

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

19/05/2022

**Re: Zoning of Lands at Kilshanroe, Rural Node (Kilshanchoe).
County Development Plan 2023 – 2029
for Patrick Dempsey**

Dear Sir/Madam,

I am instructed by Patrick and Kathleen Dempsey to request Kildare Co. Council to include a site for low density residential development in the rural node of Kilshanroe (Kilshanchoe).

Site

The site is located 450M from the primary school and amounts to 1.9 hectares approx..
The site is capable of facilitating the development of a cluster of 5 houses.
The area of the site is 1.15 hectares.

Water Supply

There is mains water available.

Waste Water

Individual waste water treatment plants will be installed on each site.

Surface Water

Surface water will be to suitability sized soakpits within the site.
There will be no run off of surface water to the main road.

Transport

The site is located on the south side of the village centre within the existing 50kph speed limit zone on the R403 regional road.
The site is 5 km from Junction 9 on the M4 motorway at Johnstown Bridge and 7.5 km from Enfield commuter railway station.

Schools

The site is 450M from the primary school which has adequate capacity to cater for the proposed development.
Second level schools are available by existing school bus service to Edenderry.



Shopping

Two supermarkets are located at Johnstown Bridge 5 km from the site.

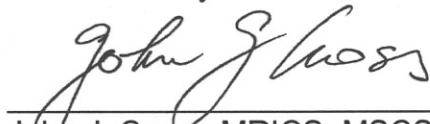
Conclusion

There is a need for this type of cluster development in Kilshanroe.(Kilshanchoe)

The Council's policy is to encourage such development and to divert the "one off "in rural areas to rural nodes such Kilshanroe where school and church services are within walking distance.

On behalf of the applicant, Patrick and Kathleen Dempsey, I request the Council to favourably consider the proposal.

Yours faithfully


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



