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SUBMISSION

to

DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

concerning lands at

KILMEAD, CO. KILDARE

Client: KDM Construction Ltd

20th May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **KDM Construction Ltd** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring 2.75 hectares at Kilmead, Co. Kildare.

The lands in question are owned entirely by KDM Construction Ltd in a single landholding.

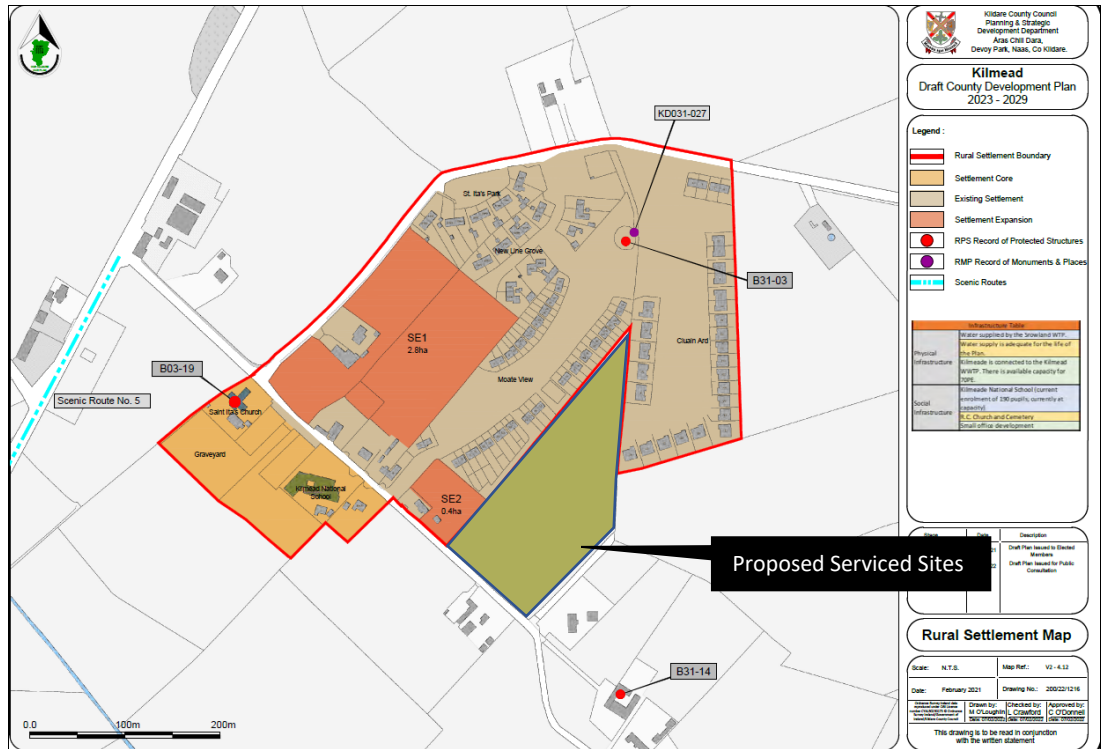
A report from Murphy Design & Build Consulting Engineers, including a letter from Irish Water, demonstrates that the lands are serviceable,

At present the subject lands are **brownfield in nature having been partly developed** for housing and are designated for Settlement Expansion under the KCDP 2017-23.

The draft KCDP 2023-29 however excludes these lands from the settlement boundary and they are effectively deemed agricultural.

This submission will demonstrate to the Council that the **Settlement Expansion designation should be retained.**

In addition to providing much needed housing, planning gain will be achieved in the form of addressing an unsightly site, providing a new playground along with new a footpath and lighting on the public road to the south.



Rural Settlement Map dKCDP 2023-29 adapted to show proposed Serviced Sites designation.

1.0 INTRODUCTION

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Note: All maps are orientated due north. All underlined italics are the author's emphasis.

2.0 CONTEXT

2.1 Location

The subject site is located to the south side of the village of Kilmead - see Fig No.1 below.

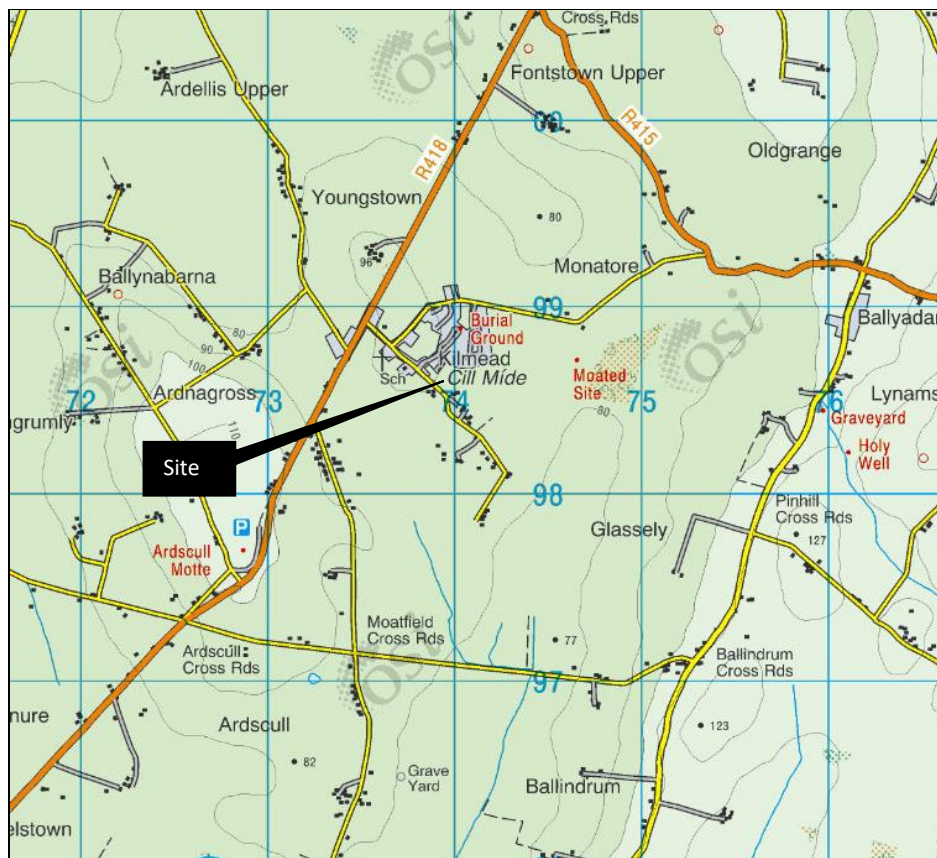


Fig No.1 Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

2.2 Description

The subject lands measure approximately 2.75 hectares¹. At present the lands contain a partially complete residential development, spoil materials, dumping etc. The unfinished nature of the site **detracts significantly from the visual amenity of the village** given its significant size and scale.



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

¹ Folio KE44554F



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





Fig No.4 Photos of damaged buildings and dumping on the site.

2.3 Ownership

The applicants own the site² in its entirety.

2.4 Adjoining Land Uses

North:	Residential dwellings which back onto the site
South:	Public Road (Chapel Lane)
West:	Suburban style dwellings in Cluain Ard
East:	Detached dwelling

2.5 Services

Please refer to the **engineering statement enclosed** prepared by Muprhy Design & Build, Consulting Engineers, along with confirmation from Irish Water, that the site is serviceable.

2.6 Natural Heritage

² Folio Ref. KE44554F

There is no known natural heritage of note associated with the site. The closest Natura 2000 site is River Barrow and River Nore SAC (Site Code: 002162) at a distance of approximately 4.3km from the site.

2.7 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.

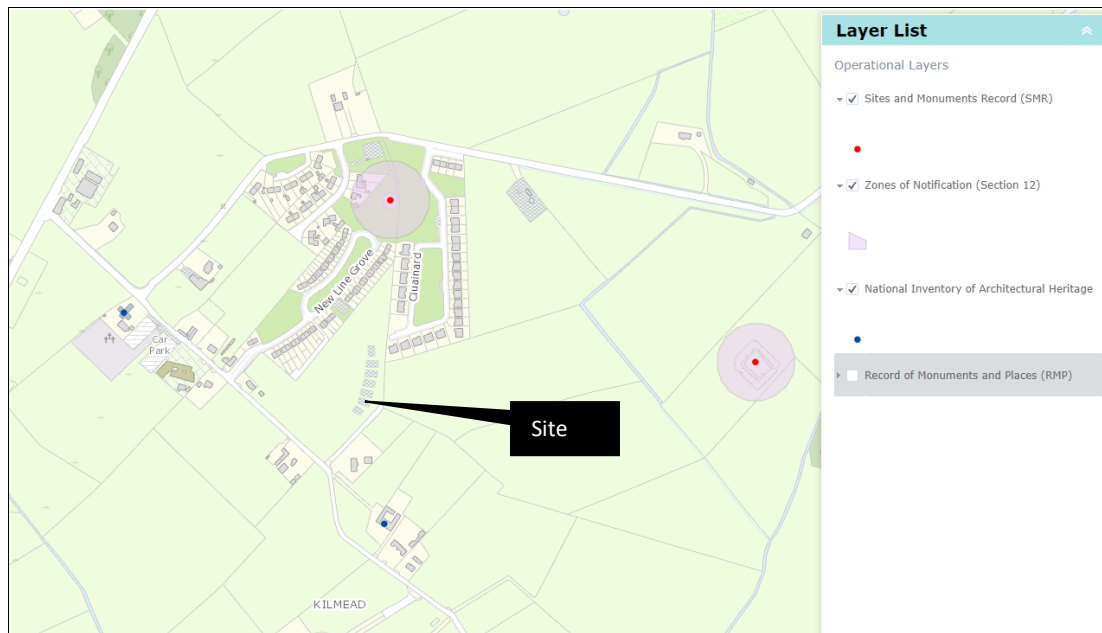


Fig No.5 Extract from Historic Environment Viewer.

2.8 Public Transport

The village is served by the 130 and 817 bus services providing transportation from Athy to Dublin and vice-versa. The service operates 7 days a week, with reduced capacity at weekends. The Go-Ahead bus timetable shows there are 4 outbound services at peak morning times during the week and 2 inbound services at peak evening times.



Fig No.6 Distance from site to bus stop (7-minute walk).

2.9 General Area

The general area is rural in character. Kilmead village had a population of 309 in the 2016 Census³. It has a national school and a Church.

Athy town is located approximately 8km from the site (approximately a 9-minute drive) and has a wide range of services including schools, supermarkets, primary healthcare centre etc.

³ 0-17 years:116, 18-64 years: 171, 65+ years: 22

3.0 PLANNING HISTORY

3.1 Subject Lands

Reg. Ref. 99/2337

Conditional permission was granted on 27th April 2004 to J.R.D. Developments to construct **22 detached bungalows and 4 semi-detached bungalows** and ancillary site works at Kilmeade, Co. Kildare

Reg. Ref. 05/1942

Conditional permission was granted by Kildare Co. Co. on 21st March 2006 to Greentree Developments Ltd to **change 8 number houses**, numbers 11 to 18 inclusive from a type B3 Bedroom semi-detached to a type B1 4 bedroom detached with no alteration to site boundaries or numbers, and to connect to all existing services at Kilmead, Co. Kildare. This permission was **partly implemented**.

PL09.214897

On appeal to An Bord Pleanála the Board imposed a s.48 levy of €96,000

Live Permission

By the time this submission is being reviewed there will be a **live planning application for 30 no. dwellings** on this site. This has been the subject of pre-planning discussions with Kildare County Council.

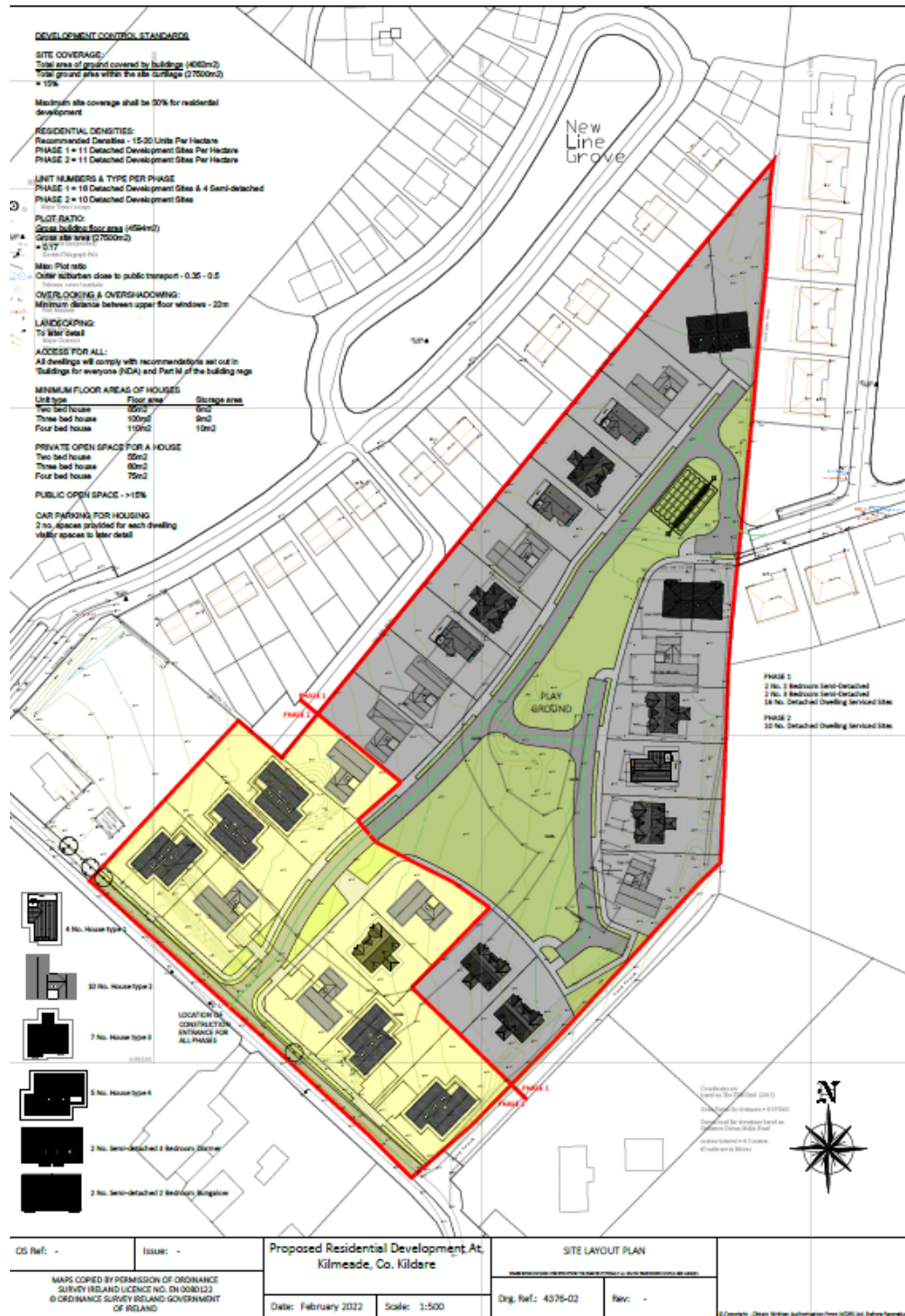


Fig No.7 Proposed layout for 30 no. dwellings on the subject lands.

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 ERSI: Regional demographics and structural housing demand at a county level

On 14th 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 Eastern⁴ 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".*

⁴ County Kildare is located in the Eastern Region.

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 “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.

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).

4.6 Kildare County Development Plan 2017 – 2023

4.6.1 Kilmead rural Settlement

The subject site is designated for Settlement Expansion.

There is no flood risk area associated with the settlement.

Our client is not aware of any housebuilding in Kilmead over the lifetime of the current county development plan (2017-23). All 3 no. settlement expansion areas remain undeveloped as can be seen in the aerial photograph above (Fig No.3).

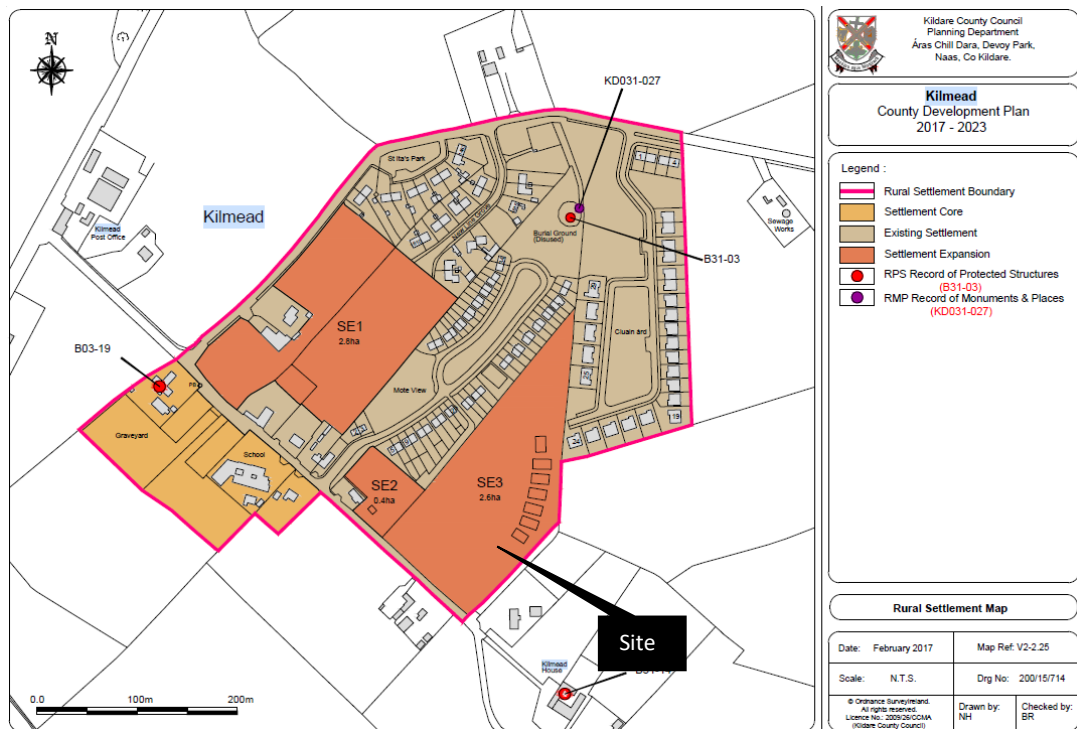


Fig No.8 Kilmead rural settlement map showing site designated Settlement Expansion.

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Settlement Strategy

Kilmead remains designated as a **Rural Settlement**

5.2 Designations

Under the draft KCDP the subject site is now outside the rural settlement boundary.

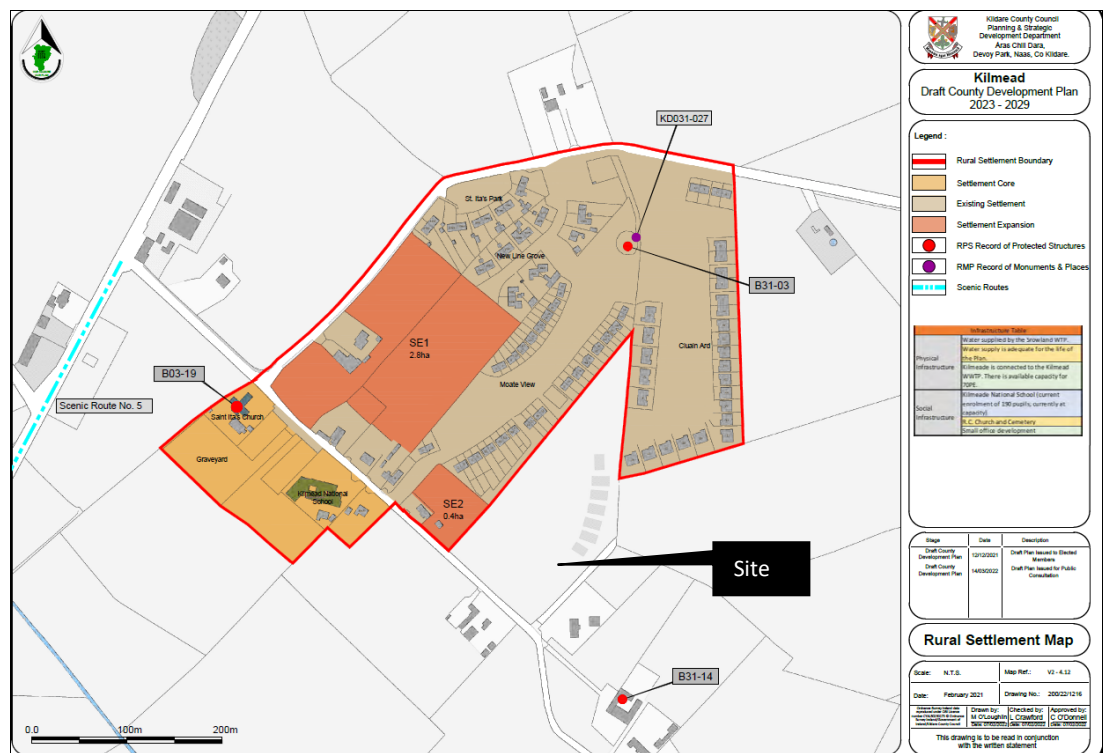


Fig No.9 Rural Settlement Map dKCDP 2023-29 showing lands outside the rural settlement boundary (note footprint of dwelling plates on the site shown)

5.3 Serviced Sites

The dKCDP 2023-29 notes the following:

Sustainable alternative to One Off Housing

Section 3.13.7 of the draft CDP deals with 'Providing a sustainable alternative to One Off Housing'

It states that it is **“a priority of this plan”** to put the policy provisions in place to implement this objective, by providing a **model for serviced sites** in established communities, as a sustainable alternative to one of housing in the open countryside. It is envisaged that the establishment of a **“County Kildare Serviced Sites Initiative”** will attract new residents in to live in our villages and sustain the communities and economies of these areas.

Policies

It is the policy of the Council to:

HO P22 Promote and facilitate the provision of sustainable alternatives to one off housing through the designation of lands specifically for serviced sites across a series of villages and rural settlements in County Kildare.

HO P23 notes that no development shall take place on sites designated “Serviced Sites” until such time as the KCC Serviced Sites Initiative Scheme is agreed by the Elected Members of Kildare County Council.

HO O55 seeks to ensure that that the development of any serviced sites;

- Adequately addresses infrastructural requirements, including water, wastewater and surface water drainage as well as footpaths and lighting which shall link with the respective town/village/rural settlement
- Provide for small scale housing developments (no more than 10 units per hectare)

- Include a Design Statement for the overall site to inform the design, mix and type of the proposed dwellings
- Include a clear timeframe for the delivery of the required infrastructure to service the development proposed

HO A8 Prepare a Kildare County Council Serviced Sites Scheme Policy Document to guide the development of serviced sites, no later than 6 months after the adoption of this Plan.

6.0 SUBMISSION

6.1 Introduction

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

- National and regional planning strategies promote compact urban settlements with an emphasis on developing lands close to town centres for residential development.
- The site is located in Kilmead which is a Rural Settlement in the Kildare Settlement Strategy.
- There is a previous planning permission associated with the subject site for dwellings which was partly implemented and the flood slabs of these houses are still evident on site.
- There is serious anti-social activity associated with the site.
- There is a live application for 30 dwellings on this site.

- The site adjoins an established residential area.
- There are no known built or natural heritage constraints associated with the land, or flood risk.

6.2 Submission

6.2.1 Aim

This submission seeks for the subject lands to **retain their current Settlement Expansion designation**, or alternatively be designated for Serviced Sites. We note that the latter designation has been introduced for other Rural Settlements such as Ballyshannon.

This designation would reflect the brownfield nature of the site and the need to develop a site which is notable blight on the village.

It would also facilitate the current application for 30 dwellings.

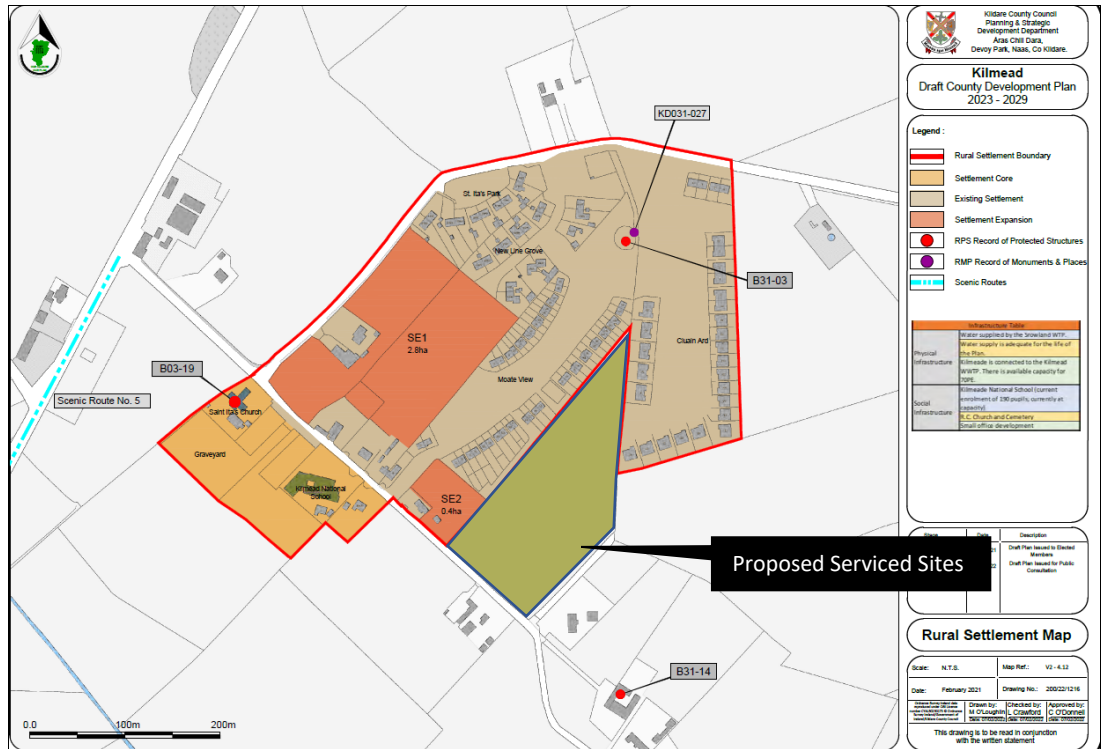


Fig No.10 Rural Settlement Map dKCDP 2023-29 adapted to show proposed Serviced Sites designation.

6.2.2 Planning Gain

The development of the site for residential development would provide **much needed homes** in a current housing crisis.

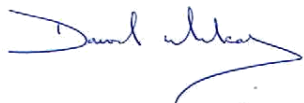
These homes will be **genuine alternatives for persons who would otherwise build one-off houses in the countryside.**

There will be a **new public footpath and public lighting** provided along the road to the south of the site.

The current application also shows provision for a **playground.**

We trust that the Council will afford this submission serious consideration. We consider that the proposed Serviced Sites designation on this brownfield site would be consistent with the proper planning and sustainable development of the area.

Signed:



David Mulcahy

David Mulcahy Planning Consultants Ltd

CHARTERED PLANNING CONSULTANTS

Enclosures prepared by Murphy Design & Building, Consulting Engineers.

1. Context map.
2. Layout for 30 dwellings which forms planning application to be lodged imminently.
3. Engineering statement demonstrating that the site is serviceable, including letter from Irish Water.