

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

19/05/2022

**Re: Zoning of Lands at Derrinturn, Carbury.
County Development Plan 2023 – 2029
for Kilway Developments Ltd.**

Dear Sir/Madam,

I am instructed by Kilway Developments Ltd. to request Kildare Co. Council to re-zone the lands shown on the attached map to New Residential.

Site

The area of the site is 0.7 hectares approx.

Access

The access to the site is through the Ticknevin Wood Estate which is nearing completion, and being developed by Kilway Developments Ltd.

Water Supply

The site will be connected to the public mains. There is adequate water supply.

Foul Sewage

There is an existing sewage treatment plant in Derrinturn. A further development of this scale on 0.7 hectares would have little overall impact.

Surface Water

Surface water can be disposed of on site by means of soak pits and attenuation to cater for storm events. The storm water will discharge to the adjoining watercourses.

Transport

Derrinturn is located on the R403 Regional Road. Derrinturn is served by Bus Eireann with services every 30 minutes from Edenderry to Dublin commencing before 7.00am each morning and with the last bus at 10.30pm each evening. Derrinturn is 15km from the commuter train services at Enfield railway station.

Schools



There is a large Primary School less than 250 metres from the site.
There is a Secondary School at Edenderry with a school bus service from Derrinturn.

Sports

Carbury GAA club is less than 1km from the site. The club has a membership in excess of 300
There is a large clubhouse, playing pitches and training pitches.
The club has teams at all levels.
The club facilities are open to the public for training, fitness classes etc.

Shopping

There are three supermarkets in Derrinturn along with a pharmacy, takeaway outlets, two petrol filling stations and a public house/restaurant.

Employment

The main employer in the area is Monaghan Mushrooms. Many people are employed in the service industry, construction etc.

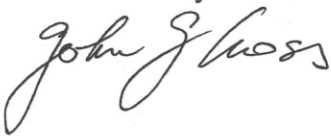
Conclusion

There is a high demand for housing in Derrinturn. The present development was sold out when the houses came on the market.

The re- zoning of this small site will help to meet the demand for housing in Derrinturn.

On behalf of the applicant MA Tudor Ltd., I request the Council to zone this for New Residential use.

Yours faithfully



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



Surveyed 1995
 Revised 2017
 Levelled

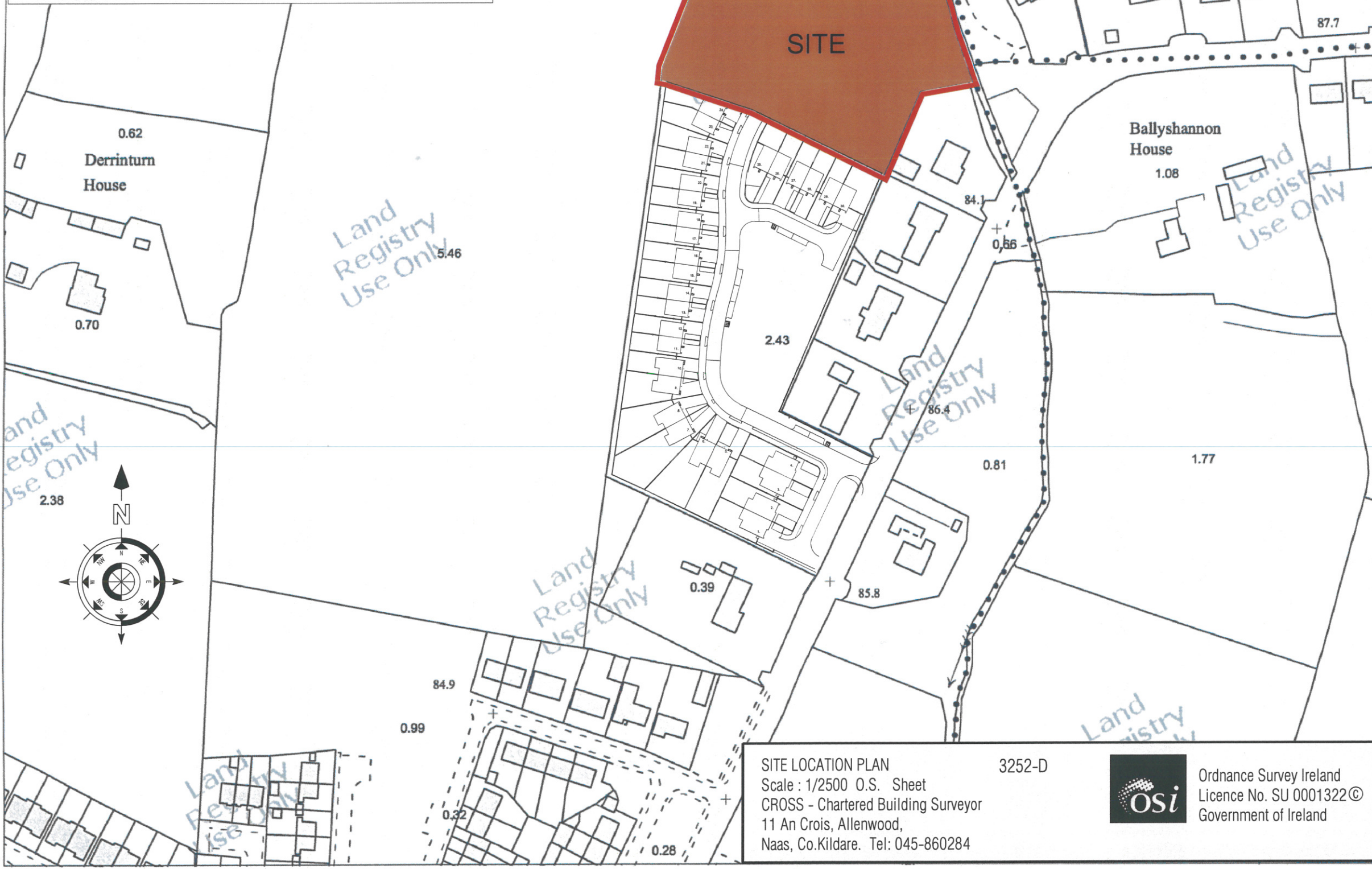
Land Registry Compliant Map



670395
733297
670395
732867

670978
733297
670978
732867

-  Land owned by the Kilway Developments Ltd.
-  New Residential



ITM CENTRE PT COORDS

670686,733082

DESCRIPTION

MAP SHEETS

CROSS
 Chartered Building Surveyor

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 Allenwood Cross
 Allenwood
 Naas
 Co. Kildare
 Tel: 045 860284
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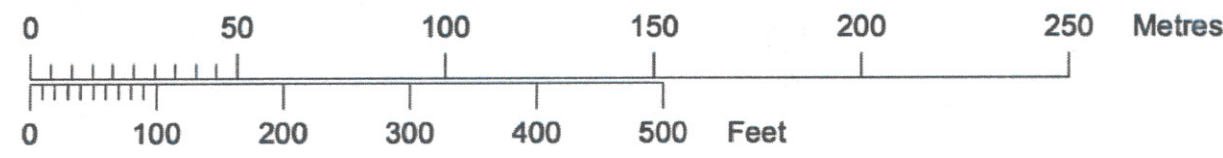
Ní thaispeánann léarscáil de chuid Ordanáis Suirbhéireacht na hÉireann teorann phointí dlí ná dlí na mbealaí, ná úinéireacht de ghnéithe fhisiciúla. Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

SITE LOCATION PLAN 3252-D
 Scale : 1/2500 O.S. Sheet
 CROSS - Chartered Building Surveyor
 11 An Crois, Allenwood,
 Naas, Co.Kildare. Tel: 045-860284



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Scale:- 1:2,500
 Scála:- 1:2,500

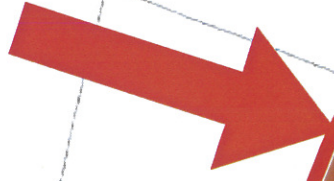


Plot Ref. No. 19771206_1_1
 Plot Date 05-FEB-2018





SUBJECT SITE

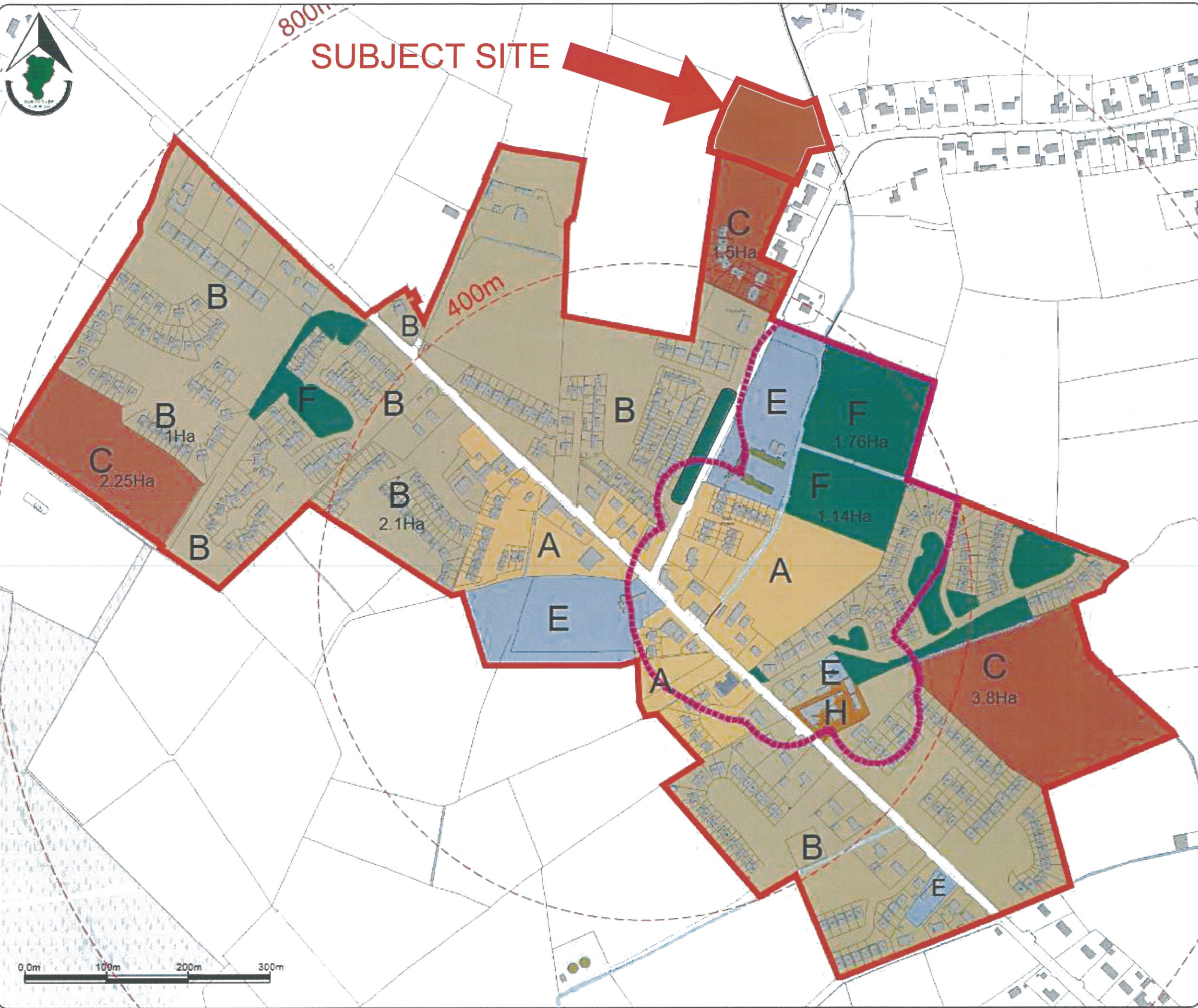


Kildare County Council
Planning & Strategic
Development Department
Aras Chill Dara,
Devoy Park, Naas, Co. Kildare.

Derrinturn
Draft County Development Plan
2023 - 2029

Legend :

-  Small Town Boundary
-  A: Town Centre
-  E: Existing / Infill Residential
-  C: New Residential
-  E: Community and Education
-  F: Open Space and Amenity
-  H: Industry and Warehousing
-  Flood Risk Assessment
-  Distance from Town Centre
(at 400m contour)



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 Social Members

Land Use Zoning Map

Scale:	N.T.S.	Map Ref:	VD-1.2a
Date:	February 2022	Drawing No.:	200/20-1226
Drawn by:	C. O'Connell	Checked by:	L. Crawford
Drawn by:	C. O'Connell	Checked by:	C. O'Donnell

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