



**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

RATHANGAN DEMENSE, RATHANGAN, CO. KILDARE

Client: Oakway Homes

23rd May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **Oakway Homes** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring **7.08Ha** hectares at Rathangan Demense, Rathangan, Co. Kildare.

The lands in question are owned entirely by Oakway Homes in a single landholding.

A report from Kilgallen & Partners Consulting Engineers demonstrates that the lands are serviceable.

At present the subject lands are greenfield in nature.

The lands are located within town boundary under the Rathangan zoning map under the KCDP 2017-23 where they are zoned Agriculture in the majority ('I'), with a small laneway zoned Existing / Infill ('B')

This planning status remains the same under the draft KCDP 2023-29.

The lands are free of any natural or built heritage constraints and was the subject of a previous planning permission for 250 dwellings.

The lands are directly accessible via both an adjoining active residential development site and via a separate undeveloped laneway, both in Oakway Homes sole ownership

This submission will demonstrate to the Council that the subject lands are appropriate for **New Residential Zoning and/or Serviced Sites Zoning**.

In addition to providing much needed housing, planning gain may be achieved in the form of providing an element of Active Open space/Community within the applicant's own lands or in conjunction with the Kildare Co. Co. owned adjoining lands

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd, have been instructed by **Oakway Homes Ltd¹** to prepare a submission to the Kildare County Development Plan 2023-29 concerning lands measuring **c.7.08Ha hectares** at Rathangan Demense, Rathangan, Co. Kildare.

At present the subject lands are greenfield in nature and contained in the development plan boundary for Rathangan where they are primarily zoned Agricultural ('I') with a laneway zoned Existing Residential/Infill. This submission will demonstrate to the Council that the subject lands are eminently suitable for a **New Residential Zoning Objective and/or Serviced Sites**.

This report should be read in conjunction with the **Engineering Report** prepared by **Kilgallen Consulting Engineers**.

Note: All maps are orientated due north. All underlined italics are author's emphasis.

¹ Oakway Homes Ltd are experienced developers and are currently developing the lands to the north-west of the site under Reg. Ref. 18/517.

2.0 CONTEXT

2.1 Location

The subject lands are located at the southern edge of Rathangan town approximately **480m** from the town centre, at the rear of Beechgrove housing estate - see Fig. No.1 below.

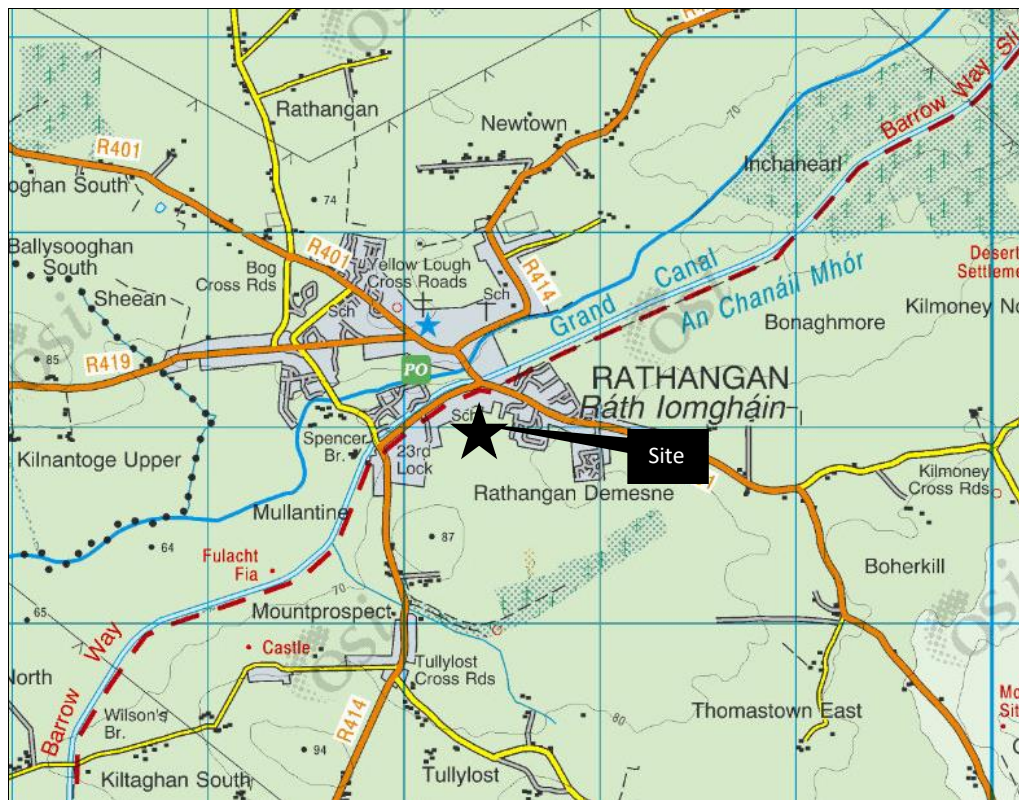


Fig No.2.1 Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

2.2 Description

The subject site² measures c.7.08Ha hectares and is greenfield in nature (agricultural use). The site is enclosed by mature hedgerow with a wall along the northern boundary with the adjoining housing estate.

Dual access to the site is currently via both an active residential development (Millview) and an unused laneway to the east side of Beechgrove housing estate.

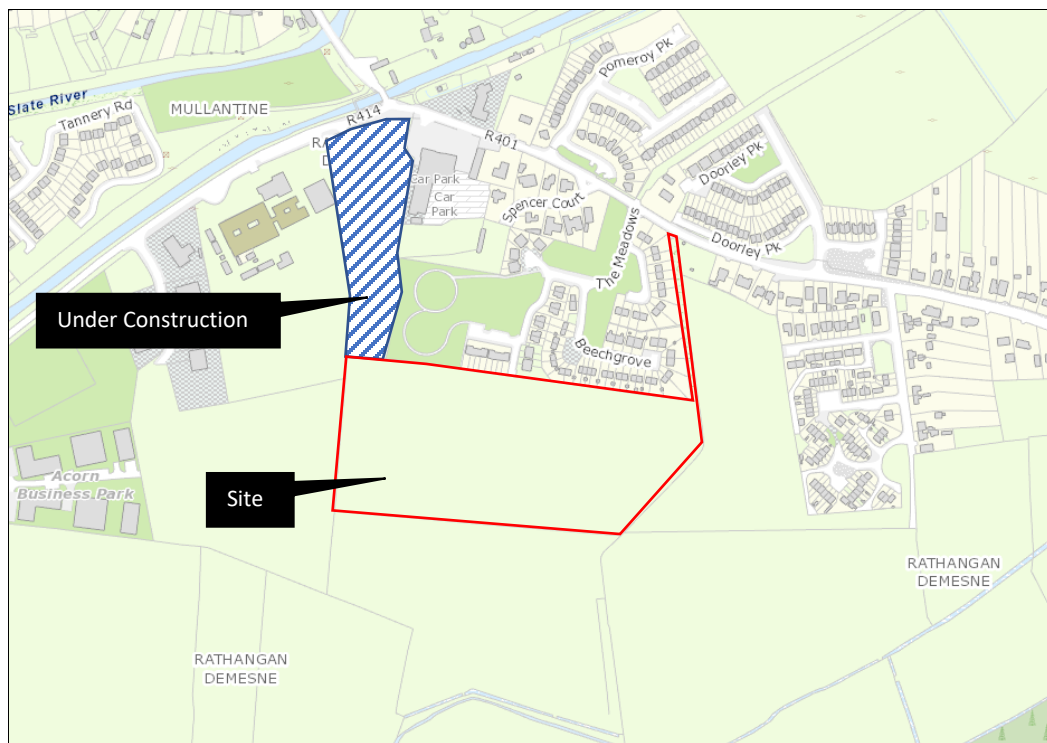


Fig No: 2 Map showing subject site (source: Myplan.ie - OSI Licence No.EN 0080915).

² Folio ref: KE34180F



Fig No: 3 Satellite image showing subject site (source: Google Earth Pro, July 2021).



Fig No. 5 Panoramic photograph of the subject taken from the south west boundary.



Fig No.6 Photograph of the laneway to the north-east portion of the subject site facing south.

2.3 Adjoining Land Uses

There are agricultural lands to the south, east and west.

To the north there is a housing estate (Beechgrove), a small apartment block, a new public park and an active construction site, "Millview" owned by the applicant, Oakway Homes

2.4 Services

The site is serviceable - please refer to the **engineering report prepared by Kilgallen Consulting Engineers** which accompanies this submission.

2.5 Public Transport

Public Transport – The 126, 126x and 126a Bus Service stops in front of The Bridge Bar and provides a regular service to Dublin, Kildare Town, Naas, Edenderry and surrounding villages and towns.

2.6 Historic

The lands formerly formed part of Rathangan House demesne but there was no historic development on this part of the demesne lands.

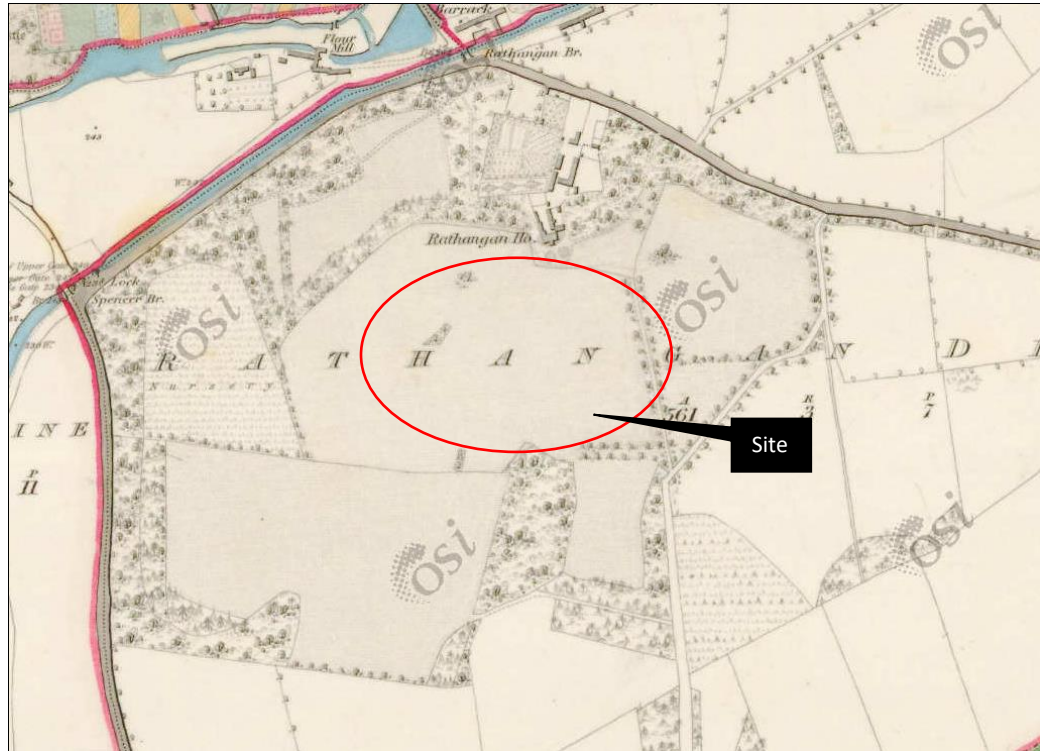


Fig No.7 Historic six-inch map (source: MyPlan.ie).

2.7 Archaeology

The Historic Environment Viewer is an on-line digital service provided by the Department of Culture, Heritage and the Gaeltacht providing databases of the National Monuments Service Sites and Monuments Record (SMR) and the National Inventory of Architectural Heritage (NIAH). It shows no recorded monuments associated with the subject lands. There are 2 no. recorded monuments in the lands to the south and therefore it is likely that any future planning application will need to engage undergo an archaeological assessment. However, this does not affect zoning of lands.

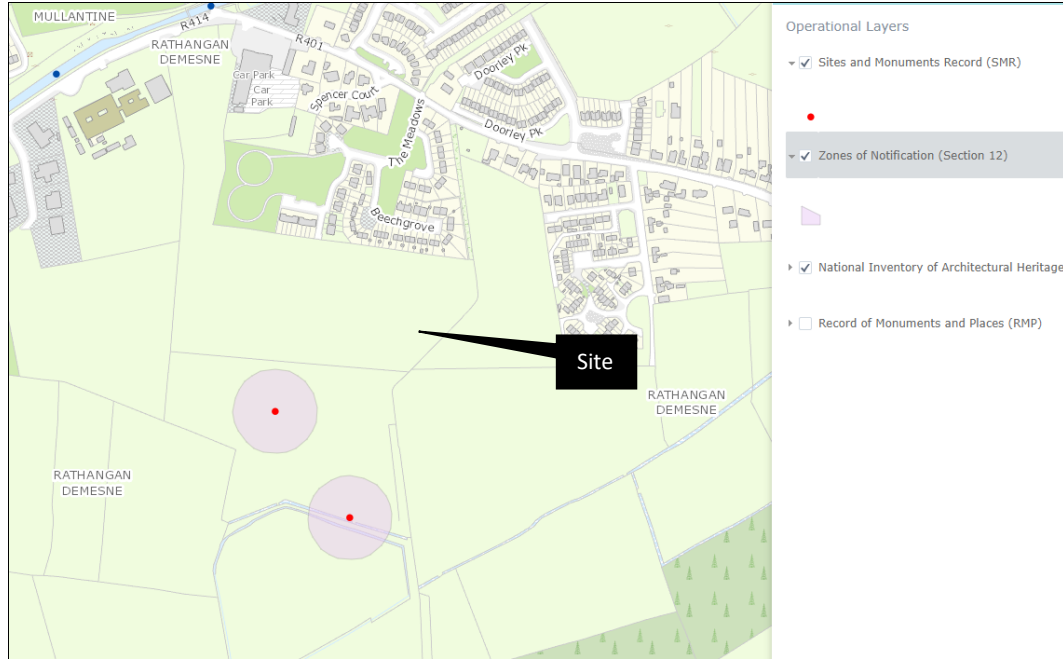


Fig No.8 Extract from the Historic Environment Viewer.

2.8 Ecology

The Canal to the north of the R414 is a Proposed Natural Heritage Area Site Code: 002104. There is not considered to be any risk to the pNHA in terms of developing the subject lands.

The site is not located near any Natura 2000 site and there is no ecological connection to same.

2.9 Rathangan Town

The town of Rathangan recorded a population of 2,611 in the 2016 Census³.

The southern part of the town (south of the R414) contains a mix of land uses including a secondary school, employment zones, soccer club and residential estates.

³ There has been no Census since. The results of the 2022 Census will not be available for some time yet.

Name	County	Population	Population	Population	Population	Population	Population
		Census 1991-04-21	Census 1996-04-28	Census 2002-04-28	Census 2006-04-23	Census 2011-04-10	Census 2016-04-24
Rathangan	Kildare	1,129	1,190	1,811	1,718	2,374	2,611

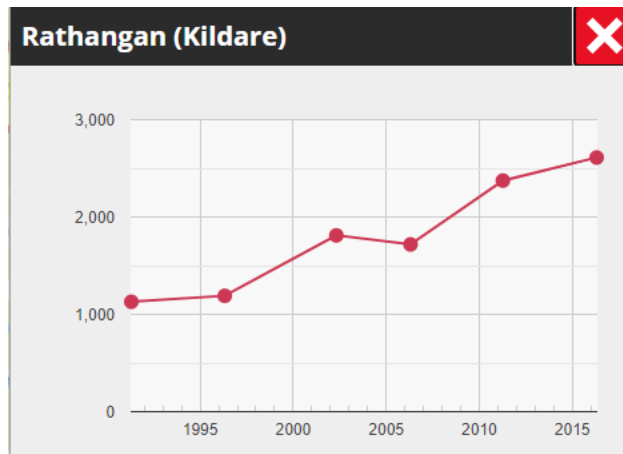


Fig No.10 Graph showing annual population change from 1991 – 2016. Source: population.city/ireland

3.0 PLANNING HISTORY

3.1 Subject Lands

A review of the Kildare County Council on-line planning enquiry system revealed 2 no. relevant planning permissions associated with the subject site:

3.1.1 Reg. Ref. 06/2667

Conditional permission was granted for 250 no. dwellings, 4no. retail units and a creche.

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 Eastern⁴ 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”.*

⁴ County Kildare is located in the Eastern Region.

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 **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 Rathangan Small Town Plan

Zoning Objective

The Rathangan zoning map shows the site to be within the small town boundary and zoned **Agricultural** in the KCDP 2017-23.

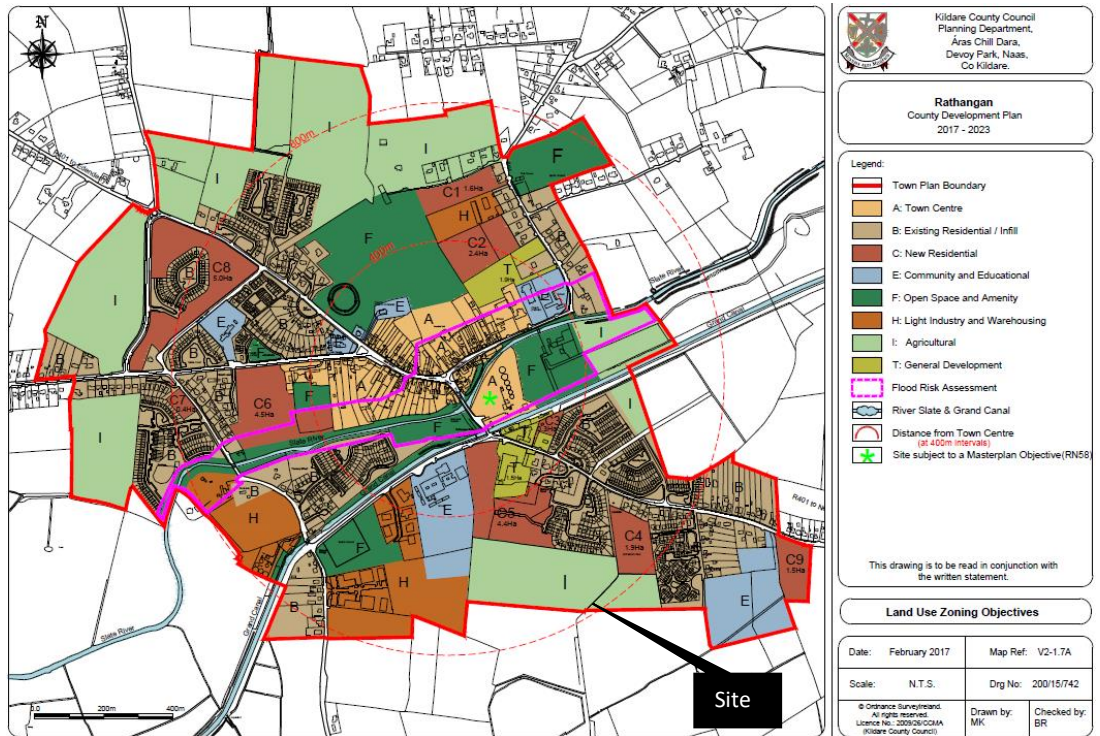


Fig No.11 Rathangan zoning map showing site zoned Agricultural.

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Settlement Strategy

Rathangan remains designated as a **Small Town** in the dKCDP 2023-29.

The population target under the dKCDP to Q4 2028 is **226** and the housing target is **82**.

Table 2.8 – Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028

Settlement Type	Settlement Name	Census 2016 Population	Settlements percentage per total County population	2021 Population Estimate (based on % growth from 2011-2016)	Housing & Population Target %	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 (ha)	Target Residential Density (UPH)
County	Kildare	222,504		235387		260533	9144		
Key Town	Naas	21,393	9.60%	22632	14.9%	3747	1362	40	35-50
	Maynooth (MASP)	14,585	6.60%	15429	10.90%	2741	997 ^s		35-50
Self-Sustaining Growth Towns	Newbridge	22,742	10.20%	24059	11.60%	2917	1061	35	35-50
	Leixlip	15,504	7%	16402	10.20%	2565	933	31	35-50
	Kildare Town	8,634	3.90%	9134	4.70%	1182	430	14	35-40
	Athy	9,677	4.30%	10237	4.80%	1207	439	15	35-40
Self-Sustaining Towns	Celbridge	20,288	9.10%	21463	10.00%	2515	914	30	35-40
	Kilcock	6,093	2.70%	6446	4.00%	1006	366	12	35-40
	Monasterevin	4,246	1.90%	4492	2.60%	654	238	8	35-40
	Clane	7,280	3.27%	7702	2.40%	604	219	7	35-40
Towns	Sallins	5,849	2.62%	6188	1.90%	478	174	6	35-40
	Kilcullen	3,710	1.70%	3925	2.50%	629	229	8	35-40
	Kill	3,348	1.50%	3542	1.30%	327	119	4	35-40
	Prosperous	2,333	1.04%	2468	1.00%	251	91	3	30-35
	Rathangan	2,611	1.20%	2762	0.90%	226	82	3	30-35
	Castledermot	1,475	0.70%	1560	0.50%	126	46	2	30-35
	Derrinturn	1,602	0.70%	1695	0.60%	151	55	2	30-35

5.2 Zoning Objective

Under the draft KCDP the subject site remains within the small town boundary and zoned **Agricultural**, apart from the laneway to the east being zoned Infill

It is one of 3 such zoning objectives within the development plan boundary and is the largest of the 3 with one of the others being in an area where a flood risk assessment is required, and a number of protected structures are situate

The site adjoins lands for New Residential (Council owned lands), Education and Community, Industrial and Existing Residential.

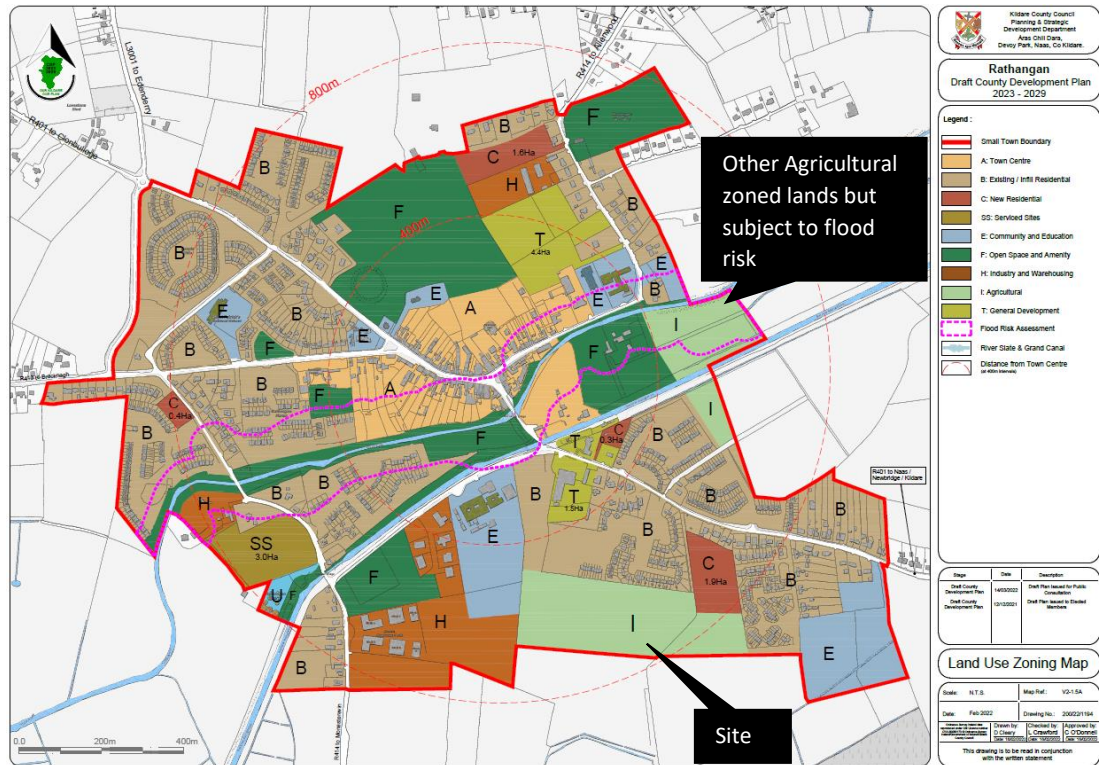


Fig No.12 Zoning Map dKCDP 2023-29 showing lands zoned Agricultural ('I').

5.3 New Residential Zoning Objectives

The zoning map shows that there are 4 relatively small landholdings in the town zoned for New Residential development, two of which are particularly small. At the time of writing one of which is **nearing completion and final occupation**.

The 1.9Ha zoning is owned by the Council and it is understood these lands **have been zoned for residential development for approx..20 years without any housing being delivered**. Dedicated access to the public road from these lands to the north is dependent on a third party. We submit that given these lands have not been developed over this time period it would not be unreasonable to **transfer this New Residential zoning over to the subject site** in the interest of the policies of Housing for All and to potentially **replace the New Residential zoning objective with an Open Space & Amenity zoning objective that would require**

the developers of the subject site to landscape same. This would provide a high quality amenity space for the residents of the town and could be fronted onto by new development on the subject site to provide passive surveillance.

The 1.6Ha zoning site is the subject of a planning permission for 28 dwellings which is currently on appeal with An Bord Pleanála, an Existing Residential/Infill zoning would appear to be a more appropriate zoning objective for this site. In addition, similar could be suggested for the 0.3H site which is now nearing completion of 10 dwellings.

The majority of the applicant's site is within **800m distance⁵** from the town centre.

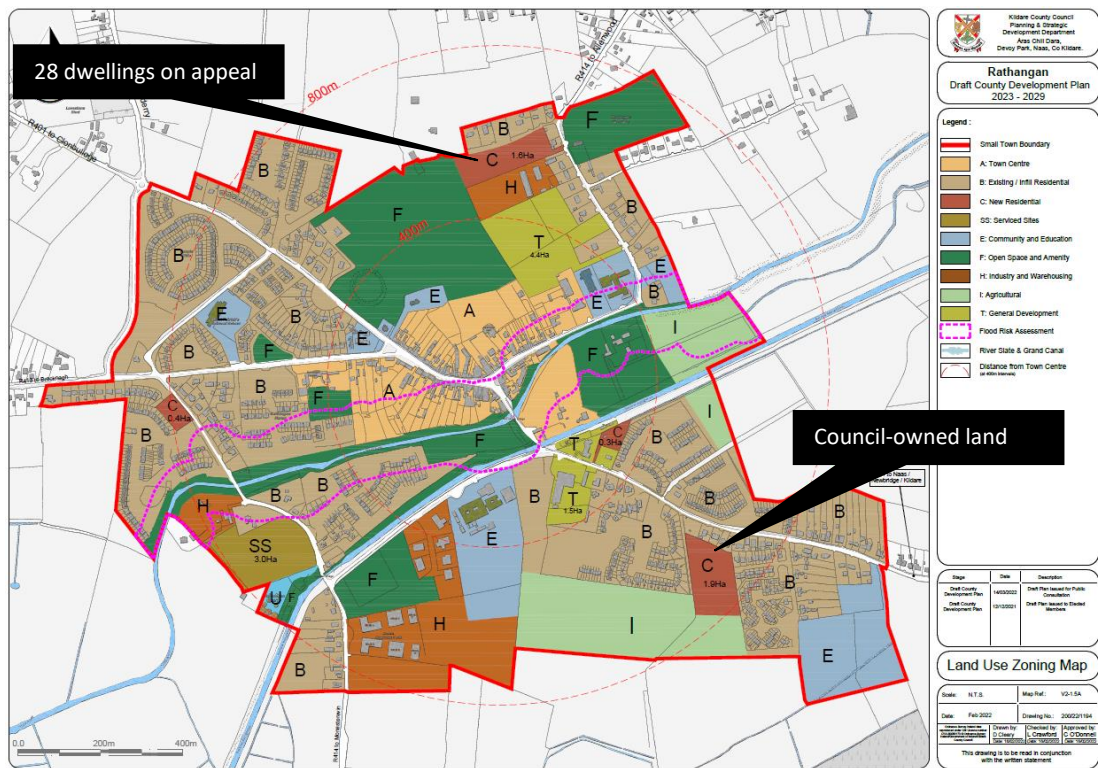


Fig No.13 Zoning Map dKCDP 2023-29 showing main lands zoned New Residential.

⁵ 5 minute walking distance.

5.4 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.

It is acknowledged that there is another site in the town zoned for Serviced Sites (3Ha) but given the high level of pressure for one-off dwellings in the hinterland of Rathangan its **seems reasonable to provide for more than one site for such a zoning.**

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 Rathangan which is a Small Town in the Kildare Settlement Strategy.
- There is a previous planning permission associated with the subject site for 205 dwellings which expired.

- The developer is active on its adjoining lands and is currently making good on dedicated infrastructure that will lend to the development of the subject lands.
- The site is largely within the 800m radius from the town centre is in close proximity to education, amenity and employment.
- The site is within the development plan boundary and is currently zoned Agricultural under the draft CKDP 2023-29.
- The site is serviceable according to Kilgallen & Partners Consulting Engineers
- The site bounds existing residential development and its development would represent sequential development.
- There are two potential access points to the site.
- 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 lands to be zoned **New Residential or Serviced Sites**, or a combination of both.

5.2.7 Planning Gain

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

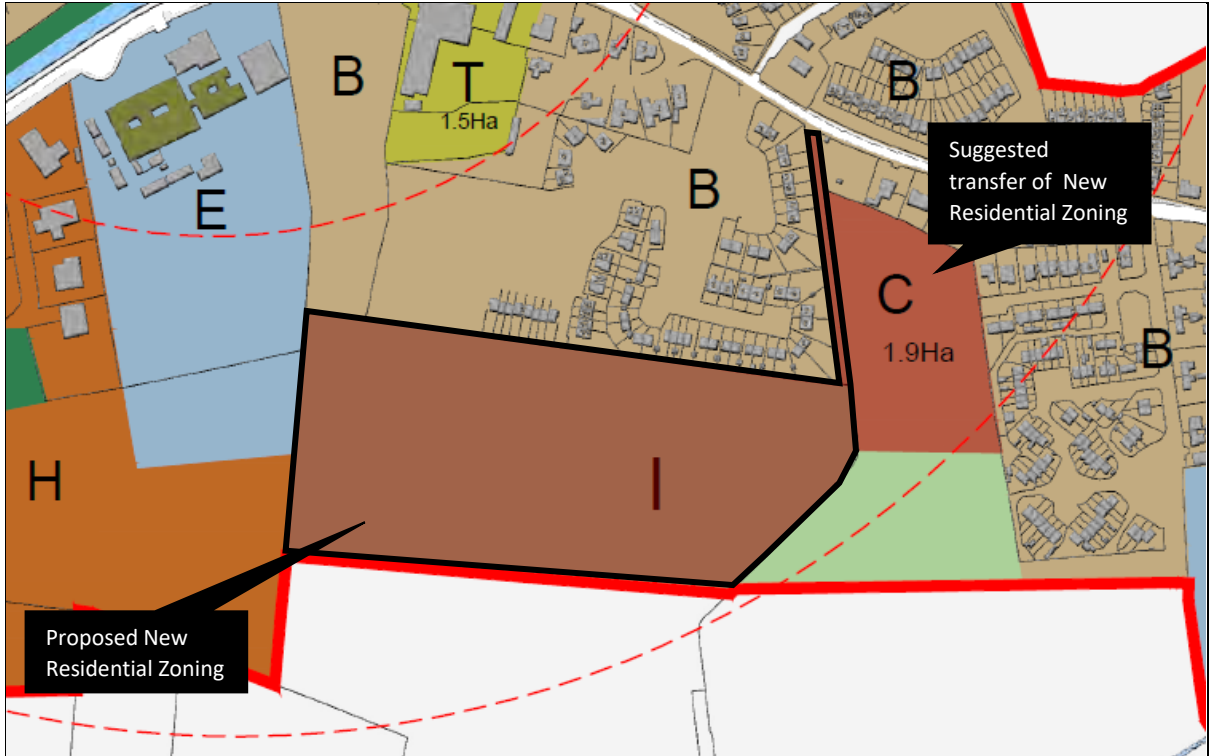
- The dwellings would provide a genuine attractive alternative to those who would otherwise build one-off houses in the countryside.
- These dwellings would all be within close walking distance of the town centre and the secondary school.
- We submit that the suggested new zoning (s) would open the opportunity for a new road to serve both the applicants lands and adjoining Council-owned lands and potentially the start of a long-term infrastructural route to the north of Rathagan

As noted above the suggested transfer of the New Residential zoning on the Council owned lands to the subject site should be considered in terms of planning gain as it would significantly enhance the prospect of new houses being delivered in a timely fashion as per Housing for All and a new amenity space could be provided on these lands instead.

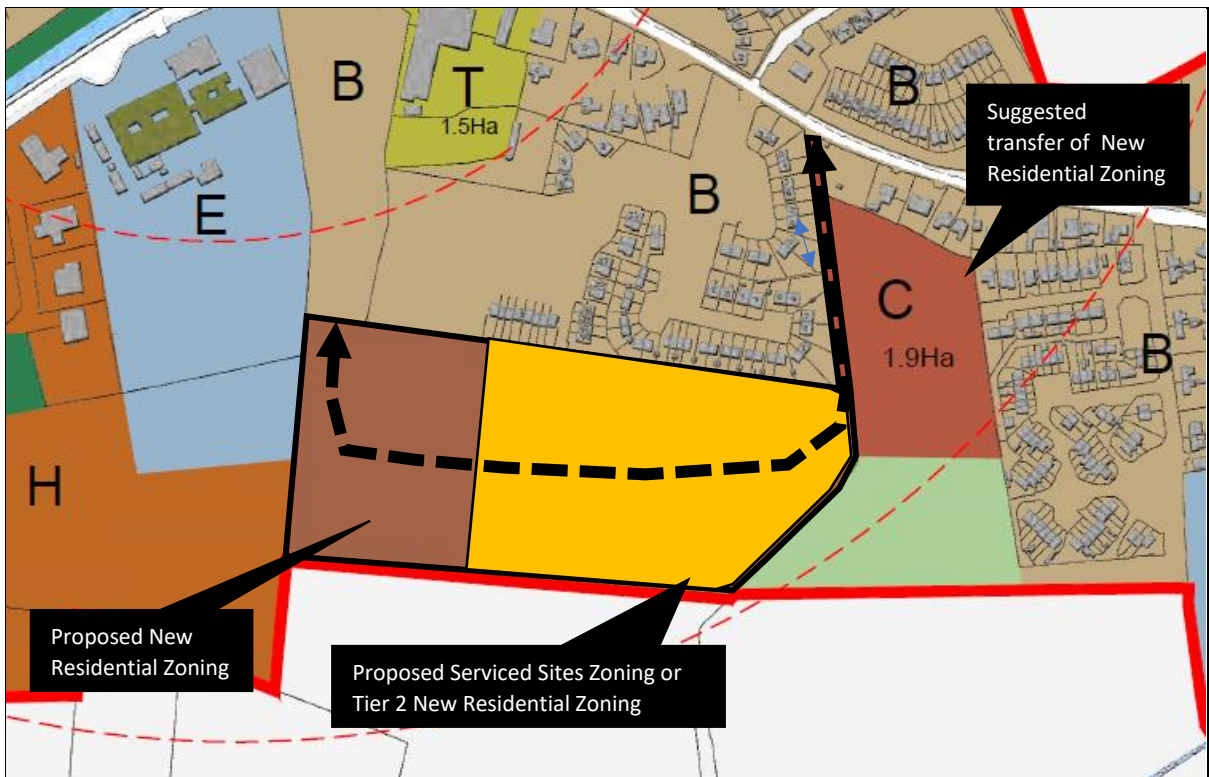
Options

Please refer below to two different Options for the Council to consider - **Option A and Option B.**

Please refer to the Diagram prepared by Kilgallen & Partners which provides a more detailed version of Option B.



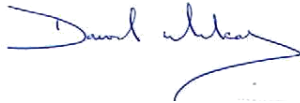
Proposed changes to dKCDP 2023-29 Zoning Map being sought under this submission - **Option A**



Proposed changes to dKCDP 2023-29 Zoning Map being sought under this submission - **Option B**

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

Signed:



David Mulcahy

David Mulcahy Planning Consultants Ltd

CHARTERED PLANNING CONSULTANTS

Enclosures

1. Engineering report from Kilgallen & Partners demonstrating that the lands are serviceable.
2. Diagram prepared by Kilgallen & Partners showing proposed New Residential and Serviced Sites zoning objectives.