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## SUBMISSION

to

### DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023 – 2029

regarding lands at

**KNOCKBANE, CASTLEDERMOT, CO. KILDARE**

Client: Mr. Martin Flinter

19<sup>th</sup> May 2022

## EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **Martin Flinter** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring 3.2612 hectares at Knockbane, Castledermot, Co. Kildare.

The lands in question are owned entirely by Mr. Flinter in a single landholding.

The lands were previously the subject of a planning permission for 20 detached dwellings but this permission was not acted upon.

A report from Murphy Design & Build demonstrates that the lands are serviceable (supported by Letter from Irish Water).

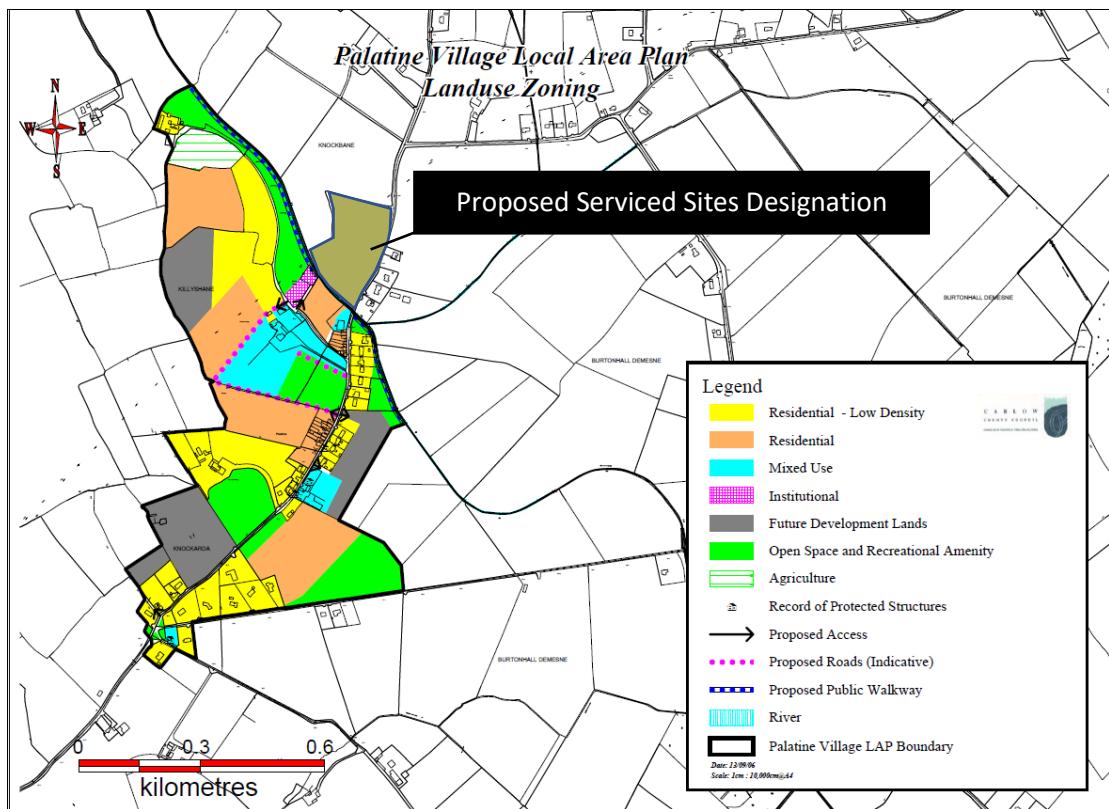
At present the subject lands are greenfield in nature and unzoned.

The lands are located on the border with County Carlow and directly adjoin Palatine Local Area Plan.

This submission will demonstrate to the Council that the subject lands are appropriate for **Serviced Sites Zoning or for Settlement Expansion.**

In addition to encourage much needed housing as an alternative to one-off housing in this area, the lands would also:

- Provide a new **playground** which would be for use by the wider village
- Provide a new **walkway** along the stream



Palatine LAP Zoning Map adapted to show proposed new zoning objective.

## 1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been instructed by **Mr. Martin Flinter** to prepare a submission to the Draft Kildare County Development Plan 2023-29 ('Draft KCDP').

The lands are not contained in any settlement in the draft KCDP 2023-29 but directly adjoin a settlement in County Carlow.

Irish Water have confirmed the lands are serviceable.

The lands were previously the subject of a planning permission for 20 detached dwellings but this permission was not acted upon.

This submission will demonstrate to the Council that the subject lands which are appropriate for **Serviced Sites Zoning or for Settlement Expansion**.

All maps are orientated north. All underlined italics is the authors emphasis.

## 2.0 BACKGROUND

### 2.1 Location

The subject site is located on the Kildare-Carlow border on the east side of Palatine, Co. Carlow where it has extensive road frontage onto the L8094 - see Fig No.1 below.



**Fig No.1** Location of subject lands (Source: MyPlan.ie - OSI Licence No.EN 0080915)

### 2.2 Description

The subject site measures 3.2612 hectares. It is currently in agricultural use and is enclosed in the main by a mature hedgerow including mature trees. A significant portion of the eastern boundary consists of a low height stone wall which affords expansive views into the site. There are telegraph poles and overhead wires on the site.



**Fig No.2** Subject context (Source: MyPlan.ie - OSI Licence No.EN 0080915).



**Fig No.3** Aerial Photograph of the subject lands (source: Google Earth Pro, July 2021) with subject site outlined in red.



**Fig No.4** View of site from the public road to the east - north end.



**Fig No.5** View of site from the public road to the east - south end.



**Fig No.6** View of the site from the village.

### **2.3 Adjoining Lands**

#### North

The lands to the north of the site are in agricultural use.

#### West

The Palatine Stream runs along the western boundary of the site which also defines the county border with County Carlow. On the opposite side of this stream there is a small housing estate and a waste water treatment facility.

#### East

A local road (L8094) runs along the eastern boundary of the site. The road does not have any public footpaths or street lights.

### **2.4 Site Context**

The subject site is located at the edge of the village of Palatine. The village has a population of 398 in the 2016 Census. It contains 3 no. housing estates along with linear housing.

## **2.5 Services & Amenities**

Residents in the village do however have the benefit of services and amenities in the wider hinterland.

Bennekerry National School	c. 4.8km to the south of the site.
Carlow Golf Club	c.3.7km to the south west
Ballinakelly Woods	c.2.2km to the east

The village is a 10 minute drive to Carlow town which has a wide range of services, amenities and employment and 8 minute drive from Castledermot.

## **2.6 Built and Natural Heritage Constraints**

There are no built or natural heritage constraints associated with the subject site or in the immediate vicinity. The EPA water quality of the Palatine Stream is poor.

## **2.7 Flood Risk**

Mapping of floodinfo.ie shows some flood risk associated with the stream to the west of the site. The flood risk area which requires further studies does not impede on the subject site.



**Fig No.7** Location of possible flood risk relative to the subject site (floodinfo.ie).

## 2.8 Planning History for Subject Site

### Planning Ref: 03/1771

On 27/1/2005 conditional planning permission was granted by Kildare County Council for **20 detached dwellings** and associated site works at Knockbane, Castledermot, Co. Kildare.

This permission was not implemented and lapsed.



**Fig No.8** Permitted layout for 20 dwellings under Reg. Ref. 03/1771

### Reg. Ref. 99/1159

Outline planning permission granted for **20 dwellings** and associated works.

## 3.0 CARLOW PLANNING CONTEXT

### 3.1 Carlow County Development Plan 2015-21

Under the Carlow County Development Plan 2015-21 Palatine is designated as a **Village and a Local Area Plan** ('LAP') has been prepared for the village.

### 3.2 Palatine Local Area Plan

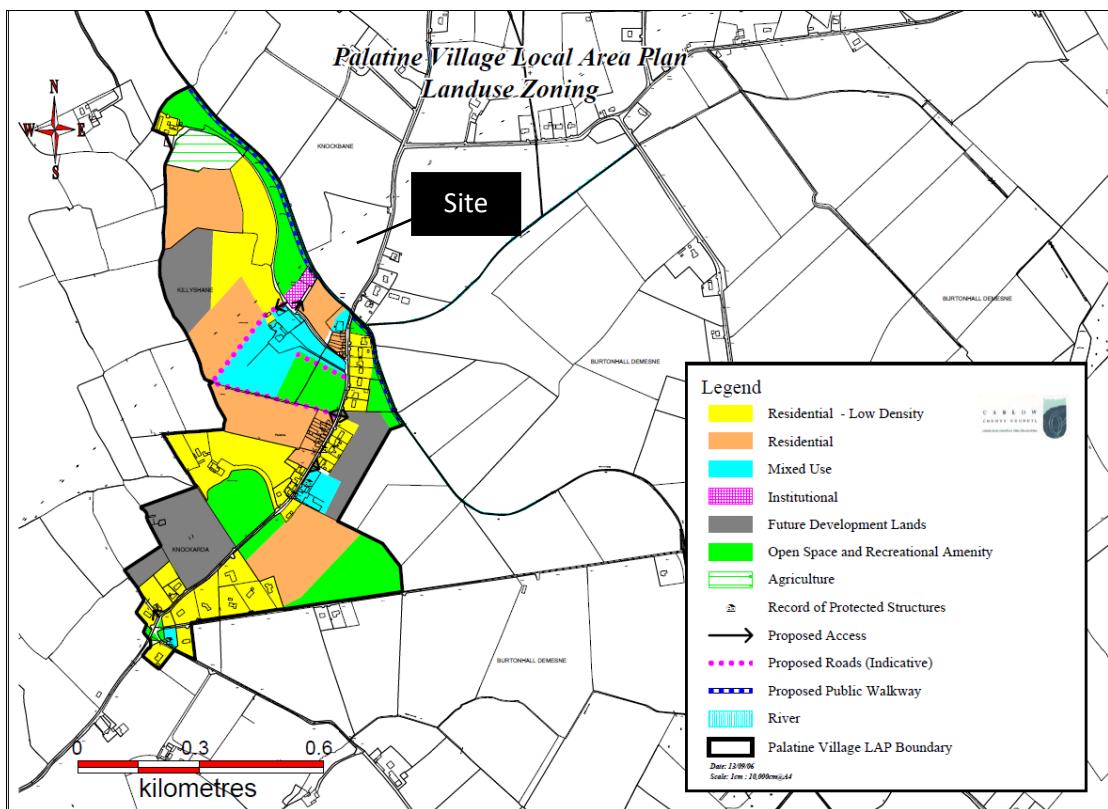
The LAP states that:

5.2 Future Development:

The additional land zoned for residential development has the potential to increase the population over a number of years from the estimated existing 350 people to approximately 750 people depending on the uptake of available land. The zoning of urban mixed use and business use aim to establish a village centre over time with the provision of limited local social and business services. The urban mixed-use zone also allows for residential development to be included in the mix of activities.

The new village centre will have a focal point surrounding a centrally located village green. Residential developments at medium densities are to surround the proposed village centre. Access to this area would be improved through an internal distributor road between the main Palatine road and Killyshane road.

The low level of social and recreational infrastructure in the village is recognised as an important limiting factor on potential development. The sustainability of any particular development will be considered in the context of the availability of social and recreational infrastructure to the future residents of the development in particular and in general the availability of the mentioned infrastructure within the village as a whole. In addition the council will consider the contribution a particular development could make to improving the sustainability of the village and village community as a whole.



**Fig No.9** Palatine LAP Zoning Map (source; Carlow CDP 2015-21)

It is highlighted that the much of the residential zoned land and future development lands are further away from the primary village centre than the subject lands.

#### Sewage/Waste water

A small waste water treatment plant exists in the village, which can cater for approximately 250 people. The council<sup>1</sup> has approved plans for the upgrading of the facility to a plant capable of catering for a population **up to 1000 people**. The new treatment works will provide a high quality of treated effluent, which will comply with the highest standards. The plant has been designed so that additional capacity can be added at the site with relative ease in the future as the need arises.

<sup>1</sup> Carlow County Council.

Social and Recreational Infrastructure:

Palatine village currently has **very low level of community or social and recreational infrastructure** ... Currently there is no town park, sports field, community hall, children's play area, social or institutional services present in the village.

Hedgerow /Vegetation Boundaries:

A key element in the rural character of the village is the presence of existing hedgerow boundaries in the surrounding fields. These should be retained and where housing development is proposed, should be retained with development being located within the existing hedgerow patterns, using them as features and shelterbelts.



**Fig No.10** Hedgerows in Palatine LAP Zoning Map.

Stream

The stream and its banks running through the village is another important amenity that contributes to the rural character, building lines should be set back from the riverbank while a walkway is proposed along the east stream bank.

### Overall Strategy

The village presents the opportunity to live in a country atmosphere within easy reach of Carlow town and the working opportunities and higher order services that it offers. In addition, it presents the opportunity for residents to commute to towns to the north east such as Killcullen, Newbridge, Naas, the Dublin area and ultimately to Dublin city. The high quality of natural amenity, coupled with a strong village character are very attractive features for future residents.

The village has a very limited provision of social and recreational infrastructure and as a result the village relies heavily on Urglin or Rutland and Bennekerry/Johnstown to the east, where the nearest primary school and church is located. This interaction between the two villages indicates a functional relationship, which relates to the “double city” concept where functions are shared by these settlements.

## 3.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

### 3.1 Current Status

The subject lands are not contained in the boundary of any settlement and are **unzoned**.

### 3.2 Serviced Site: 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 off 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.

This policy reflects 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.
- 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.**

Development within Smaller Towns and **Villages** is addressed in 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.

## 4.0 SUBMISSION

### 4.1 Introduction

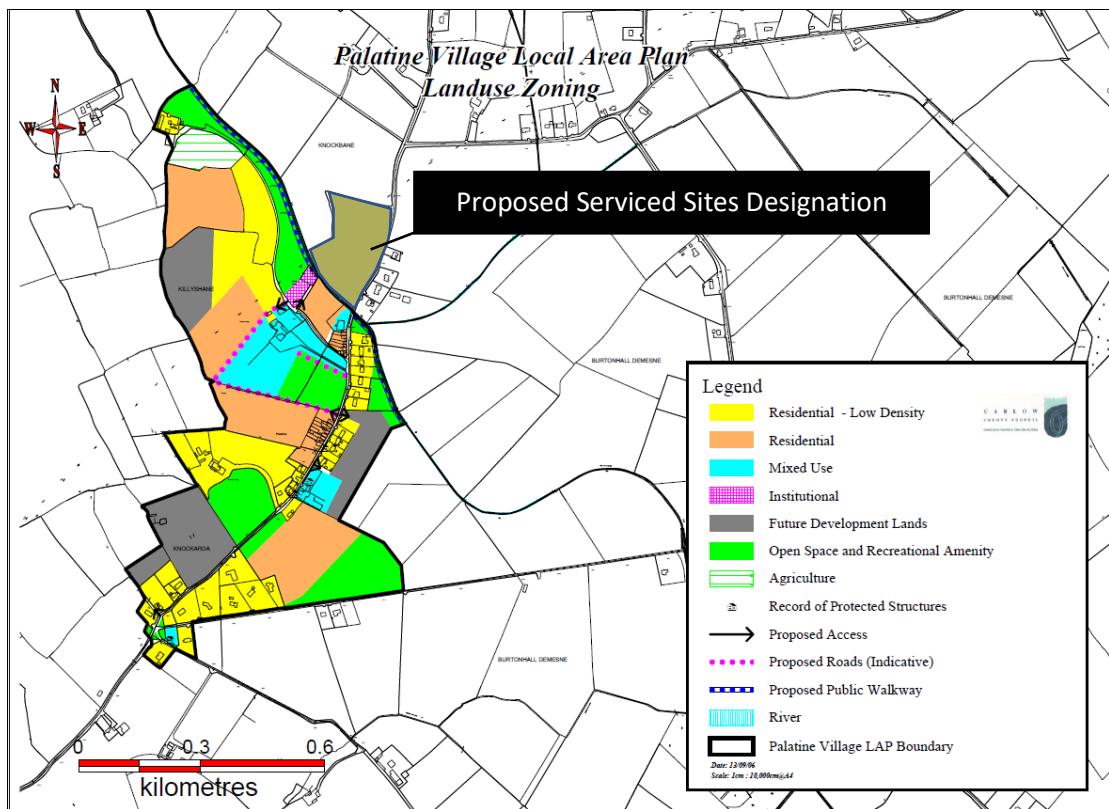
The planning status of the site can be summarised as follows:

- National and regional planning strategies promote compact urban settlements with an emphasis on developing lands close to village centres for residential development.
- The site is greenfield in nature and does not contain any known constraints in terms of built or natural heritage.
- The site previously had planning permission for 20 dwellings.
- The site is serviceable.
- The site is not contained in any settlement plan under the draft KDCP 2023-29.
- The site directly adjoins a settlement (village) in County Carlow which is the subject of a Local Area Plan.

### 4.2 Aim

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

The principle of Kildare Co. Co. zoning land adjacent to a settlement in another county is already established in Blessington, Co. Kildare.



**Fig No.11** Palatine LAP Zoning Map adapted to show proposed new zoning objective.

#### 4.3 Compatibility

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

#### 4.4 Access

Vehicular access can be achieved via the road to the east.

#### 4.5 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.

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

**Enclosed:**

1. Diagram showing location of site relative to Palatine village and diagram indicative housing layout for the subject site prepared by Murphy Design & Build Consulting Engineers.
2. Engineering Statement from Murphy Design & Build Consulting Engineers addressing the 'ready to go' nature of the lands from a drainage infrastructure perspective, including letter from Irish Water.