

Planning Dept.,
Kildare Co. Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

19/05/2022

**Re: Zoning of Lands at Clogharinka.
County Development Plan 2023 – 2029
for Patrick Oman**

Dear Sir/Madam,

I am instructed by Patrick Oman to request Kildare Co. Council to consider to zone an additional area of his land for Settlement Expansion.

Site

The site, having an area of 1.2 hectares is located adjacent to the primary school.

Access

The access to the site is to the immediate south of the school.

It is anticipated that this access will also provide access to the school grounds to the south and east as shown on the attached drawing.

This will provide a safer access to the school and will allow “drop off” of children within the school boundaries.

Water Supply

The water supply, supplied by a local borehole, is adequate for the duration of the plan.

Foul Sewage

There is an existing wastewater treatment plant with an available capacity of 202PE.

The area of additional settlement expansion adjoining SE1 (also in the ownership of Patrick Oman) will allow for the waste water to discharge by gravity to the existing foul sewer in the L5008 public road.

Surface Water

Surface water can be disposed of and adequately sized soak pits within the boundaries of the site.

Transport

Clogherinka is 8 km from Edenderry and 15 km from Junction 9 of the M4 at Johnstownbridge. It is 16 km from the railway station at Enfield.

Schools

There is a Primary School in Clogherinka. The secondary school at Edenderry is 8 km from the site using the existing school bus service.

Sports

There is a GAA club in the village with extensive grounds, pitches, all weather pitches, walking tracks and a club house.

The club has teams at all levels, football, hurling and camogie.

The facilities are open to the public for all training facilities, fitness classes etc.

There are two local golf clubs, Highfield and Edenderry both about 4 km from the site.

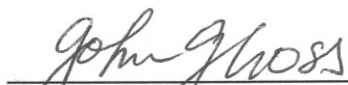
The rugby club at Edenderry is 6 km from Clogherinka.

Conclusion

There is a need for low density housing including self building in the village. The Council's policy is to encourage this type of development in villages and reduce the demand for "one off " rural housing.

On behalf of Mr. Oman I request the Council to consider this application favourably and zone the site for Settlement Expansion.

Yours faithfully



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

Land Registry Compliant Map

CENTRE
COORDINATES:
ITM 665606,738926

PUBLISHED:
28/04/2022

ORDER NO.:
50264989_1

MAP SERIES:
1:5,000

MAP SHEETS:
3119

CROSS
Chartered Building Surveyor

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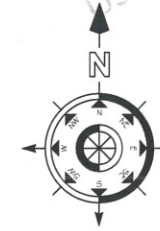
www.osi.ie/copyright

LEGEND:

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

Land owned
by the Patrick Oman

New Residential

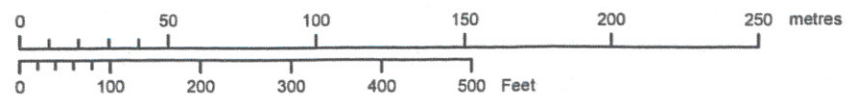


SITE LOCATION PLAN
Scale : 1/2500 O.S. Sheet
CROSS - Chartered Building Surveyor
11 An Crois, Allenwood,
Naas, Co. Kildare. Tel: 045-860284

3119



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OUTPUT SCALE: 1:2,500

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'



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

Clogharinka

Draft County Development Plan
2023 - 2029

Legend :

- Rural Settlement Boundary
- Settlement Core
- Existing Settlement
- Settlement Expansion
- Serviced Sites
- RPS Record of Protected Structures
- RMP Record of Monuments & Places

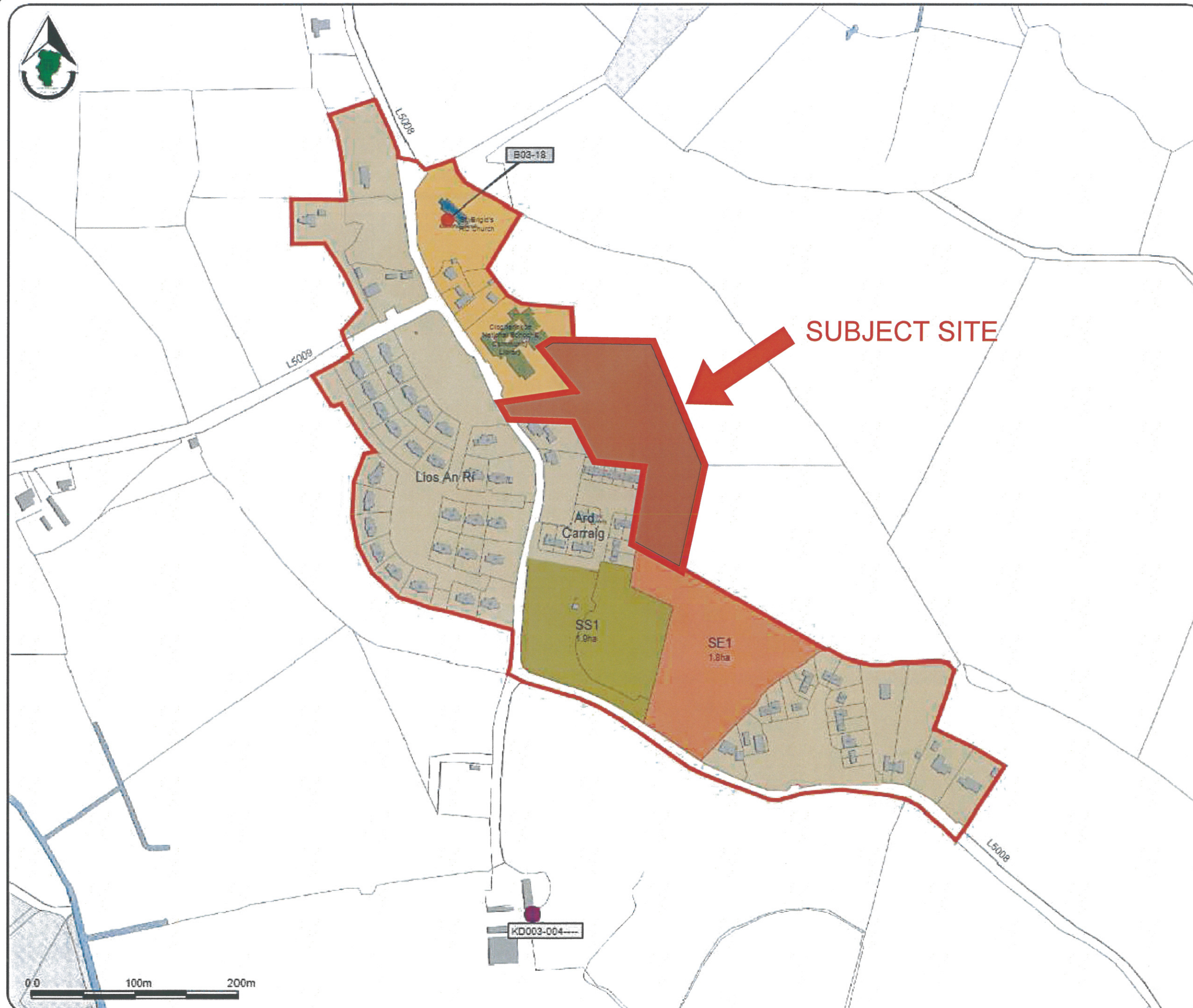
Infrastructure Table	
Physical Infrastructure	Water supplied by a local Borewell.
	Water supply is adequate for the life of the Plan.
Social Infrastructure	Clogharinka is connected to the Clogharinka WWT. There is currently an available capacity of 2024.
	Clogharinka National School (current enrolment of 137 pupils, spare capacity available)
Social Infrastructure	Library within the National School
	R.C. Church
Social Infrastructure	Clogharinka GAA Grounds are located outside the settlement - circa 2km to the south

Stage	Date	Description
Draft County Development Plan	12/12/2021	Draft Plan issued to Elected Members
Draft County Development Plan	14/03/2022	Draft Plan issued for Public Consultation

Rural Settlement Map

Scale: N.T.S.	Map Ref: v2 - 4.2
Date: February 2021	Drawing No: 200/22/1216
Drawn by: M. O'Loughlin	Checked by: L. Crawford
Date: 07/02/2023	Date: 07/02/2023
Approved by: C. O'Donnell	Date: 07/02/2023

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



General Notes

PLANNING ISSUE

No.

Revision

Date

CROSS

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JOHN J CROSS MScS MCIOB

Client:

Patrick Oman

Project Name & Address

Proposed Zoning map

at Clogherinkoe

Co. Kildare

Drawing Name:

ZONING MAP

Date:

29-04-2022

Drawn By:

Emmet Nugent

Sheet:

1 of 1

Scale:

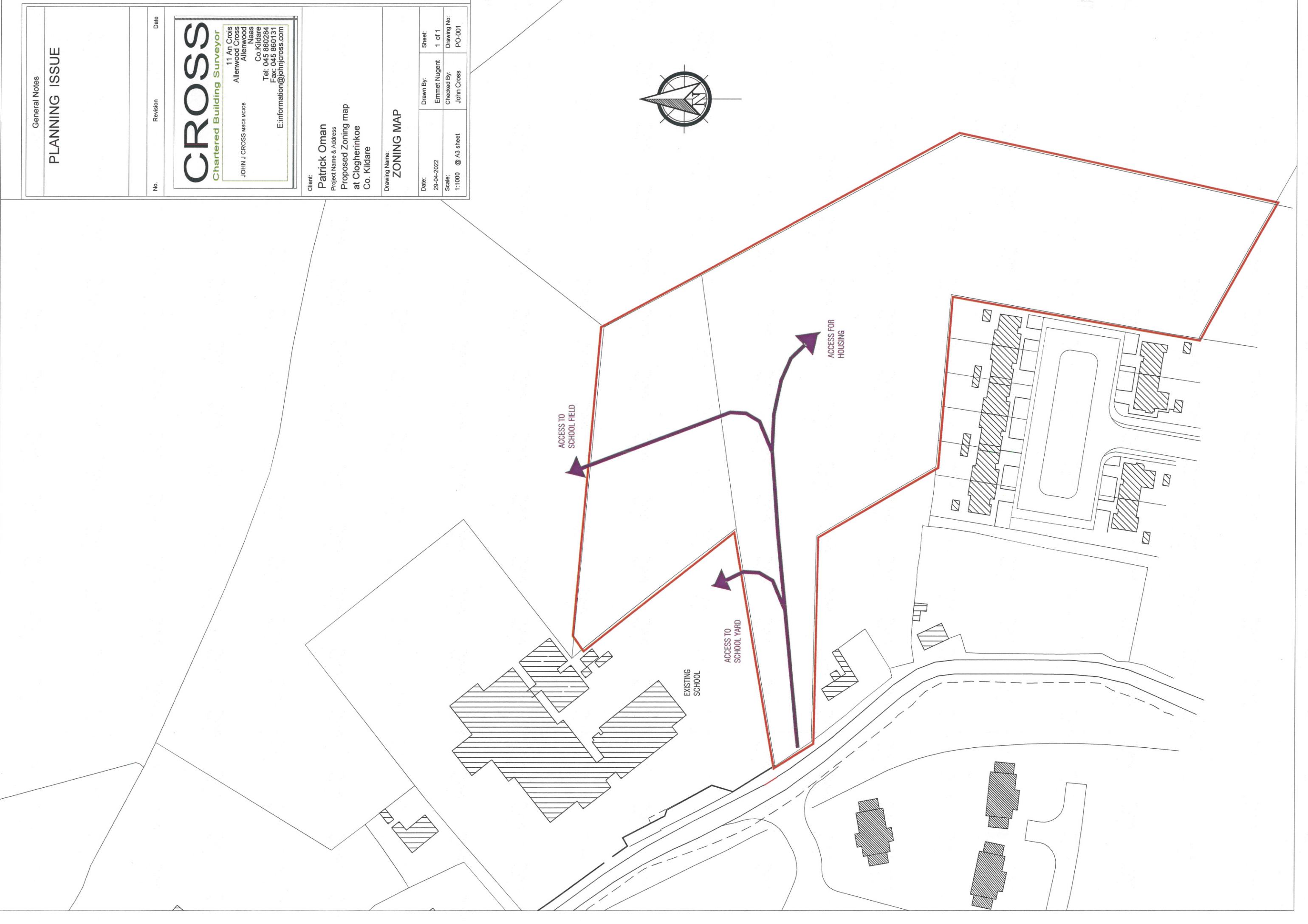
1:1000 @ A3 sheet

Checked By:

John Cross

Drawing No:

PO-001



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