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SUBMISSION

to

DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

concerning lands at

BARBERSTOWN ROAD, STRAFFAN, CO. KILDARE

Client: Mark Murray

19th May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **Mark Murray** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring **0.81 hectares** at Barberstown Road, Straffan, Co. Kildare.

A letter from Irish Water demonstrates that the lands are serviceable.

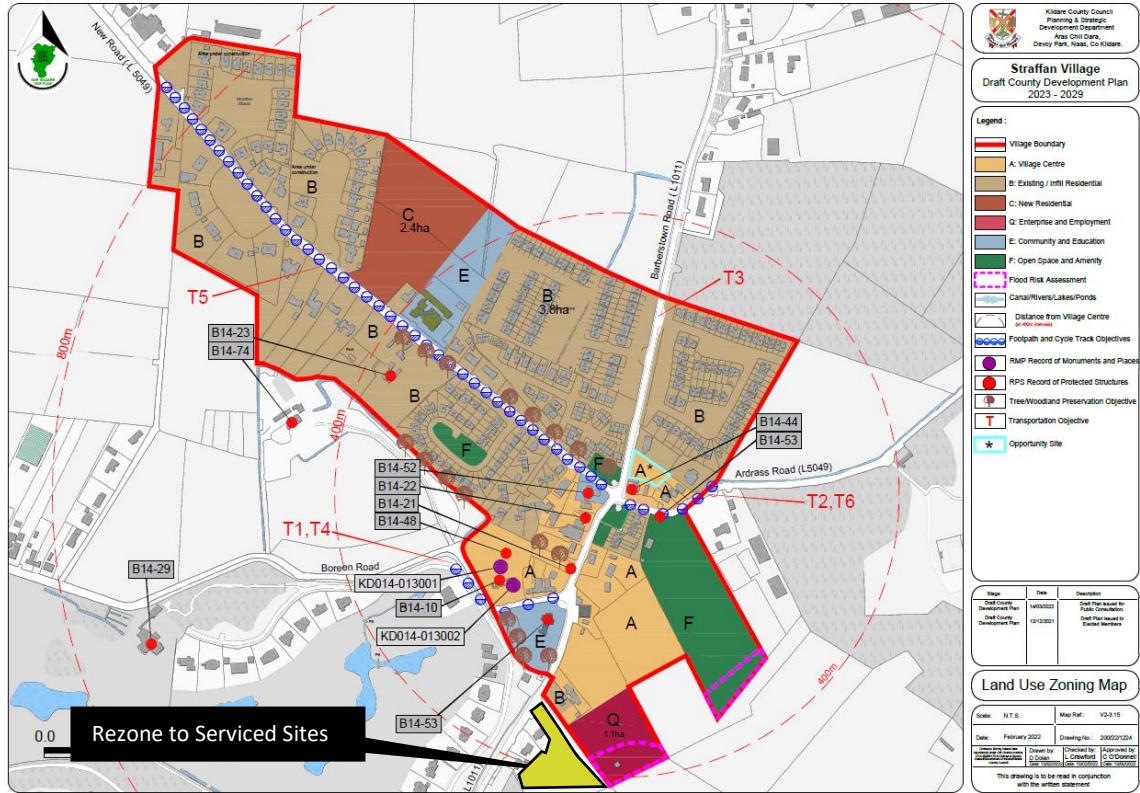
At present the subject lands, which are backland in nature, are **greenfield** and are not zoned for under the KCDP 2017-23.

The draft KCDP 2023-29 again shows these lands to be **unzoned** despite adjoining the development boundary for the village and being adjacent to existing residential land uses.

This submission will demonstrate to the Council that the **lands should be rezoned Serviced Sites.**

A Serviced Site development would provide a viable alternative for locals in the rural hinterland of Straffan who cannot obtain planning permission for a one-off house.

The character of the site is still rural in nature whilst at the same time being very close to the village centre where amenities and services are available.



Straffan Village Zoning Map in the dKCDP 2023-29 adapted to show proposed new Serviced Sites Zoning Objective (note that the full extent of the site can't be shown as its not included on the Council map).

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd, have been instructed by Mark Murray to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring 0.81 hectares at Barberstown Road, Straffan, Co. Kildare.

At present the subject lands, which are backland in nature, are greenfield in nature and are not zoned for under the KCDP 2017-23.

The draft KCDP 2023-29 again shows these lands to be unzoned.

This submission will demonstrate to the Council that the lands should be rezoned **Serviced Sites.**

2.0 BACKGROUND

2.1 Location

The subject lands are located on the south west side of Straffan village, close to the village centre, on the south side of the Barberstown Road, at the rear of a site which is being developed for residential dwellings (The Darley).

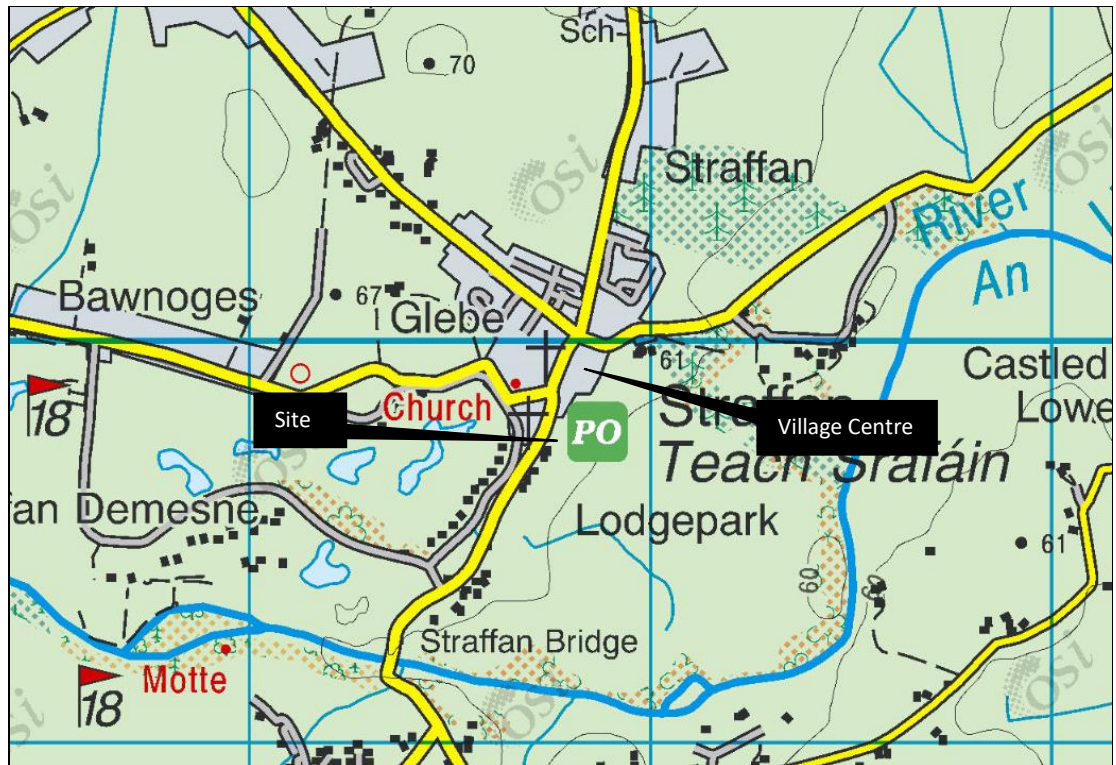


Fig No.1 Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

2.2 Description

At present the site¹ (0.81 hectares) is greenfield in nature and partly enclosed by mature trees and hedgerow, apart from the eastern boundary which is not defined.

¹ Northern portion of Folio Ref. KE59798F

There is a vehicular entrance off Barberstown Road to the site - within the posted 50kph speed limit.

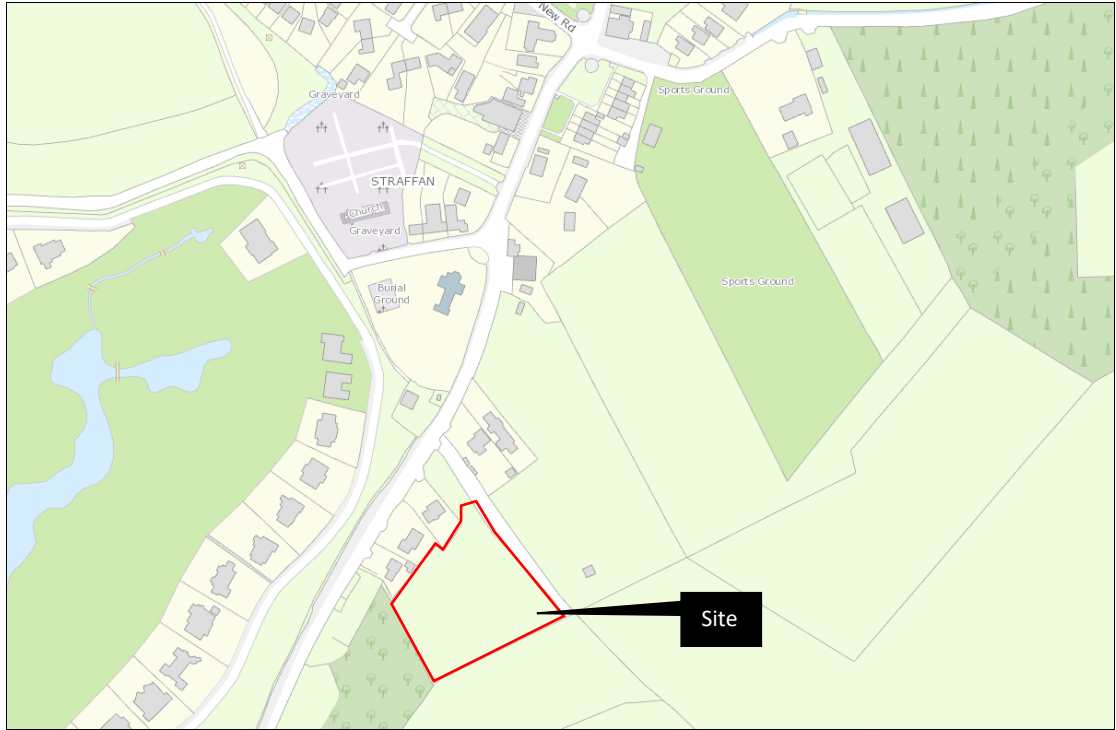


Fig No.2 Site Context Map (source: Myplan.ie - OSI Licence No.EN 0080915).

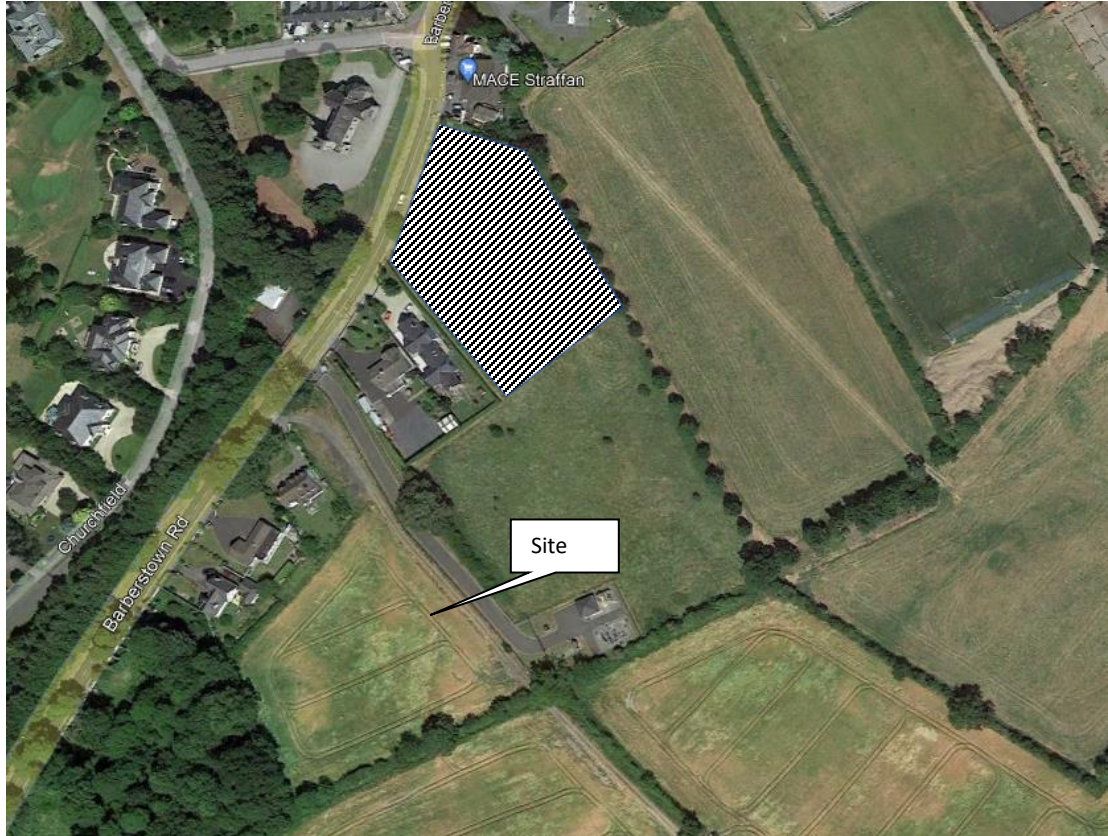


Fig No.3 Aerial photograph of the site (source Google Earth Pro, June 2018). Red line indicative only. Hatched area has since been developed for housing ('The Darley').

2.3 Constraints

The lands are free of any natural or built heritage constraints.

2.4 Adjoining Land Uses

South	Agricultural fields
North	3 no. residential dwellings backing onto the site.
West	Woodland area.
East	Road serving the Straffan WWTP.

2.5 Public Transport

The number 120 Bus Eireann service serves the Straffan to Dublin route and has an almost hourly service in both directions. There are two bus stops on either side of the L5049 approximately 250m from Barberstown Road to the north of the subject site.

2.6 Services

Irish Water have issued a Confirmation of Feasibility for a 20 unit dwelling scheme on this site - **see letter enclosed**.

2.7 Built and Natural Heritage

There are no built or natural heritage issues associated with the subject site i.e. archaeology, Protected Structures, Natura 200, NHA etc.

2.8 Flood Risk

Please refer to report from Conor Furey Consulting Engineers **enclosed** which confirms that there is no material flood risk associated with this site.

2.9 General Area

The subject site is located in the village of Straffan which has a population of 853 people as recorded in the 2016 Census. The general area where the site is located in the village is characterised by community land uses (church, GAA) with a shop, some housing and agricultural land. Straffan Church of Ireland church, which is located on the opposite side of Barberstown Road is a Protected Structure.

3.0 PLANNING HISTORY

3.1 Subject Site

There is no planning history associated with the subject site based on a review of the Council's on-line planning enquiry system.

3.2 Adjoining Lands

KCC Ref. 17/1299; An Bord Pleanála Order No. ABP-303191-18

In April 2019 An Bord Pleanála granted permission for removal of existing derelict structures and **construction of 22 housing units**. This application is largely implemented as the scheme is known as The Darley.

4.0 CONSISTENCY WITH 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 Eastern² 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 villages are defined as those with a population ranging from 400 to 5,000 persons. The Guidelines advise for these villages that:

- *Development of acceptable “green-field” sites at suitable locations within the immediate environs of the small town is encouraged.*
- *Increased densities of development can be acceptable as long as they contribute to the enhancement of town or village form by reinforcing the street pattern or assisting in the redevelopment of **backlands**. In all cases,*

² County Kildare is located in the Eastern Region.

special care will be required to protect the architectural and environmental qualities of small towns and villages of special character.

- *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.*

In relation to Development within Smaller Towns and **Villages** Circular letter **NRUP 02/2021** points out that the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009) cautions against large scale, rapid development that may overwhelm and detract from the quintessential character of towns and villages that have developed slowly and organically over time, and furthermore, clarifies that there is **already clear scope for greater variation in density in smaller towns**, but that this should not lead to provision for disproportionate development in such places through excessive zoning.

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 Straffan Village

Zoning Objective

The Straffan zoning map shows the site to be outside (but adjoining) the development boundary for the village and unzoned.

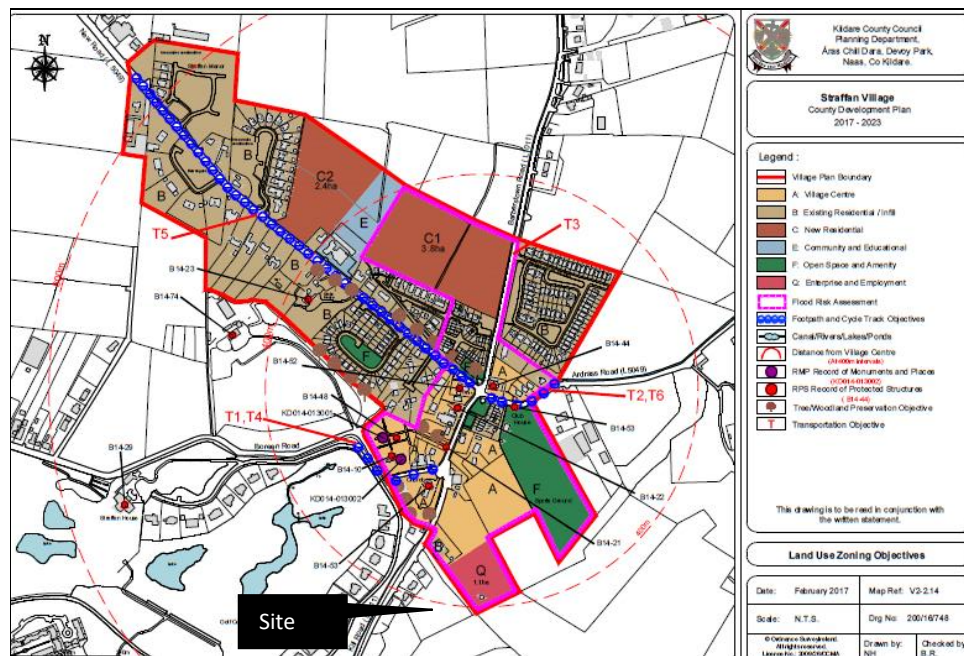


Fig No.4 Straffan Village Zoning Map (Map V2-2.14, Kildare CDP 2017-23).

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Straffan

Straffan remains as Village status under the dKCDP 2023-29 and the site remains outside (but adjoining) the Straffan Village Zoning Map and is **unzoned**.

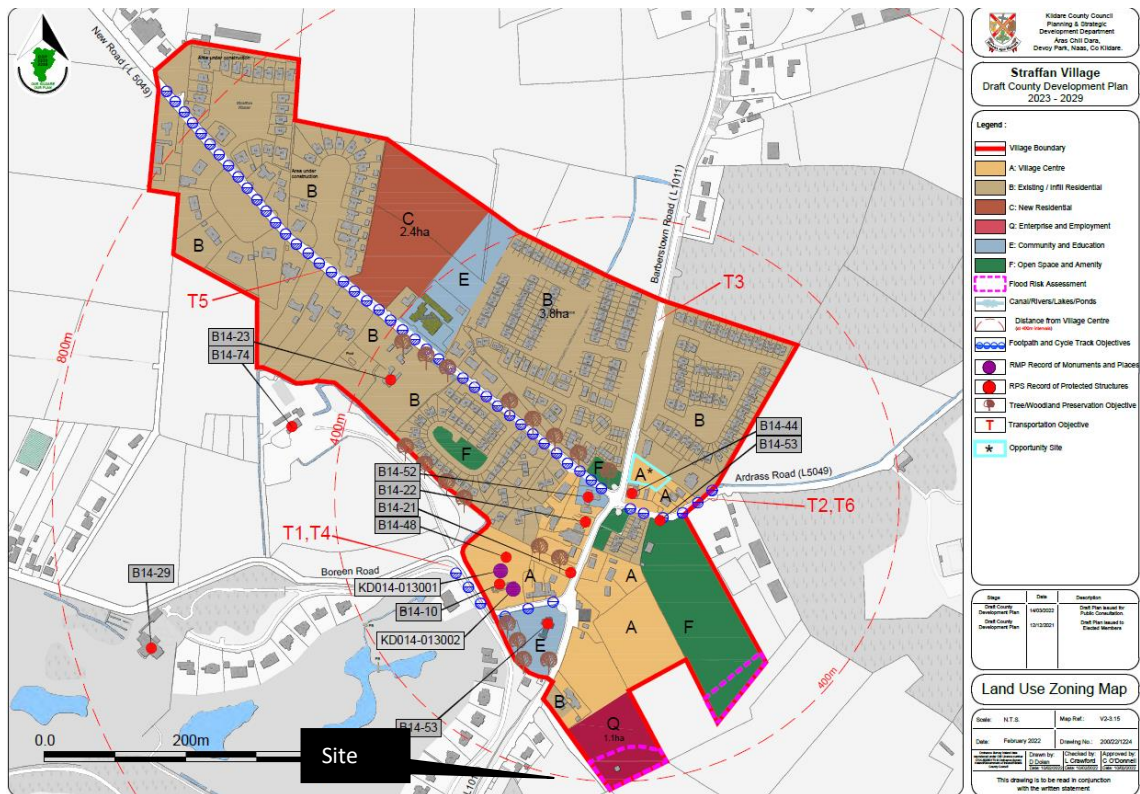


Fig No.5 Extract from the Straffan Village Zoning Map in the dKCDP 2023-29.

5.2 Serviced Sites

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 Straffan which is a Village in the Kildare Settlement Strategy.
- The site is partly within the 400m radius and partly within the 800m radius from the town centre and adjoins an established residential area and is in close proximity to the village centre.
- It is one of the closest sites in the village to the village centre zoned lands.
- The site adjoins the development plan boundary and is currently unzoned under the current KCDP 2017-23 and again under the draft KDCP 2023-29.
- The site is serviceable for 20 units as confirmed by Irish Water.
- The site is within the 50kph posted speed limit.
- There are no known built or natural heritage constraints associated with the land, or flood risk.

- The surrounding hinterland area is under pressure for one-off housing and there is a need to provide a viable alternative to attract persons who qualify for local needs into the village.

6.2 Aim

This submission aims to rezone the subject lands for **Serviced Site ('SS')**.

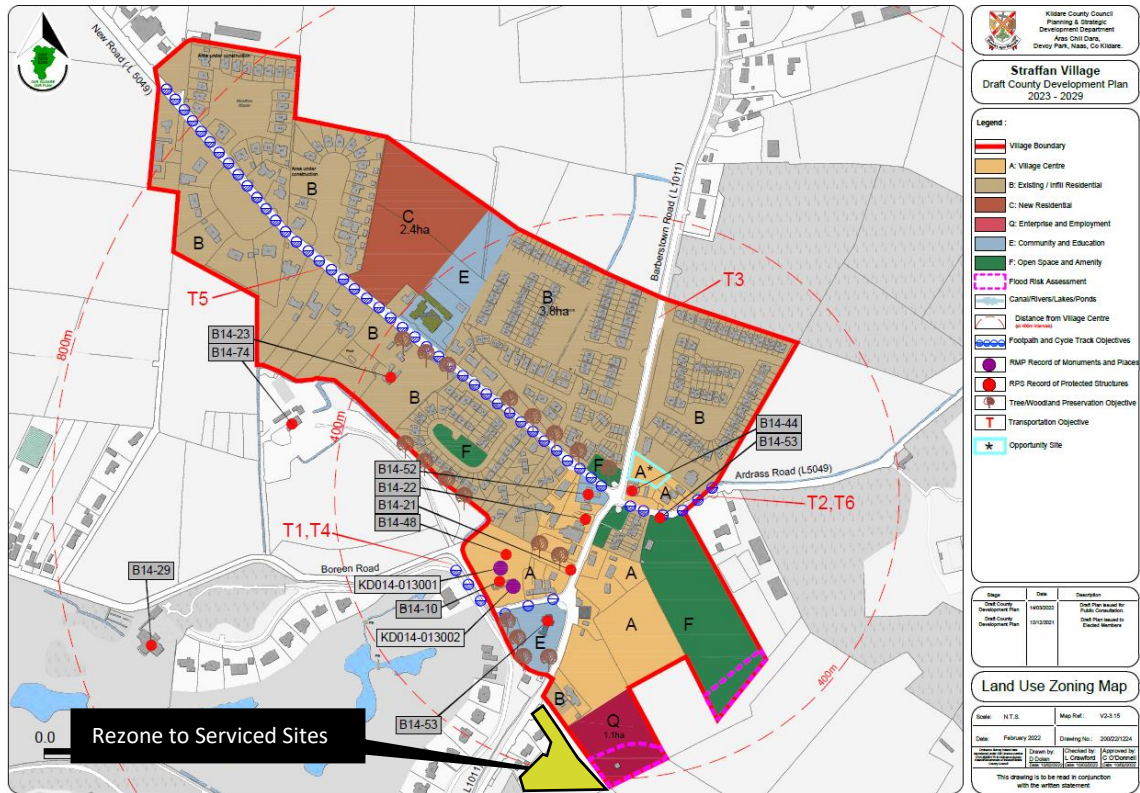


Fig No.6 Straffan Village Zoning Map in the dKCDP 2023-29 adapted to show proposed new Serviced Sites Zoning Objective.

6.3 Compatibility

A Serviced Sites zoning would be compatible with the established and new constructed residential land uses in this area.

6.4 Access

Vehicular can be accessed via the road to the east of the site.

6.5 Planning Gain

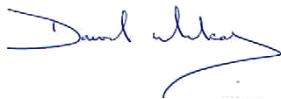
The development of the site for Serviced Sites would provide much needed homes in a current housing crisis.

Provide a viable alternative to the large number of persons seeking one-off homes in the surrounding hinterland area.

20% of the dwellings would be Part V housing.

We trust the Council will give this submission serious consideration. We consider that a zoning objective which facilitates Serviced Sites on this site would accord with the proper planning and sustainable development of the area.

Signed:



David Mulcahy

David Mulcahy Planning Consultants Ltd

CHARTERED PLANNING CONSULTANTS

Encl.

1. Response to Pre-Connection Enquiry from Irish Water for a 20 unit scheme on the subject site.
2. Report from Conor Furey Associates regarding flood risk.



Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Niall Furey
Olde World Cottage
Rathasker Road
Naas
Co. Kildare
W91PW68

14 March 2022

Re: CDS22001883 pre-connection enquiry - Subject to contract | Contract denied
Connection for Housing Development of 20 units at Lodgepark, Straffan, Kildare

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lodgepark, Straffan, Kildare (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water networks as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water networks can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	The proposed water connection for this development connects to the Irish Water network via infrastructure that has not been taken in charge by Irish Water (Third Party Infrastructure). Please be advised that at connection application stage and prior to the commencement of any Self-Lay Works, you have to: <ul style="list-style-type: none"> • identify and procure transfer to Irish Water of the arterial infrastructure within the Third-Party Infrastructure • demonstrate that the arterial infrastructure is in compliance with requirements of Irish Water Code of Practice and Standard Details and in adequate condition and capacity to cater for the additional load from the Development.

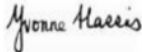
Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Dawn O'Driscoll, Maria O'Dwyer
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1 D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

REV013

- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Tinus van der Walt from the design team at twalt@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

