749_1

MAP SERIES:
 1:2,500
 1:2,500

MAP SHEETS:
 3252-D
 3317-B

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