

# Zoning Proposal

Draft Kildare CC County Development Plan  
2023-2029



Prepared by Jason P Mooney Energy and  
Planning Consultants  
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**Title – Lands at Kilmeague proposed for Zoning under County Development Plan (CDP) 2023-2029**

Draft County Development Plan 2023-2029 (CDP) reference	V2 3.12.1
Submission Request	Zoning of Land
Zoning classification	New Residential

**Content**

- A. Location
- B. Areas and zoning
- C. Landholding Planning History
- D. Kildare County Development Plan 2017-2023 Review
- E. Draft Plan - Policy and Lands Context
- F. Conclusion

**Appendix 1 - Drawings**

- A4 Site Location of Lands for Zoning.

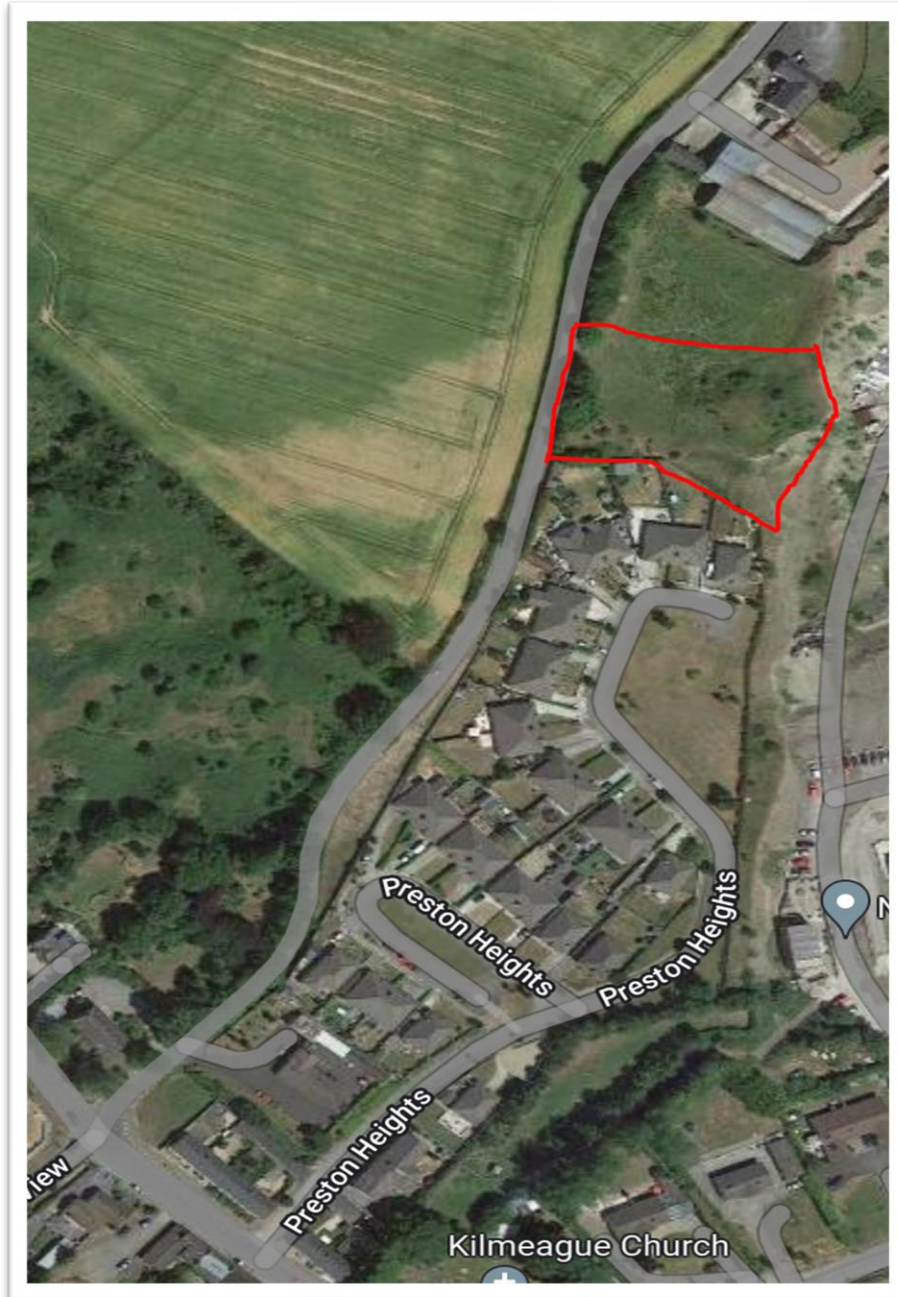
**A. Location**

The lands are located off the Kilmeague to Robertstown secondary road, at the Village boundary to Kilmeague. It adjoins an existing housing development, with two existing entrances. There is no current use, the site is overgrown. The site is within the 400m village centre radius from Draft County Development Plan 2023-2029 (CDP).

Kilmeague is a designated village as per Table 3.1, of the Draft County Development Plan 2023-2029 (CDP).



**Street View**



Aerial View



**B. Areas and Zoning**

The land is proposed for zoning as new residential, due to its location to services and village utilities.

	<b>Area 0.24Ha</b>	Land coloured blue are proposed for zoning, within the 400m village centre radius.
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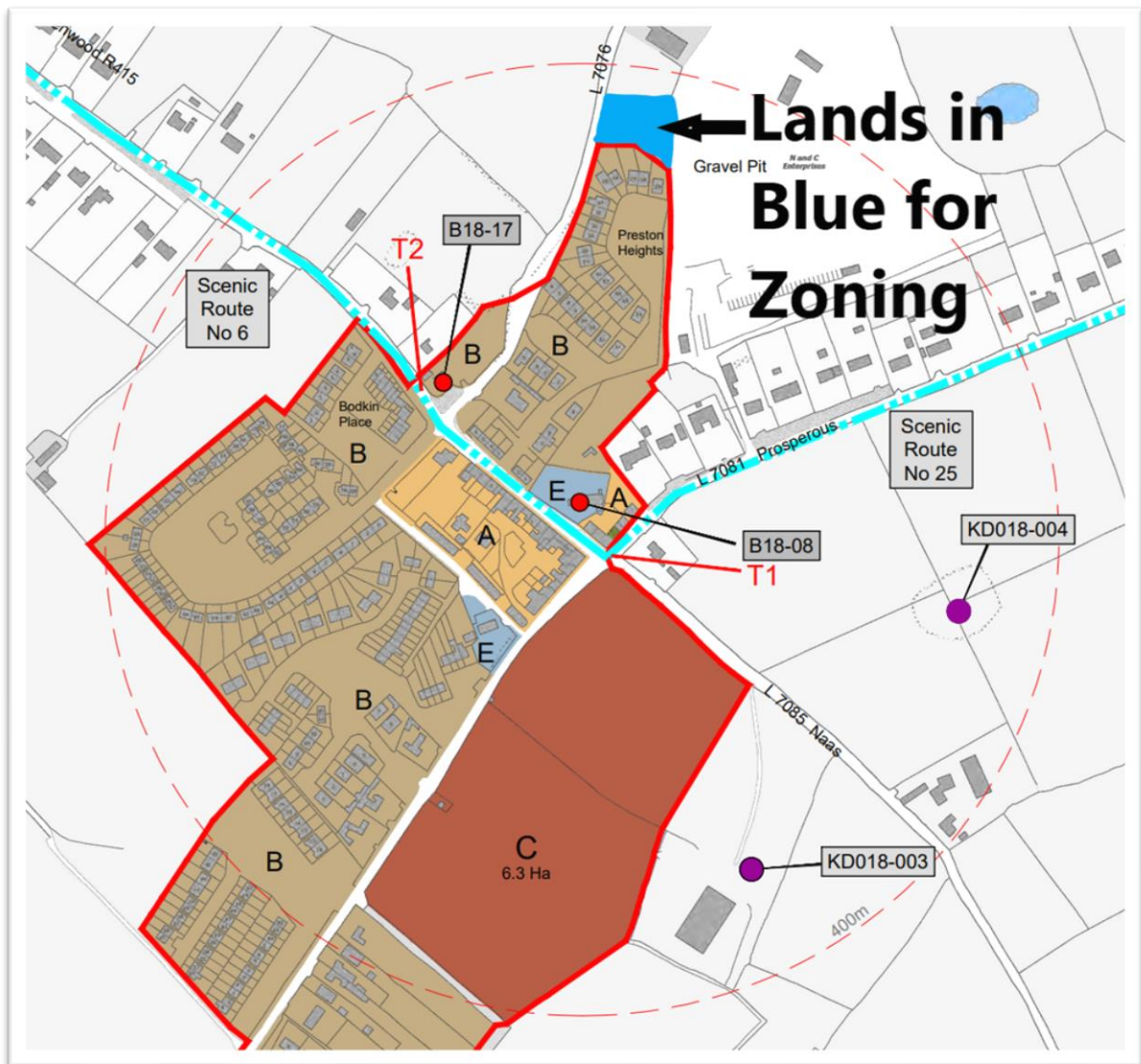


Fig 1. Lands Overview

**C. Landholding Planning History from CDP**

There has been no planning permission applications lodged for this landholding.

**D. Kildare County Development Plan 2017-2023 Review**

The table below sets out the draft target zoning area for Villages, from the Draft Kildare CDP 2023-2029.

**Table 3.2 Villages – Population**

	2016 Population (Census)	2021 Population Estimate (based on % growth from 2011-2016)	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement in (ha)	Target Residential Density (UPH)
Villages	11,160	11,806	1,182	430	43	10-15

Kilmeague village is targeted for 6Ha of zoning, new residential a primary focus area adjacent the main street and will be subject to a masterplan development. This will not bring homes to the area immediately; this zoning application for 0.24 Hectares brings a small section of land available for future homes.

The area is not significant and the site is connected in close proximity to relevant services, the site adjoins a mature housing development.

**Table 3.3 - Quantum of Developable Land Zoned for New Residential and Serviced Sites**

<b>Village Plan</b>	<b>New Residential (Ha)</b>	<b>Serviced Sites (Ha)</b>
Allenwood	4	0
Athgarvan	7.5	3
Ballitore	7	0
Ballymore Eustace	9	0
Caragh	2	0
Coill Dubh/ Coolearagh	3	0
Crookstown	2	1
Johnstown	0.5	0
Johnstownbridge	1	1
Kildangan	3	2
<b>Kilmeague</b>	<b>6</b>	<b>0</b>
Moone	4	0
Narraghmore	4	0
Robertstown	0	3
Straffan	2	0
Suncroft	5	0
Timolin	1	0
<b>Total</b>	<b>61</b>	<b>10</b>

Kilmeague Planning History during Kildare County Council CDP 2017-2023

There have been no planning applications for residential developments within Kilmeague in the lifetime of the outgoing CDP.

**(Relevant Planning applications)**

None

**E. Draft Plan - Policy and Lands Context**

The extract from the Draft County Development Plan 2023-2029 (CDP), states that;

*‘Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities’,* fits with the description of these lands.

This is an outward extension to the village boundary, it is an infill site within 400metres of the village centre. It is classed as regeneration, being the edge of quarry lands. The disused quarry is currently being filled under permit to complete the regeneration of this area.

Physical Infrastructure	The total area of this site, would provide for 5-6 houses and is not seen as pressure on the existing water supply from Srowland WTP.  Wastewater in Kilmeague is known to have treatment issues and a new outfall being required,  However spare capacity has been established to cater for this size of site. It is not considered appropriate in this location to provide an onsite WWTP.
Social Infrastructure	Schools and community facilities in the area are thriving, local GAA clubs have seen numbers increase during the C-19 pandemic and will benefit the extended community over time.
Pedestrian Priority	Kilmeague footpath connects to Allen, a rural settlement.  These lands could connect to a widened public space at the top of Kilmeague hill, the boundary to these lands is 25metres to this extended public space.  A footpath/cycle route to the village is possible.
Sustainable Travel	The closest bus stop is 45m from the lands boundary, with a 126 bus stop across from the Church.
Built Heritage	The structures noted are not affected by this proposed land zoning.

**F. Conclusion**

This proposal is viewed as infill lands at the edge of village boundary and within 400m of the village centre. The site adjoins an existing housing development and is within 100metres of footpath access and mains sewer connections.

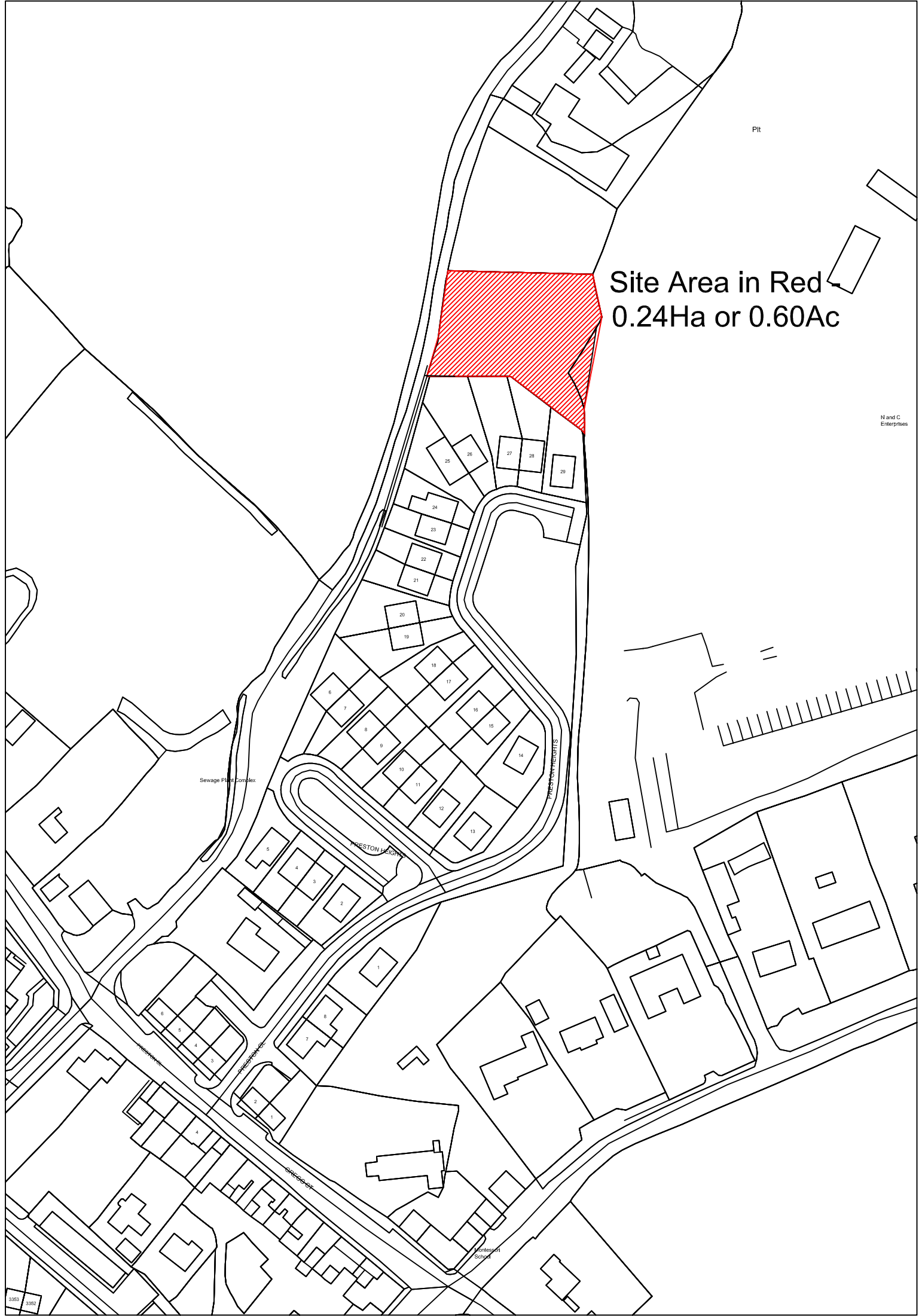
Its has been identified as a site that could be made live and offer units to Kilmeague, while being sustainable for the existing village services.

Zoning of the lands is seen as a route to bring much needed units to this village, given the capacity within the WWTP and notwithstanding the outfall issues under review, it is considered the Village is well placed for this expansion.



**Appendix 1 (Drawings)**

A3 Drawing of Lands for Zoning.



Site Area in Red  
0.24Ha or 0.60Ac

Pit

N and C  
Enter/Exes

Sewage Plant Complex

PRESTON HEIGHTS

Montgomery  
School

3353  
3352