

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

19/05/2022

**Re: Zoning of Lands at Allenwood Middle, Roberstown, Naas, Co. Kildare.  
County Development Plan 2023 – 2029  
for Francis Dowling**

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 1.5 Km from the centre of Allenwood.  
The area of the site is 3.5 hectares. The site is 200 metres from Allenwood Industrial Estate  
and 150M from the GAA club.

### **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**

Allenwood is 15km from junction 9A on the M7 motorway. The railway station at Sallins is 15km  
from the site.  
There is also a bus service.



## Schools

There is a Primary School in the village 500M from the site.

I understand that there is spare capacity in the school.

There are Post Primary Schools in Prosperous and Clane 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

Allenwood Industrial Estate is 200M from the site.

## Shopping

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

## Conclusion

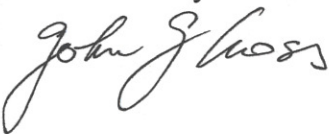
There is a need in Allenwood for low density housing.

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.

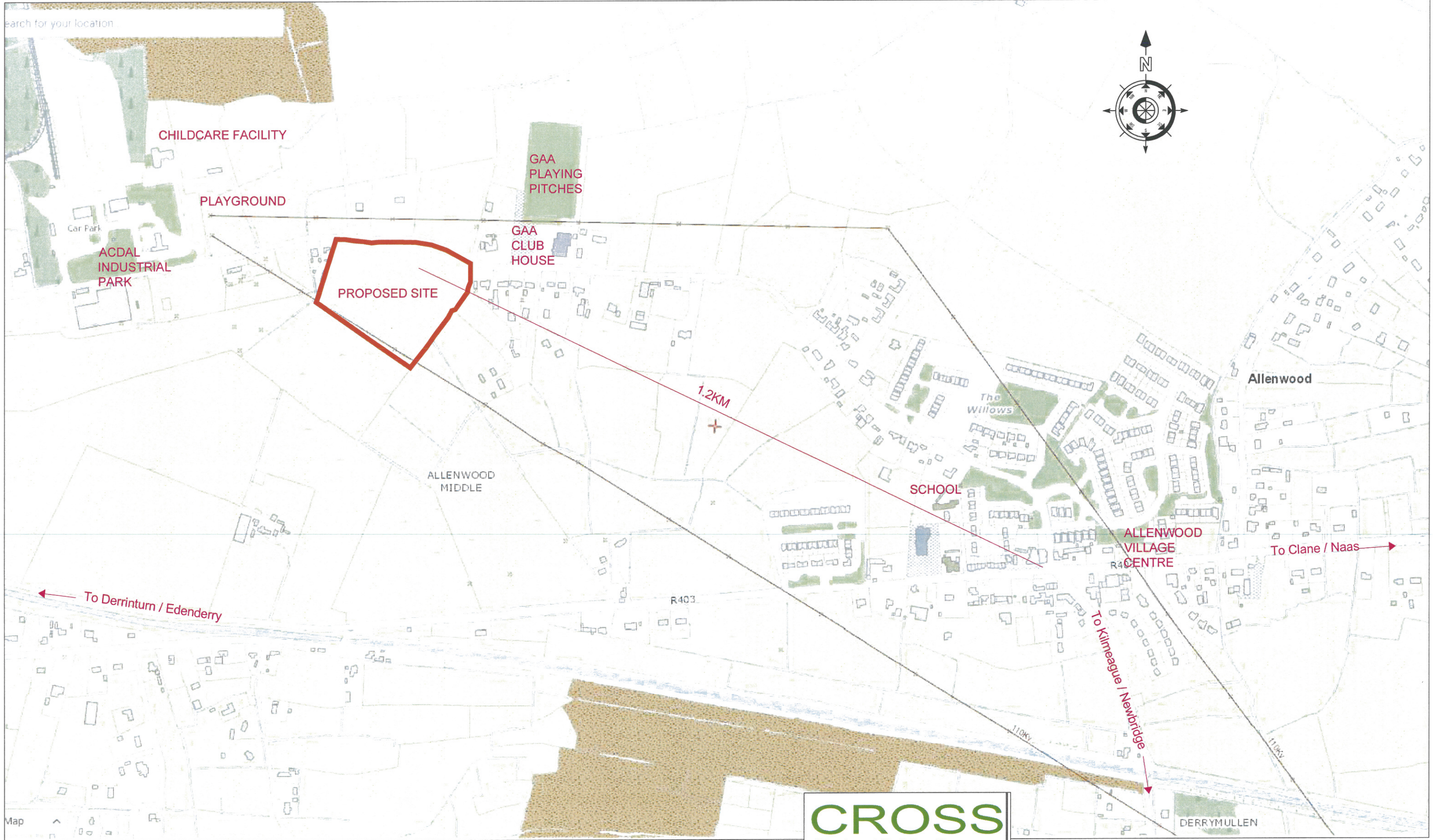
On behalf of the applicant, Francis Dowling, I request the Council to zone the site for New Residential use for low density.

Yours faithfully

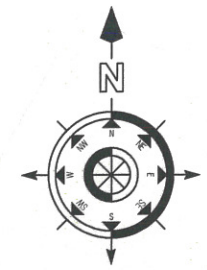


John J. Cross, MRICS, MSCSI, MCIQB  
Chartered Building Surveyor





Search for your location



Map

**CROSS**  
Chartered Building Surveyor

JOHN J CROSS  
MRICS MSCSI MCIOB

11 An Crois  
Allenwood Cross  
Allenwood  
Naas  
Co. Kildare  
Tel: 045 860284  
Fax: 045 860131  
E: information@johnjcross.com

SITE LOCATION PLAN 3381 - D

CROSS - Chartered Building Surveyor  
11 An Crois, Allenwood,  
Naas, Co. Kildare. Tel: 045-860284



Ordnance Survey Ireland  
Licence No. SU 0001322 ©  
Government of Ireland





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

**Allenwood Village**  
 Draft County Development Plan  
 2023 - 2029

**Legend :**

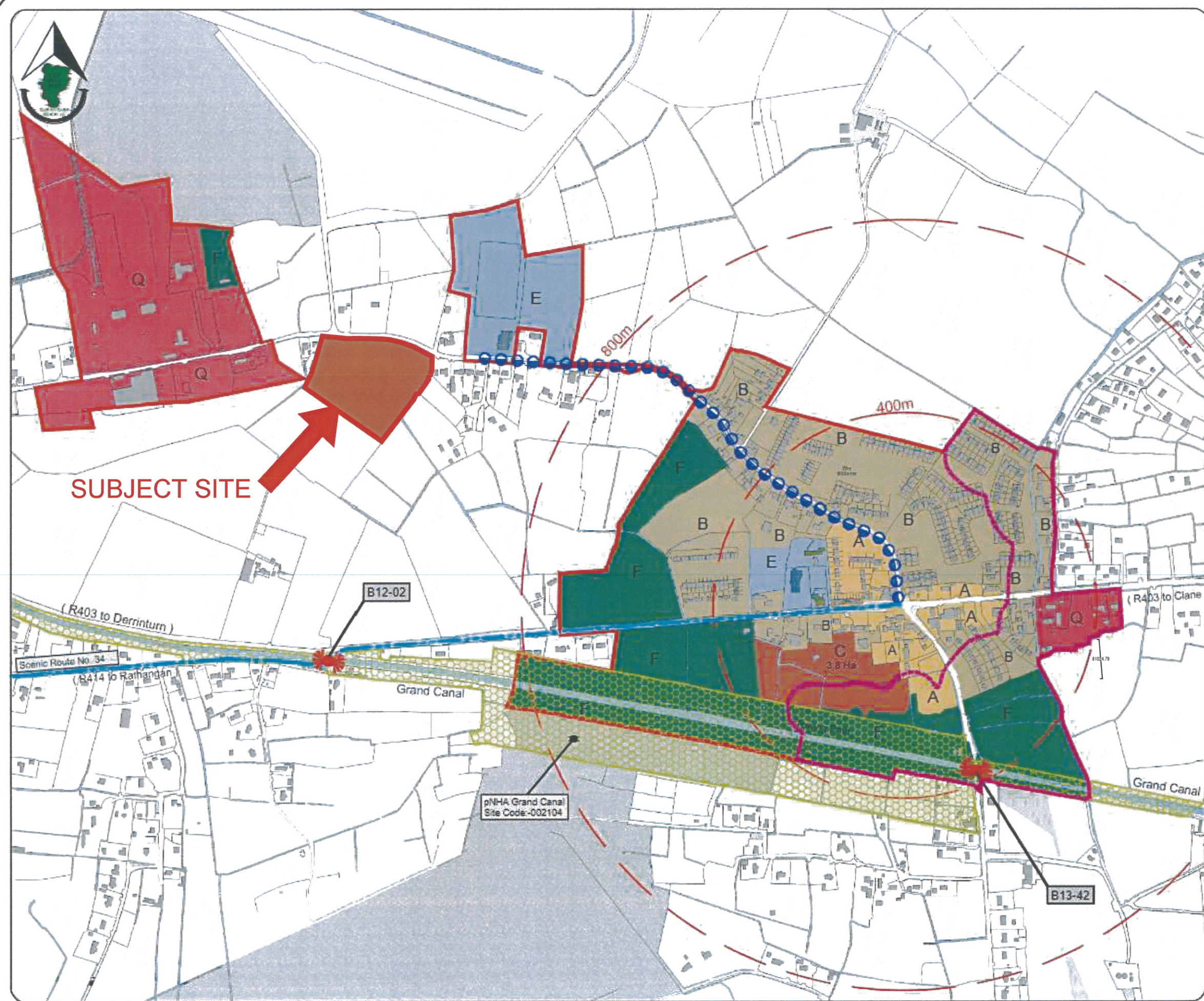
- Village Plan Boundary
- A: Village Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- Q: Enterprise and Employment
- Flood Risk Area
- Distance from Village Centre (at 400m interval)
- Canal/Rivers/Ponds
- RPS Record of Protected Structures
- pNHA Proposed Natural Heritage Area
- Footpath and Cycle Track Objective
- Protected View (GC 12 & GC 38)
- Scenic Routes

Stage	Date	Description
Draft County Development Plan	14/03/2022	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.	V2-3-1
Date	January 2023	Drawing No.	2022/100
Drawn by	K. Doyle	Checked by	L. Crawford
Date	10/03/2023	Date	10/03/2023
Approved by	C. O'Donnell	Date	10/03/2023

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



**SUBJECT SITE**

B12-02

pNHA Grand Canal  
 Site Code: 002104

3.8 Ha

B13-42

(R403 to Derrinturn)

Scenic Route No. 34  
 (R414 to Rathangan)

Grand Canal

Grand Canal

(R403 to Clane)