

## **Mark Byrne Engineering Services**

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Planning Department  
Kildare County Council  
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18/05/2022

**Re: Rural Node - Lackagh/Mountrice  
Development of a housing cluster  
County Development Plan 2023 – 2029  
for Seamus Scully**

Dear Sir/Madam,

I am instructed by Seamus Scully to make an application to have the above site included in the Rural Node of Lackagh/Mountrice

### **Site**

The site amounts to 2.73 hectares approx. and will accommodate a family cluster of 5 houses. There are similar development within 1.5km from the site, Mountrice Mill (5 houses) Mountrice Park (10 Houses) and Redhills Park (11 Houses) Ellistown 4km

### **Access**

Access is off an existing cul-de-sac.

### **Water Supply**

There is mains water available.

### **Waste Water**

Individual waste water treatment systems will be installed on each site.

### **Surface Water**

Surface water will discharge to suitability sized soakpits within the site.  
There will be no surface water run-off onto the main road.

### **Transport**

The site is located on the south west side of the junction between R414 & L70101 within the existing 60kph speed limit zone on the R414 regional road.

The site is 8 km from Junction 14 on the M7 motorway at Monasteravin and 9 km from Kildare town railway station.

### **Schools**

The local primary school Scoil Bhride Lackagh is 1.75km from the proposed site

They are primary schools at Monasteravin 5km from the site and Rathangan 8km from the site.

There is a secondary school at Monasteravin St. Paul's Catholic Secondary School 5km and at Rathangan Ardscoil Rath lomgháin 7.3km from the site.

### **Sporting Facilities**

Ellistown GAA club is 4km from the proposed site.

Monasteravin GAA club & Gym is 3.5km from the proposed site.

### **Shopping**

Shopping is available at Monasteravin 5km and Kildare Town 9km

### **Conclusion**

The provision of this site will cater for family members within a family cluster.

There is a need for rural housing clusters, so as to avoid the provision of "one off" rural houses.

On behalf of the Mr. Seamus Scully, I request the Council to favourably consider this proposal.

Yours faithfully,

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Mark Byrne MIEI

BYRNE Engineering Services.