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## SUBMISSION

to

**DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029**

concerning lands at

**BALLYSHANNON, CO. KILDARE**

Client: Dunne Family

20<sup>th</sup> May 2022

## EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd have been instructed by the **Dunne Family** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring 1.04 hectares at Ballyshannon, Co. Kildare.

The lands in question are owned entirely by the Dunne Family in a single landholding.

At present the subject lands are **greenfield in nature** and are designated as being part of a Rural Node under the KCDP 2017-23.

The draft KCDP 2023-29 excludes these lands from the new Rural Settlement Boundary for Ballyshannon (despite adjoining same) and they are effectively deemed **agricultural**.

The draft Plan does however designate the remainder of the Dunne Family landholding for Serviced Sites.

This submission will demonstrate to the Council that the **subject lands should be zoned for Serviced Sites**.

In addition to providing much needed housing, planning gain will be achieved in the form of a new walking route connecting the west end of the settlement and any future dwellings on the subject lands to the school.

It would also allow for a **dedicated play area** for the children of the school on the wider family landholding.

## 1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd, have been instructed by the Dunne Family to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring 1.04 hectares at Ballyshannon, Co. Kildare.

The lands in question are owned entirely by the Dunne Family in a single landholding.

The draft KCDP 2023-29 excludes these lands from the new Rural Settlement Boundary for Ballyshannon (despite adjoining same) and they are effectively deemed agricultural.

The draft Plan does however designate the remainder of the Dunne Family landholding for **Serviced Sites**.

Note: All maps are orientated due north.

## 2.0 CONTEXT

### 2.1 Location

The subject site is located to the west of the R418, north-west of Ballyshannon Cross Roads, adjacent to Lugatanna Park - see Fig No.1 below.

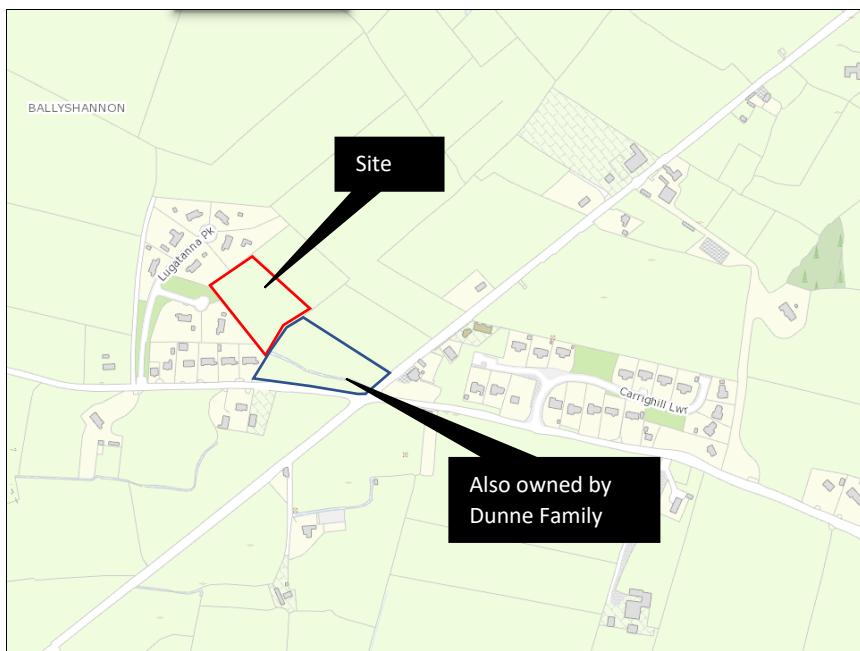


**Fig No.1** Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

### 2.2 Description

The subject site measures approximately **1.04 hectares<sup>1</sup>** and is greenfield in nature. Access is via an agricultural gate from the adjoining field to the south-east owned by the Dunne Family.

<sup>1</sup> Part of Folio KE17838 owned by the Dunne Family which measures 2.4 Ha.



**Fig No.2** Site Context Map (source: Myplan.ie - OSI Licence No.EN 0080915).



**Fig No.3** Aerial photograph of the site (source: Google Maps).



**Fig No.4** Photo of the site taken from adjoining field to the south east.

### **2.3      Ownership**

The Dunne Family own the site in its entirety.

### **2.4      Adjoining Land Uses**

North West: Low density housing (Lugatanna Park)

South West: Low density housing (Lugatanna Park)

North East: Agricultural land

South East: Agricultural land

### **2.5      General Area**

The general area is rural in character. Ballyshannon has a public house and a primary school. The key issue facing the village is that it is divided by the Athy Road (R418) and a **pedestrian crossing point is required**.

There is **also no public footpath linking Lugatanna Park (housing estate) to the educational and community services.**

The school has no dedicated play area.

Wider services and amenities are available in nearby Calverstown and Kilcullen.

## 2.6 Archaeology

The Historic Environment Viewer is a digital service provided by the Department of Housing, Local Government and Heritage. It has been developed to facilitate access to the databases of the National Monuments Service Sites and Monuments Record (SMR) and the National Inventory of Architectural Heritage (NIAH) in a seamless one-stop point of access for both data resources. It does not show any monuments or buildings on the NIAH on or in the immediate vicinity of the site.



**Fig No.5** Extract from Historic Environment Viewer.

## 2.7 Ecology

There are no ecological habitat designations associated with the site or in the vicinity i.e. pNHA, NHA, Natura 2000 sites.

### 3.0 PLANNING HISTORY

Review of the Kildare on-line planning system has revealed no recently planning history associated with the site.



**Fig No.6** Extract from Kildare Co. Co. on-line planning system.

### 4.0 PLANNING CONTEXT

#### 4.1 National Framework Plan 2040

The NPF is based on a projection of a 5.7 million people population by 2040 which is used as a benchmark against which the strategy is placed. This benchmark provides for one million additional people, 660,000 additional jobs and 550,000 new homes by 2040 (or **25,000 houses to be built each year**).

50% of the national population growth should happen in the Eastern and Midlands (EMRA) Region and 50% of this population growth should happen within the City of Dublin and its suburbs. This represents significant housing growth in the EMRA Region up to 2040 which includes Co. Kildare.

National Policy Objective 11

*In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth – emphasis added*

#### **4.2 Housing For All - a New Housing Plan for Ireland, 2021**

On the 3rd September 2021 the government unveiled the Housing for All - a New Housing Plan for Ireland. The government's vision for the housing system over the longer term is to achieve a steady supply of housing in the right locations with economic, social and environmental sustainability built into the system.

It is estimated that Ireland will need an average of 33,000 new homes to be provided each year from 2021 to 2030.

The policy has four pathways to achieving housing for all:

1. supporting home ownership and increasing affordability
2. eradicating homelessness, increasing social housing delivery and supporting social inclusion
3. **increasing new housing supply**
4. addressing vacancy and efficient use of existing stock

#### 4.3 ESRI: Regional demographics and structural housing demand at a county level

On 14<sup>th</sup> December 2020 the ESRI published a new report, funded by the Department of Housing, Local Heritage and Government, which provides estimates of the amount of housing needed based on projected population growth at a local authority level out to 2040.

The report estimates future housing demand, based on the number of new households formed. In the 'business as usual' scenario around **28,000 new houses per annum** over the medium term just to keep up with the demand generated by population growth. In a high international migration scenario, that figure would be closer to **33,000 new houses a year**, whereas in the low migration scenario the figure would be above 26,000 a year.

The report notes that at a regional level, in the baseline scenario, the Eastern<sup>2</sup> and Midlands region is expected to experience the fastest population growth and to capture the majority (55.6 per cent or 514,000 people) of the total expected population growth over the 2016 to 2040 period:- *"Within this region, Dublin is expected to continue have the highest population share, although the Mid-East region, the area surrounding Dublin, is likely to experience the fastest population growth"* - emphasis added.

Relative to their population shares, the research expects *"higher levels of housing demand in Dún Laoghaire-Rathdown, Cork City, Meath and Kildare and relatively lower levels of demand in Mayo and Fingal"* - bold text emphasised.

#### 4.4 Sustainable Urban Residential Development Guidelines, 2009

The Guidelines advise that **smaller towns** and villages are defined as those with a population ranging from 400 to 5,000 persons. The Guidelines advise for these smaller towns that:

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<sup>2</sup> County Kildare is located in the Eastern Region.

- Development of acceptable “green-field” sites at suitable locations within the immediate environs of the small town is encouraged.
- In some limited circumstances, notably where pressure for development of single homes in rural areas is high, proposals for **lower densities** of development may be considered acceptable at locations on serviced land within the environs of the town or village in order **to offer people, who would otherwise seek to develop a house in an unserviced rural area**, the option to develop in a small town or village where services are available and within walking and cycling distance.

#### **4.5 Regional Spatial and Economic Strategy for the Eastern and Midland Region, ('RSES') 2019**

At its core, the RSES sets out a settlement and economic growth strategy that seeks to ensure that the needs of the Regions' citizens such as access to employment opportunities and services, ease of travel and overall well-being are met.

County Kildare is located in the Eastern Region.

The following elements of the RSES are considered relevant:

Settlement Strategy - Small towns, villages and rural areas

*Support the sustainable growth of rural areas by promoting the regeneration and revitalisation of rural towns and villages coupled with investment where required to support local employment and services and targeted rural housing policies to be determined by local authorities* - emphasis added.

Regional Strategic Outcome: Compact growth and Urban regeneration

*Promote the regeneration of our cities, towns and villages by making better use of under-used land and buildings within the existing built-up urban footprint and*

*to drive the delivery of quality housing and employment choice for the Region's citizens (NSO 1) - emphasis added.*

#### **4.6 Kildare County Development Plan 2017 – 2023**

##### **4.6.1 Ballyshannon**

The settlement of Ballyshannon is designated as a Rural Node.

## **5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29**

#### **5.1 Settlement Strategy**

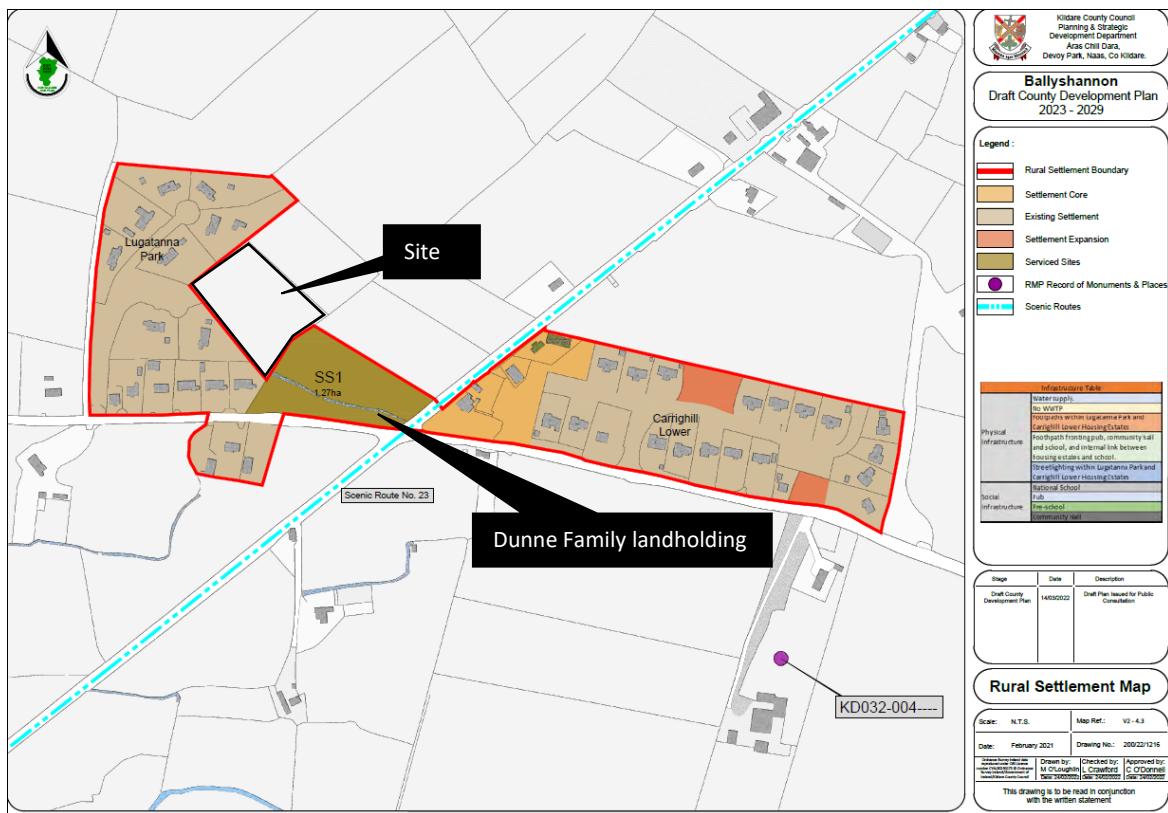
Ballyshannon is designated as a **Rural Settlement**

#### **5.2 Designations**

Under the draft KCDP 2023-29 the subject site is outside the rural settlement boundary but directly adjoining same to the north, west and south.

The adjoining Dunne Family landholding to the south-east (1.27Ha) is designated for **Serviced Sites**.

Note that the water feature shown on the family landholding is in fact a dry ditch.



**Fig No.7** Zoning Map dKCDP 2023-29 showing lands outside but adjoining the rural settlement boundary.

## 6.0 SUBMISSION

### 6.1 Introduction

The planning status of the site can be summarised as follows:

- National and regional planning strategies promote additional dwellings in compact urban settlements, including small settlements.
- The site is located in Ballyshannon which is an established settlement with a school, pre-school, public house and community hall.

- The site adjoins an established residential area.
- There are no known built or natural heritage constraints associated with the land, or flood risk.
- The adjoining Dunne Family-owned land to the south-east is designated for Serviced Sites.
- There is currently no pedestrian path linking Lugatanna Park to the west side of the settlement to the school.
- The rural area in the hinterland of Ballyshannon is under pressure from one-off housing applications.
- The draft KCDP does not include the site within the Rural Settlement Boundary for Ballyshannon.

## 6.2 Submission

### 6.2.1 Aim

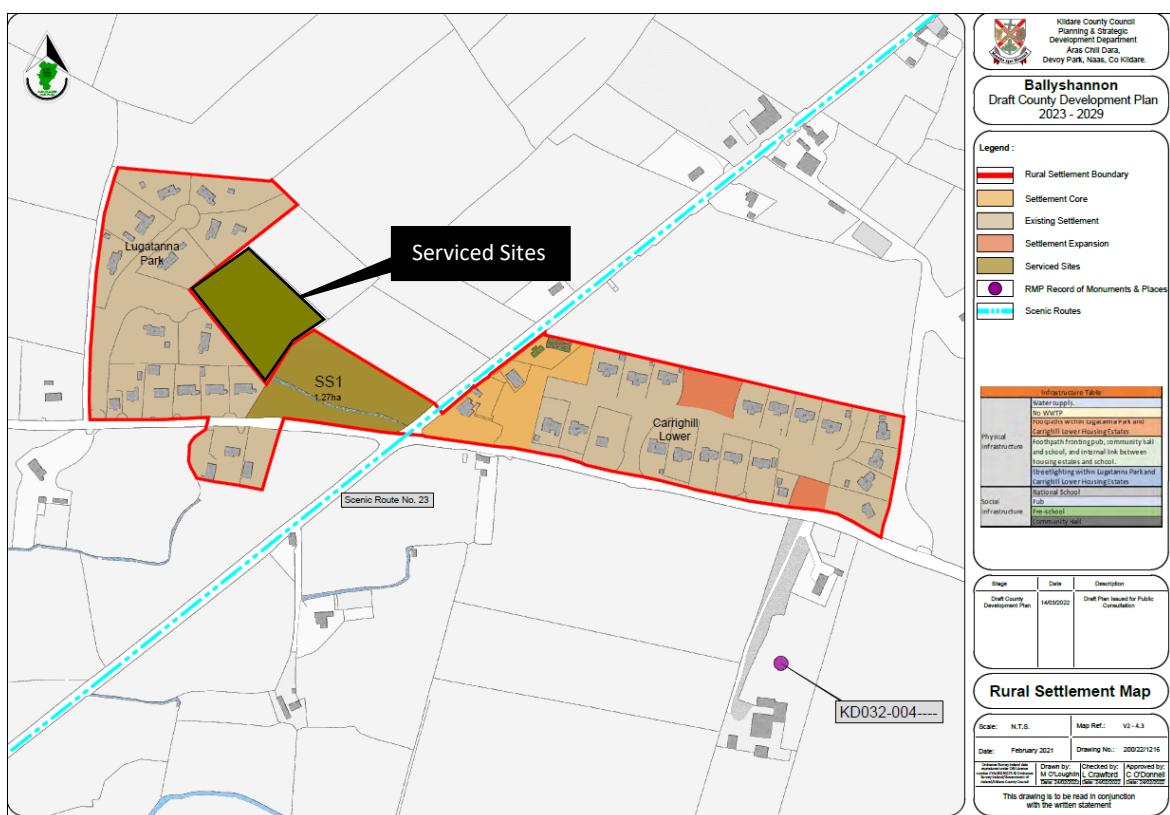
This submission seeks for the subject lands to be included in the Rural Settlement Boundary and designated for **Serviced Sites**.

The rationale behind this designation is that it would:

- Allow for an **increased number of dwellings** to be facilitated within walking distance of the school and community centre as opposed to scattered around the countryside where car-based travel would be required.

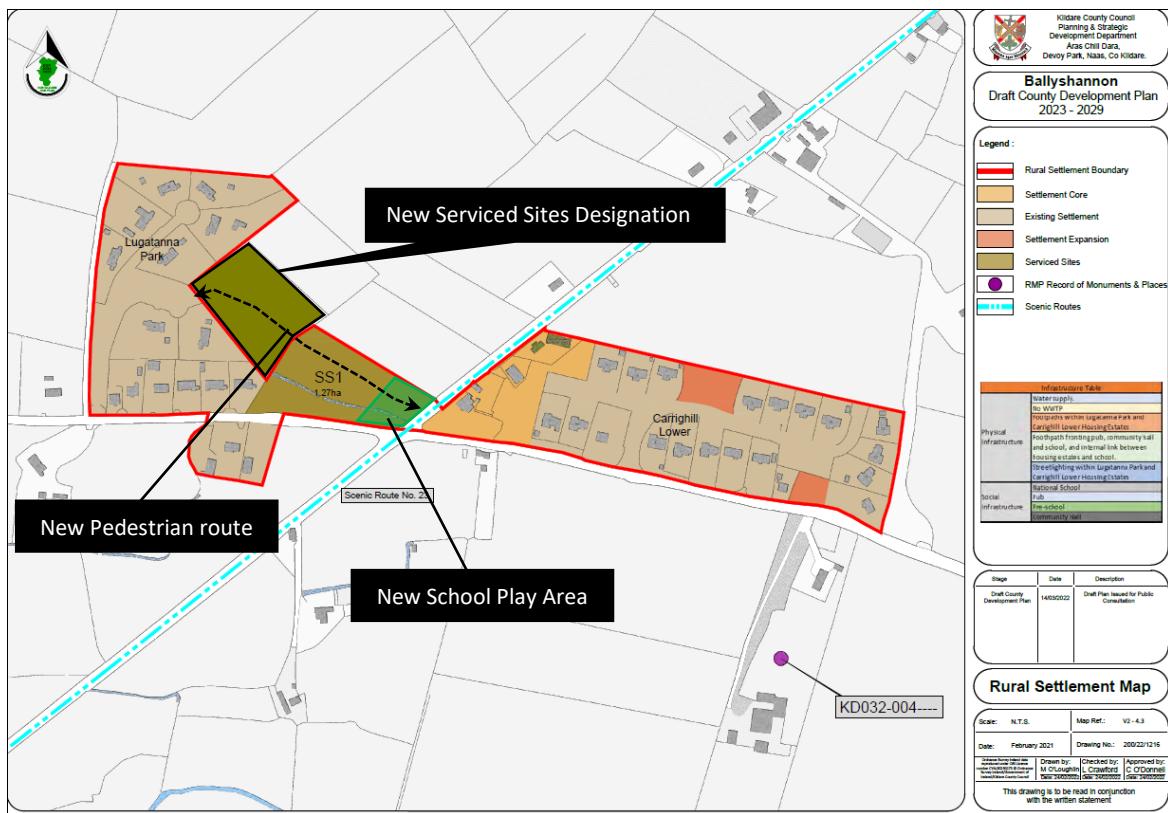
- Facilitate a **new, safe, off-road, pedestrian route** which would serve Lugatanna Park<sup>3</sup> and new dwellings to the school/community centre (along with a **new pedestrian crossing point removed from the road junction**).
- Facilitate a **new play area for the school**.

Please refer to **letter of support from the primary school** enclosed which outlines strong support for this submission.



**Fig No.8** Proposed change sought to Ballyshannon Rural Settlement Map in the new KCDP 2023-29.

<sup>3</sup> Lugatanna Park was designed in a manner that a future connection to the subject site could be facilitated.



**Fig No.9** Indicative outline of how larger Serviced Sites designation could link Lugatanna Park to the settlement core via new pedestrian route and facilitate a new play area for the school.

We trust this submission will be given serious consideration. We consider that the recommendations in this submission would be consistent with the proper planning and sustainable development of the area.

Signed:

David Mulcahy  
**David Mulcahy Planning Consultants Ltd**  
CHARTERED PLANNING CONSULTANTS

**Encl** Letter of support from Ballyshannon National School highlighting need for a sports area for the school.



## Ballyshannon National School, Kilcullen, Co. Kildare.

Principal: Ms. Lorraine McGovern  
Roll No. 15456E Phone: 045-485309  
email: [ballyshannonprimary@gmail.com](mailto:ballyshannonprimary@gmail.com) Website: <http://ballyshannonschool.eu>

19/05/2022

### Re: Submission for zoning of land at Ballyshannon

To Whom it Concerns,

The Board of Management of Ballyshannon National School would like to support the Dunne family application for zoning at Ballyshannon.

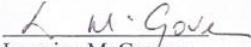
Ballyshannon National School was built in 1901 and is the centre of Ballyshannon and surrounding areas. The school has seen huge growth in the last 10 years and projections are that it will continue to increase numbers.

Unfortunately, the site on which the school sits is small and limited and is not adequate for the needs of our community. At present the school does not have any sports area and children are confined to a small playground.

We do not have the resources to adequately improve access to outside space and in present times this is vital for the health, safety and wellbeing of our children. The children deserve the best environment in which to learn and grow. The zoning of this land and the provision of a play field for sports would be a welcomed addition to our school and community.

Please do not hesitate to contact me.

Yours sincerely,

  
Lorraine McGovern  
Principal  
0877604296

*Play together, learn together, grow together.  
Ag imirt le chéile, ag foghlaim le chéile, ag fás le chéile.*