

DM	DAVID MULCAHY
	PLANNING CONSULTANTS LTD
	67 The Old Mill Race, Athgarvan, Co. Kildare
	PH: 045 405030/086 350 44 71 E-mail: david@planningconsultant.ie www.planningconsultant.ie
Company No: 493 133 Directors: D. Mulcahy & M. Mulcahy	

SUBMISSION

to

DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

concerning lands at

TWO MILE HOUSE, CO. KILDARE

Client: JP Quinn & Sons Ltd

22nd May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **JP Quinn & Sons Ltd** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring c.2.1 hectares at Two Mile House, Co. Kildare.

The lands in question are owned entirely by JP Quinn & Sons Ltd in a **single landholding**.

At present the subject lands are **greenfield in nature** and are immediately outside the Rural Settlement Area for Two Mile House under the KCDP 2017-23 (despite adjoining established residential development).

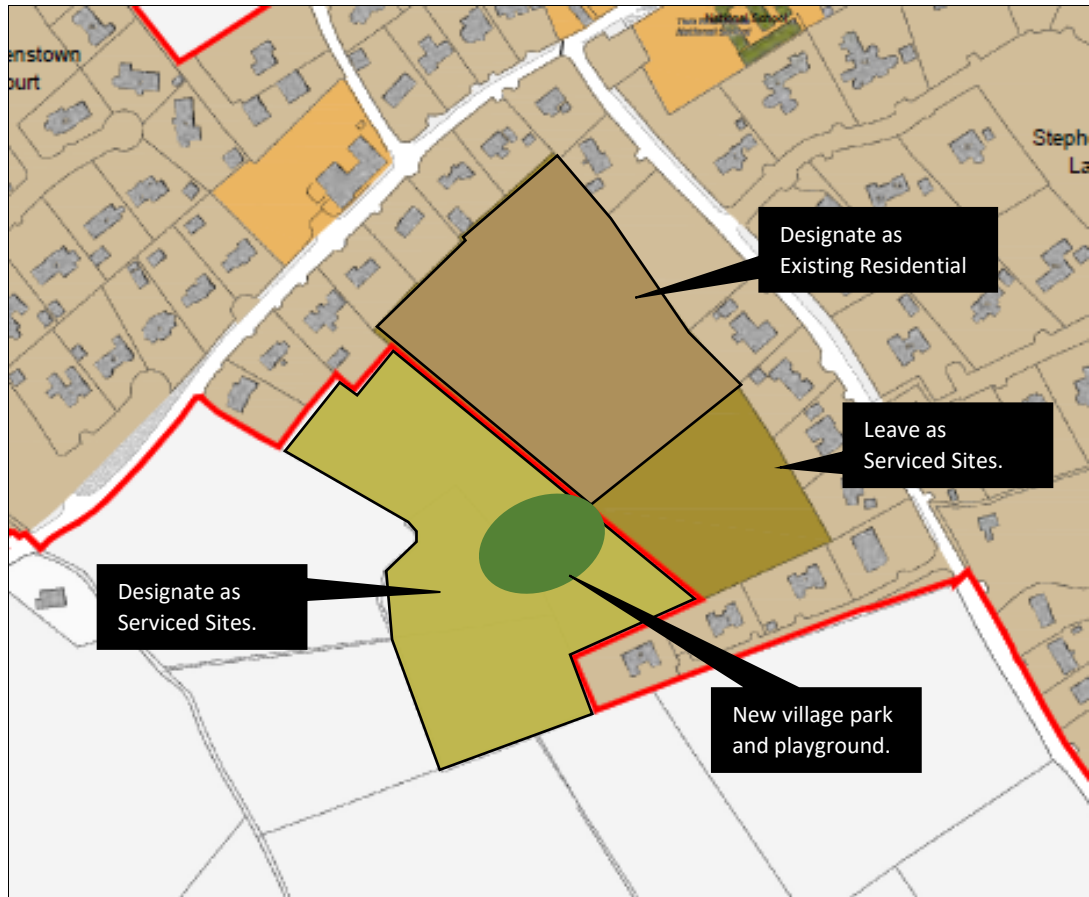
The draft KCDP 2023-29 again excludes these lands from the settlement boundary and they are effectively deemed agricultural.

This submission will demonstrate to the Council that the subject lands **should be designated for Serviced Sites** in the same manner as the rest of the lands owned by JP Quinn & Sons Ltd.

The serviced sites would be an extension of the Chapel Hill residential development under construction by JP Quinn & Sons Ltd and would be accessed via same.

The serviced sites will provide a viable alternative to persons who meet local needs criteria but cannot obtain planning permission for a dwelling.

In addition to providing much needed housing, planning gain will be achieved in the form of a new **public park including playground**.



Extract from Two Mile House Rural Settlement Map dKCDP 2023-29 adapted to show proposed new designations.

1.0 INTRODUCTION

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At present the subject lands are greenfield in nature and are immediately outside the Rural Settlement Area for Two Mile House under the KCDP 2017-23 (despite adjoining established residential development).

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Note: All maps are orientated due north.

2.0 CONTEXT

2.1 Location

The subject site is located to the south side of TMH Village, approximately 240 metres from the village centre - see Fig No.1 below.

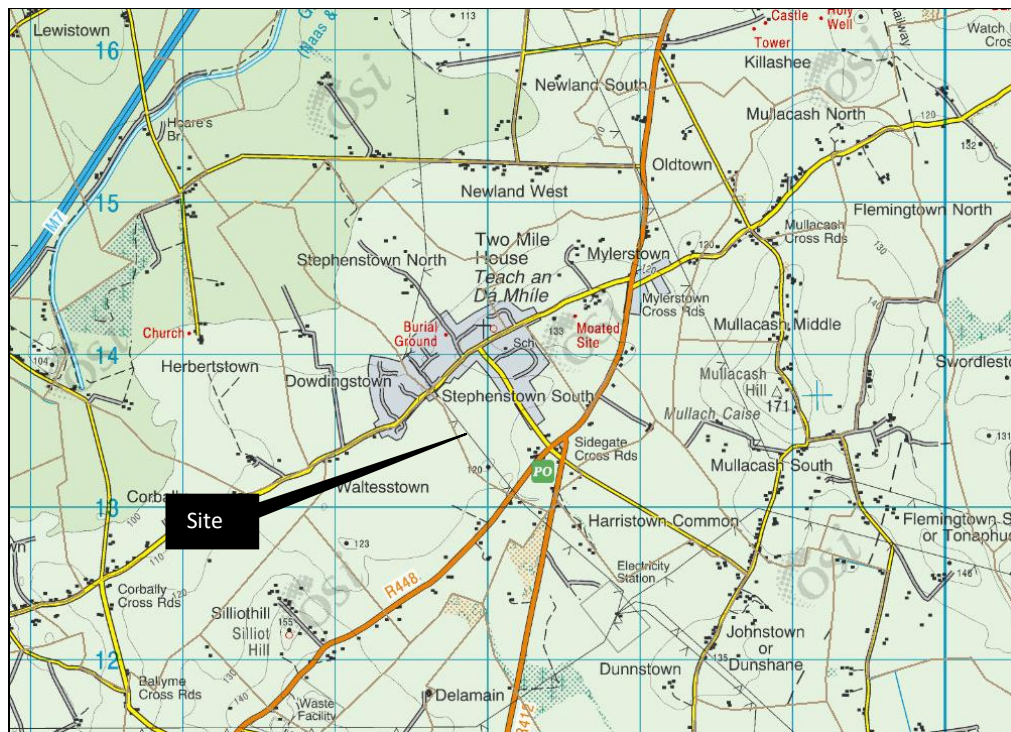


Fig No.1 Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

2.2 Description

The subject lands measure approximately c2.1 hectares. The lands are greenfield in nature and contain mature hedgerows around the perimeter and some internally. There is a ditch running through the southern portion of the site.

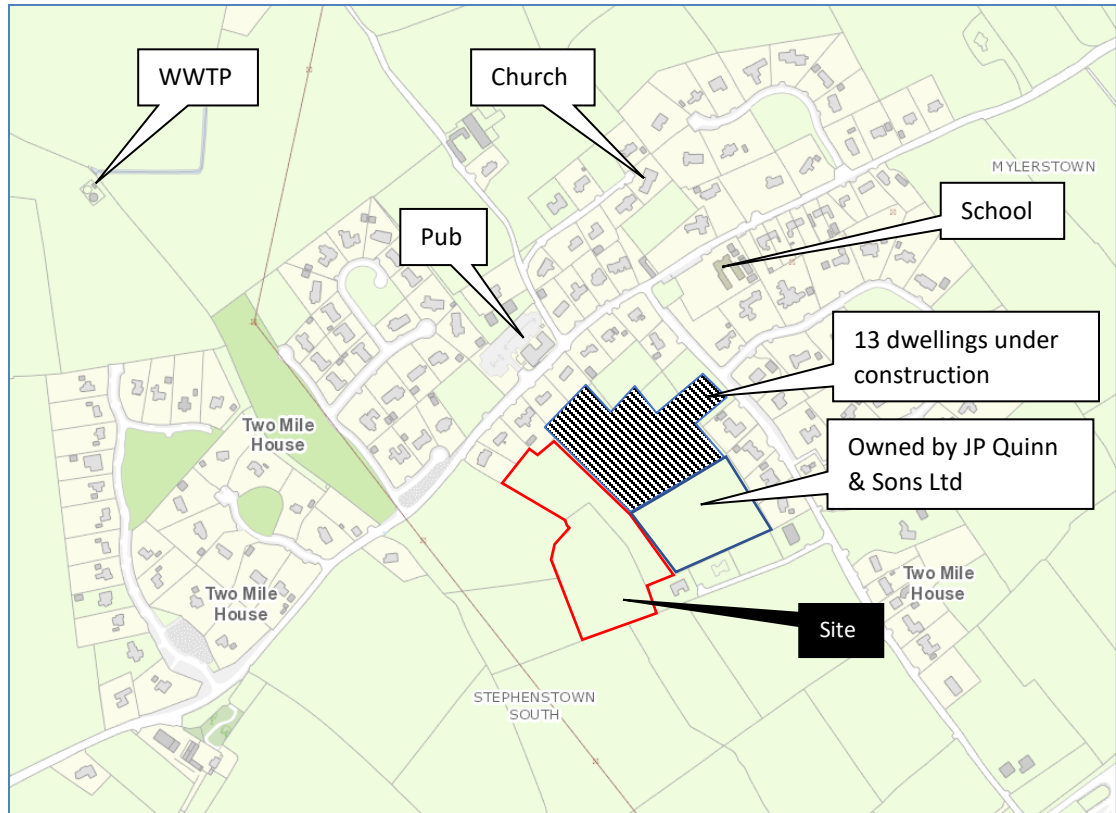


Fig No.2 Site Context Map (source: Myplan.ie - OSI Licence No.EN 0080915).



Fig No.3 Satellite image of the site (source: March 2022).

2.3 Ownership

The applicants own the site¹ in its entirety.

2.4 Adjoining Land Uses

North: Residential dwellings backing onto the site.
South: Single dwelling backing onto the site and agricultural land
West: Agricultural land
East: Agricultural land and land under construction.

2.5 Built and Natural Heritage

There are no known built or natural heritage constraints associated with the subject lands.

2.6 Flood Risk

The subject site is elevated and there is no flood risk associated with same based on a review of floodinfo.ie.

2.7 General Area

Two Mile House Village ('TMH') is centrally located between the towns of Naas (to the north), Newbridge (to the west) and Kilcullen (to the south).

A community hall/gym for the village was granted permission in October 2020.

The primary school in the village has been and is advertising for enrolments for pupils outside of the village in the last few years as the local community isn't

¹ Western portion of Folio Ref KE31944F

meeting the numbers required to hold onto teachers. The village needs new houses to sustain the future of the school. 80 - 90% of existing houses were built up to 15-20 years ago thus very few young children in the village are looking for places.

Furthermore, the pub/restaurant/offices developments in the village needs growth in population for their future sustainability.

There is significant pressure for one-off housing in the general hinterland with many applications being refused in recent times due to the absorption capacity of the area being reached and/or the need to protect lands around urban areas from such development.

3.0 PLANNING HISTORY

3.1 Subject Lands

There is no planning history associated with the subject lands based on a review of the Kildare on-line planning enquiry system.

3.2 Adjoining Lands

PL09.248860 (KCC Reg. Ref. 16/645)

JP Quinn & Sons Ltd secured planning permission for 13 dwellings and these are in the process of being constructed ('to be known as 'Chapel Hill'). Connections were provided for in the permitted layout to these adjoining 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 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".*

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.

² County Kildare is located in the Eastern Region.

4.4 Sustainable Urban Residential Development Guidelines, 2009

The Guidelines advise that **smaller towns** and villages are defined as those with a population ranging from 400 to 5,000 persons. The Guidelines advise for these smaller towns 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, 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.*

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 Two Mile House Rural Settlement

The subject site is outside the Rural Settlement Boundary of the village.

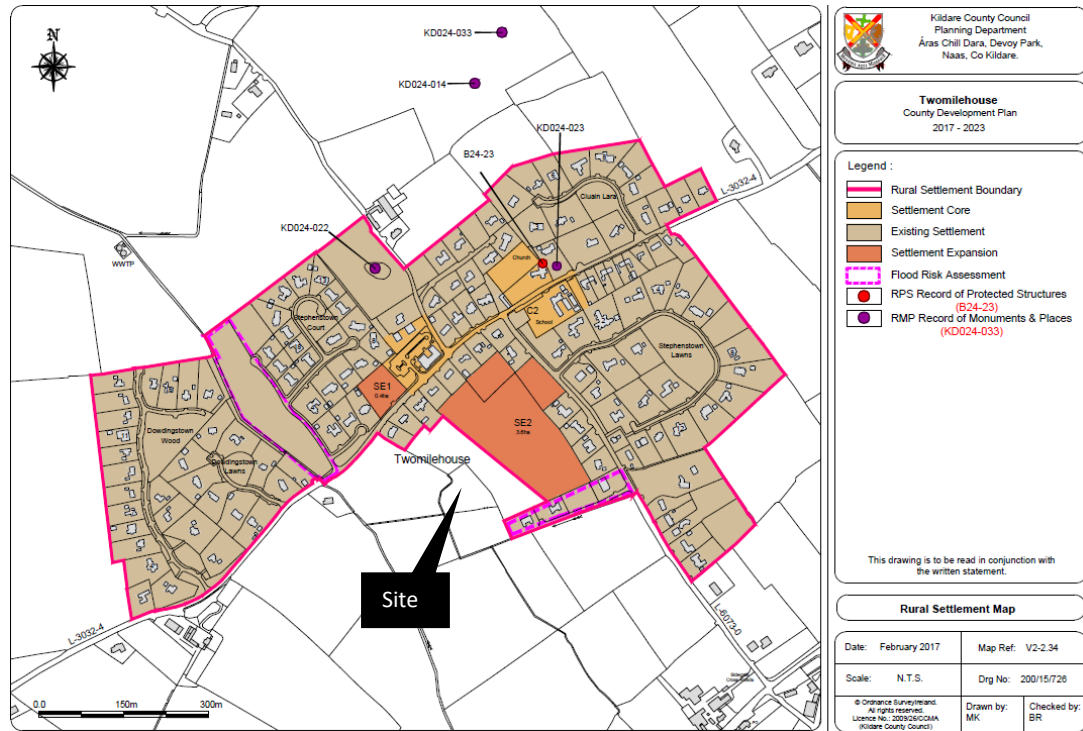


Fig No.4 Two Mile House rural settlement map showing site designated Settlement Expansion.

5.3 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.

The draft KCDP shows provision for 3.24 hectares of lands owned by JP Quinn & Sons Ltd to be designated for Serviced Sites. However, this **includes 2.097 hectares** which are already the subject of a planning permission and which are **already under construction**.

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 outside the Rural Settlement boundary for Two Mile House in the Kildare CDP 2023-29, although it directly adjoins lands designated for Serviced Sites.
- The surrounding hinterland is under pressure for one-off houses and a viable alternative is required in order to attract such persons into villages.

- The site adjoins an established dwellings and land where 13 dwellings are under construction and from which access can be provided.
- 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 site to be designated for **Serviced Sites**.

This would be an expansion of the adjoining lands which are zoned for Serviced Sites.

However, we consider that the designation of 2.097 hectares of lands where dwellings are already under construction should be changed to **Established Residential** to reflect that these dwellings will soon be completed.

This leaves only a relatively small area within the village designated for Serviced Sites and justifies the need for additional lands to be included to cater for the likely demand. As the Council will be aware Two Mile House has always had a strong demand for dwellings.

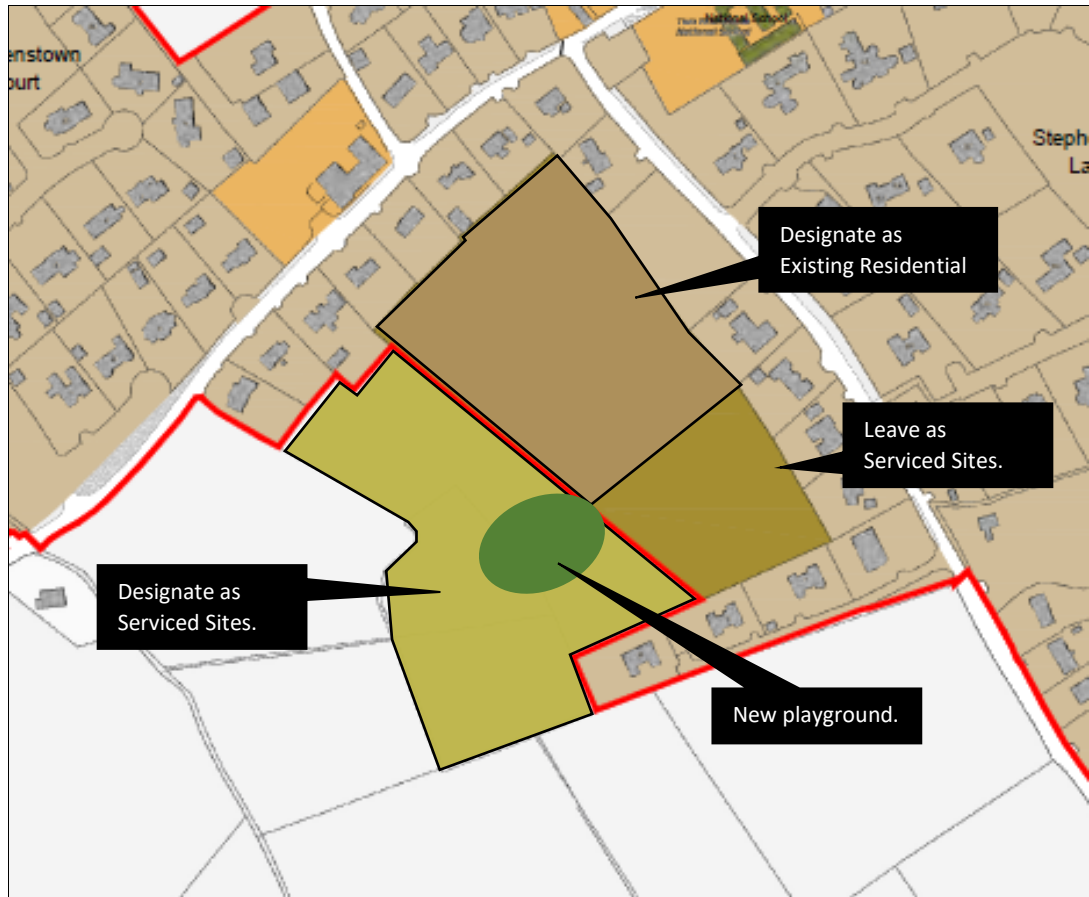


Fig No.6 Extract from Two Mile House Rural Settlement Map dKCDP 2023-29 adapted to show proposed new designations.

6.2.2 Planning Gain

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

It would provide a viable alternative for persons who qualify for local needs but are struggling to obtain planning permission for dwellings in the surrounding hinterland as the absorption capacity is largely saturated.

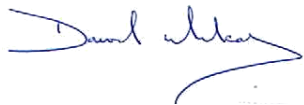
New housing would also help sustain existing serviced in the village, with particular reference to the primary school.

The landowner is amenable to providing a low maintenance playground as part of any serviced sites development on the site.

Conclusion

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

Signed:



David Mulcahy

David Mulcahy Planning Consultants Ltd

CHARTERED PLANNING CONSULTANTS