

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

19/05/2022

**Re: Zoning of Lands at Maynooth Road, Prosperous.
County Development Plan 2023 – 2029
for MA Tudor Ltd.**

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.

Site

The site is ideally located within the 500M radius of the village centre and 30M outside the local area boundary.

The area of the site is 0.26 hectares.

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. However attenuation facilities will be provided to cater for storm events and the surface water will discharge to the existing water courses.

Transport

Prosperous is 12km from Naas and approx. 10km from the Naas ring road with access to the M7 at junction 9A.

The commuter railway station at Sallins is 9km from the site.

There is a commuter bus service to Dublin.



Schools

There is a Primary School and Post Primary school in the village with adequate capacity to cater for one or two houses.

Sports

There is a GAA club in the village.

The club has a membership of over 300 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 5km from the village.

Shopping

The village has 2 supermarkets, pharmacy, petrol filling stations, and 3 pub/restaurants.

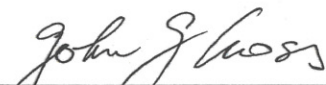
Conclusion

There is a need in Prosperous 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.

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

Yours faithfully



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

Land Registry Compliant Map

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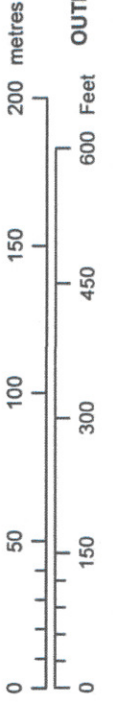
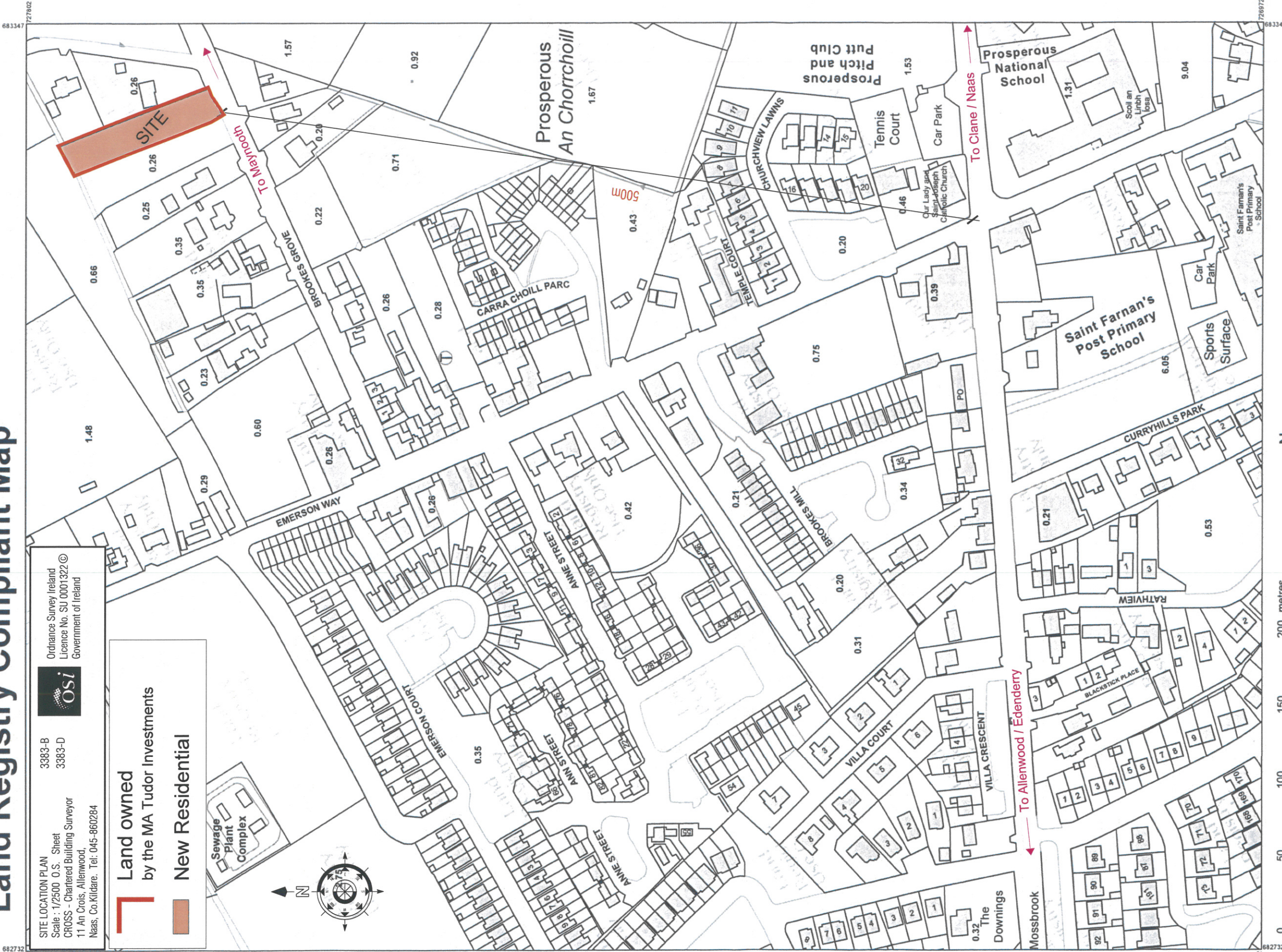


3383-B
3383-D

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

Land owned
by the MA Tudor Investments

New Residential



CENTRE COORDINATES:
ITM 683040,727387

ORDER NO.: 50262354_1
PUBLISHED: 14/04/2022

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'

CROSS
Chartered Building Surveyor

JOHN J CROSS
MRICS MRCSI MCIBS

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

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



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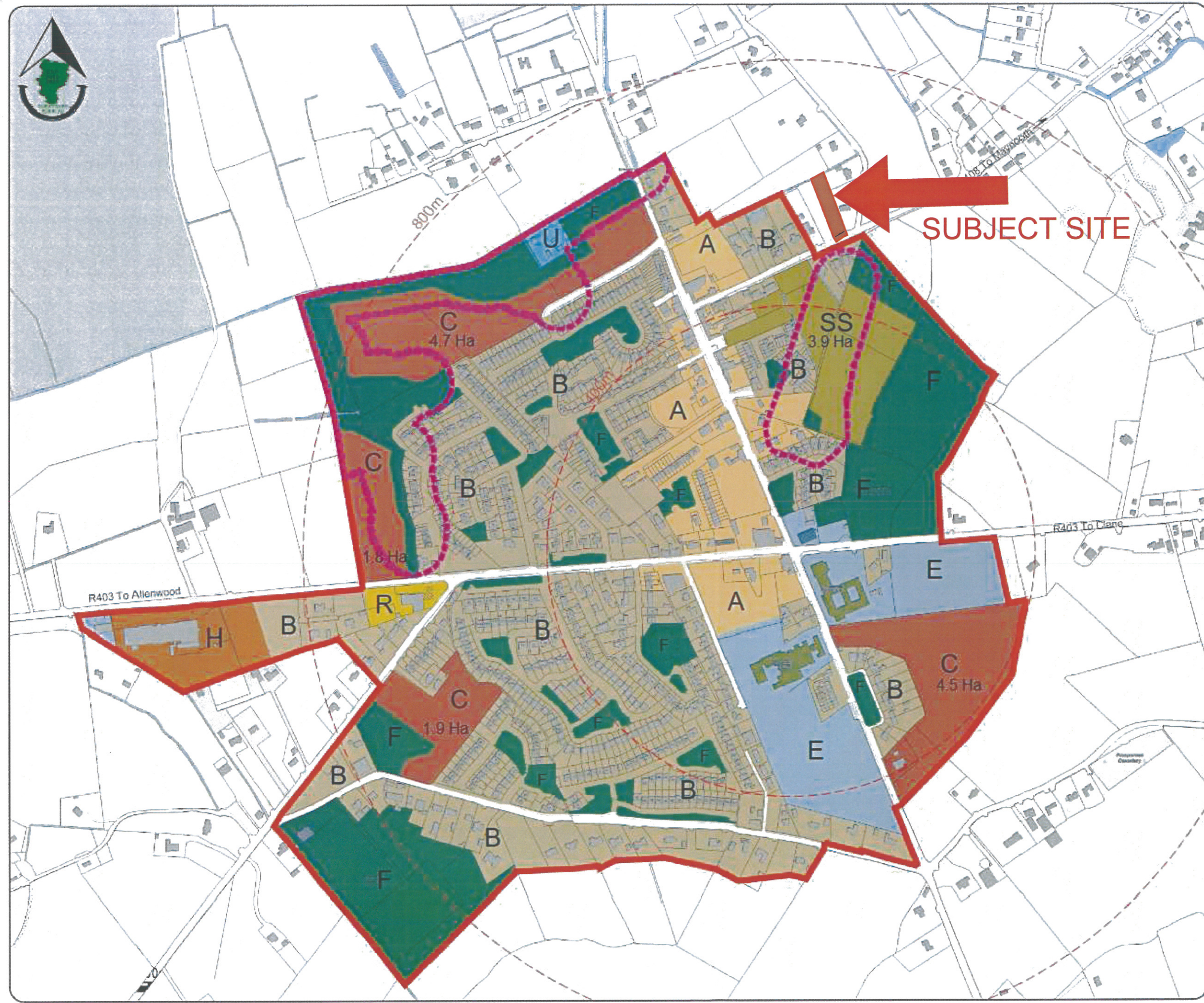
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Prosperous
 Draft County Development Plan
 2023 - 2029

Legend :

- Small Town Boundary
- A: Town Centre
- B Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- R: Retail and Commercial
- SS: Serviced Sites
- U: Utilities and Services
- Flood Risk Area
- Canal/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)



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.: V2-1.4a
Date: January 2023	Drawing No.: 20022-1201
Drawn by: K. Doyle	Checked by: L. Crawford
Approved by: C. O'Donnell	

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