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SUBMISSION

to

DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

concerning lands at

BROWNSTOWN, CURRAGH, CO. KILDARE

Client: Ms. Deirdre Grace

23rd May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **Deirdre Grace** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring c.2.02 hectares at Brownstown, Curragh, Co. Kildare.

The lands in question are owned entirely by Deirdre Grace in a **single landholding**.

An Bord Pleanála previously granted **5 no. serviced sites** on the northern portion of the lands in 2010.

A report from James Fagan & Associates demonstrates that the lands **are serviceable**.

At present the subject lands are **greenfield in nature** and are immediately outside the Rural Settlement Area for Brownstown 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**.

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 footpath and lighting.

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd, have been instructed by Deirdre Grace to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring c.2.02 hectares at Brownstown, Curragh Co. Kildare.

At present the subject lands are greenfield in nature and are immediately outside the Rural Settlement Area for Brownstown under the KCDP 2017-23.

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**.

Note: All maps are orientated due north.

2.0 CONTEXT

2.1 Location

The subject site is located to the south side of the village of Brownstown - see Fig No.1 below.

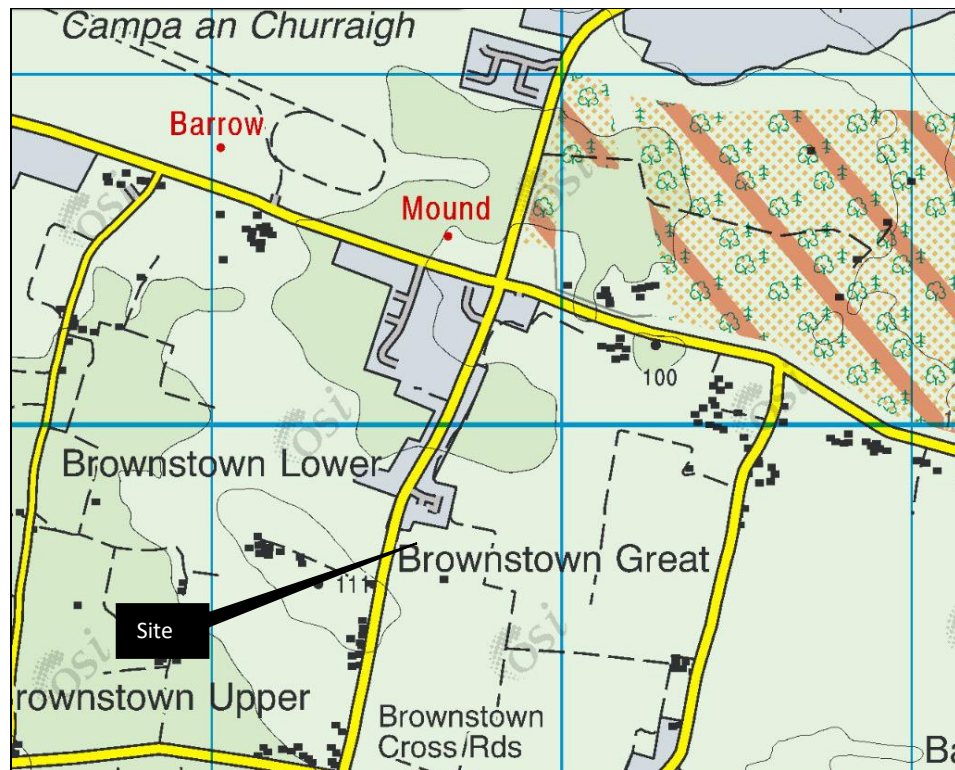


Fig No.1 Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

2.2 Description

The subject lands measure approximately c.2.02 hectares¹. At present the lands are greenfield in nature and surrounded by hedgerow. There is an agricultural entrance into the site from Suncroft Road to the west.

¹ Western portion of Folio KE53077F



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



Fig No.3 Satellite image of the site (source: Google Maps).



Fig No.4 Photo of site taken from southern boundary.



Fig No.5 Photo of Suncroft road to west of site at agricultural entrance.

2.3 Ownership

Ms. Grace owns the site in its entirety.

2.4 Adjoining Land Uses

North: The site adjoins Hazelwood Grove housing estate and another dwelling in the north-west corner.

South: Agricultural field.

West: Public Road (Suncroft Road - L3007) - no footpath or lighting. The top third of the site is within the posted 50kph speed sign.

East: Agricultural field owned by the applicant (part of same folio)

2.5 Public Transport

The village is served by the 126 bus route which provides access to Kildare Town, Newbridge, Naas and Dublin. There are 6 services a day.

2.6 Built and Natural Heritage

There are no built or natural heritage constraints associated with the subject site i.e. archaeology, NHA, pNHA, Natura 2000 etc.

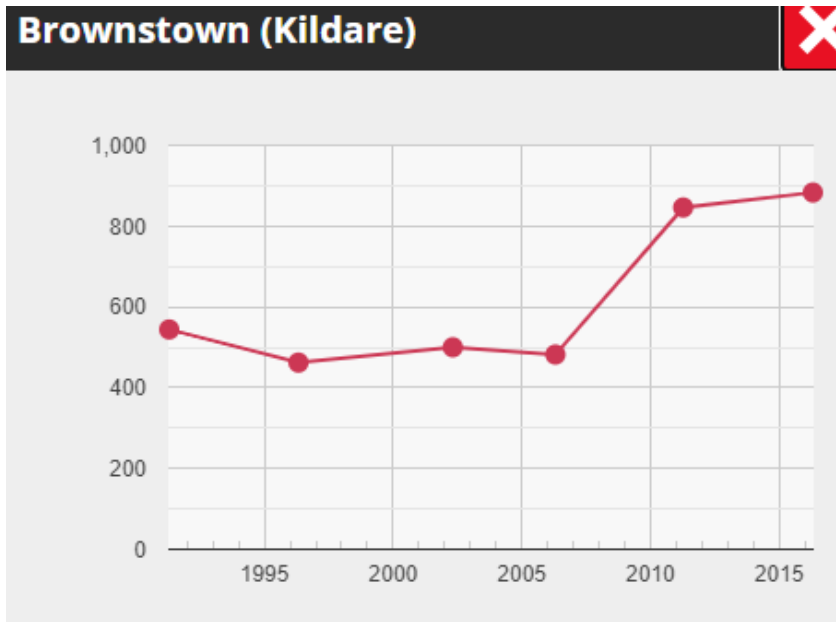
2.7 Flood Risk

A review of floodinfo.ie does not show any flood risk associated with the subject lands.

2.8 General Area

The general area is rural in character. Brownstown village is a small settlement at the edge of the Curragh with a population of 883 people recorded in the 2016² Census. The population has grown significantly since 2006 - see graph below based on the 2016 Census.

² No updated Census since due to Covid 19.



Population growth (Source: citypopulation.de)

It is a feature of the village that its **future growth is largely constricted**. It cannot expand to the north due to the presence of the Curragh plains and expansion to the east is curtailed by the presence of a stud farm. The subject lands are the only greenfield lands in the village with direct frontage onto Suncroft Road.



Fig No.6 Restricted growth due to presence of Curragh plains and adjoining stud.

3.0 PLANNING HISTORY

3.1 Subject Lands

PL09.236762

In 2010 An Bord Pleanála upheld the decision of Kildare Co. Co. (Reg. Ref. 09/963) to grant planning permission for construction of **5 no. serviced sites**, access and access road, landscaping and all associated site works. An application was made to extend the life of the permission but it was lodged too late and the permission expired.



Fig No.7 Extract from Site Layout Plan submitted with the application at Further Information Stage.

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 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.*

4.4 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).

4.5 Kildare County Development Plan 2017 – 2023

4.5.1 Brownstown Rural Settlement

The subject site adjoins the Rural Settlement Boundary but is outside same.

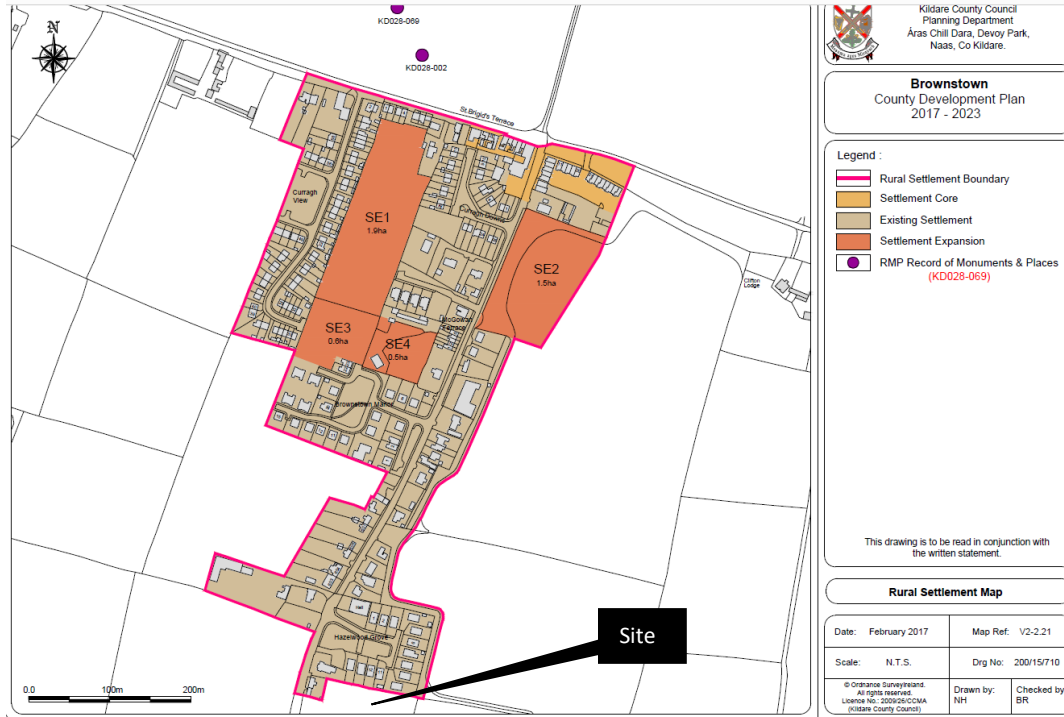


Fig No.8 Brownstown rural settlement map KCDP 2017-23 showing site.

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Settlement Strategy

Brownstown remains designated as a **Rural Settlement**.

5.2 Designations

Under the draft KCDP the subject site is again left outside the rural settlement boundary despite being the only landholding in the village with direct road frontage.

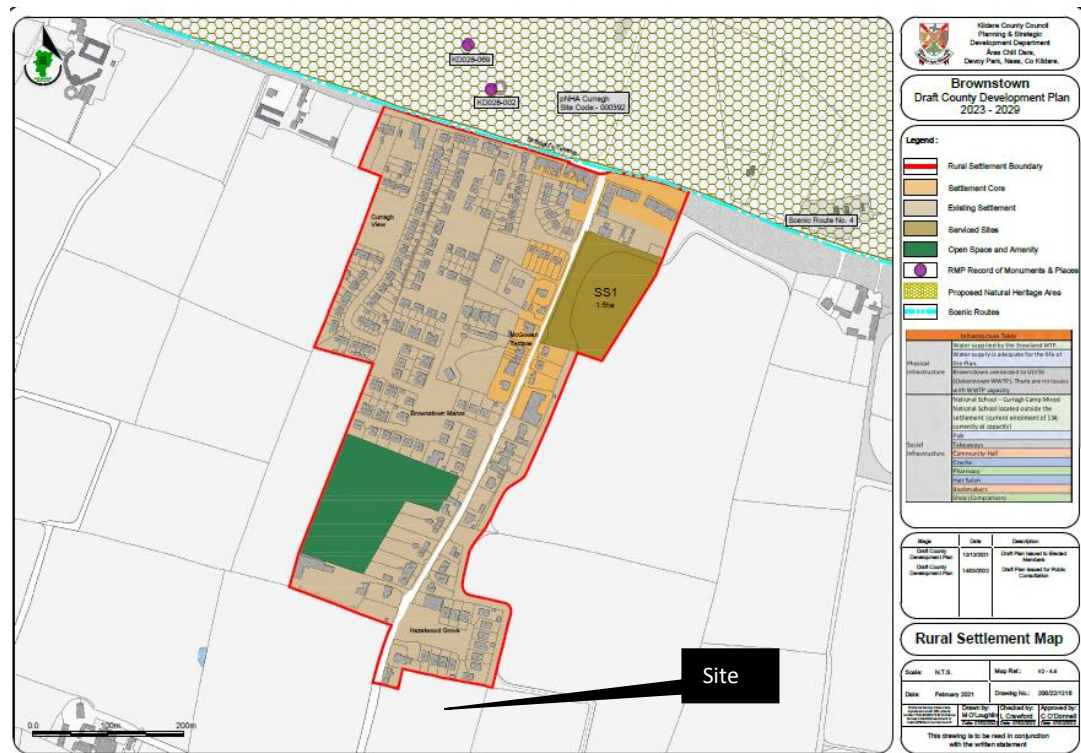


Fig No.9 Rural Settlement Map dKCDP 2023-29 showing lands outside the rural settlement boundary.

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.

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 Brownstown which is a Rural Settlement in the Kildare Settlement Strategy.
- The site adjoins an established residential area.
- An Bord Pleanála previously granted 5 no. serviced sites on this site.
- The site is serviceable.
- The future growth of the village is restricted and the subject site is the only site in the village with direct road frontage.

- 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 designated for **Serviced Sites**.

We note that the latter designation has been introduced elsewhere in the village but we submit that there is such a large hinterland where obtaining planning permissions for one-off housing is so difficult that there will be a large demand for viable alternatives in rural type villages such as Brownstown. We again highlight that An bord Pleanála previously deemed the site suitable for Serviced Sites.

6.2.2 Planning Gain

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

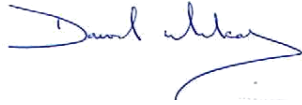
It would provide a viable alternative for persons who qualify for local needs but are struggling to obtain planning permission for dwellings in the surrounding hinterland as the absorption capacity is largely saturated.

Any future development of this site will involve a new public footpath and public lighting provided along the public road.

Note: the owner would be amenable to all or part of the adjoining lands to the east in her ownership being considered for Serviced Sites if the Council considered that this would be of benefit.

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

Encl. Statement on services and map from James Fagan & Associates including 2 maps from Irish Water.