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SUBMISSION

to

DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

concerning lands at

ALLENWOOD NORTH, ALLENWOOD, CO. KILDARE

Client: Tony McNally & JAJ Construction Ltd

23rd May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **Tony McNally & JJ Construction Ltd** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring **c.5.7 hectares** at Allenwood North, Allenwood, Co. Kildare.

The lands in question are owned entirely by Tony McNally in a **single landholding**. The lands are enclosed by existing development to the south, east and west and represent sequential development of the village.

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

At present the subject lands are greenfield in nature and outside the village boundary in the KCDP 2017-23 and again in the draft KCDP 2023-29.

This submission will demonstrate to the Council that the subject lands which are appropriate for **New Residential Zoning with a portion for Serviced Sites Zoning**.

In addition to providing much needed housing, planning gain will be achieved in the form of the road to the west being upgraded including a new footpath.

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd, have been instructed by **Tony McNally** to prepare a submission to the Kildare County Development Plan 2023-29 ('KCDP') concerning lands measuring **c.5.7 hectares** at Allenwood North, Allenwood, Co. Kildare.

The subject lands adjoin the built edge of the village. At present the subject lands are greenfield in nature and unzoned in the current and draft KCDP.

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 **James Fagan Associates**.

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

2.0 CONTEXT

2.1 Location

The subject lands are located at the northern edge of Allenwood Village approximately **320m** from the village centre, at the rear of The Willows housing estate - see Fig. No.1 below.



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

2.2 Description

The subject site¹ measures c.5.7 hectares and is greenfield in nature (agricultural use). The site is enclosed by mature hedgerow. There are overhead power lines running through the site but this is not considered to be a difficulty in terms of future development.

Access to the site is currently via a road to the west side of the site (Grouse Lodge Lane - L10201).

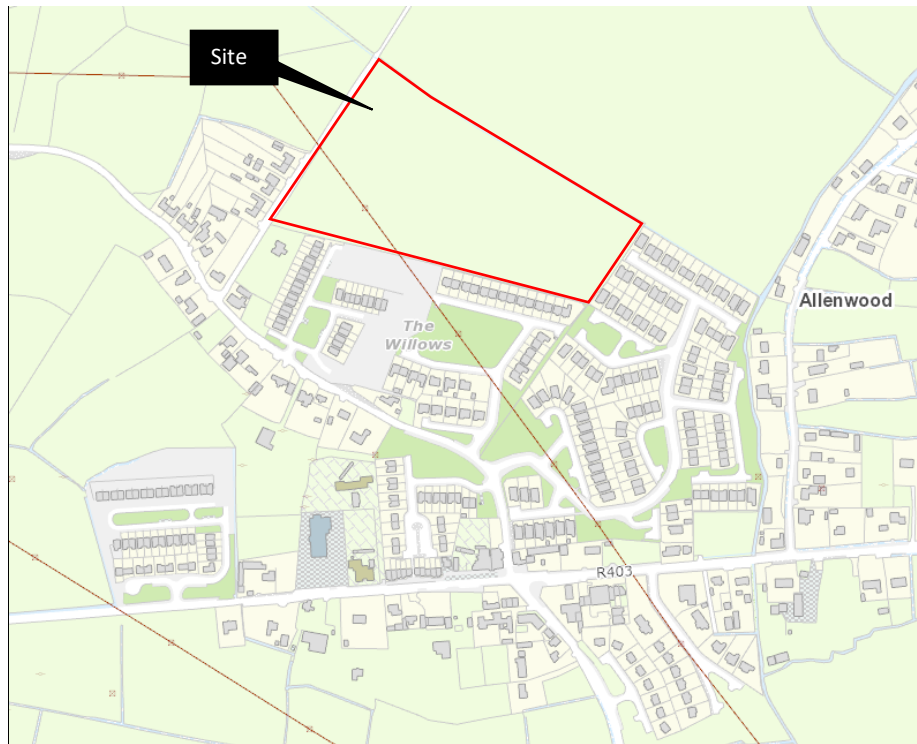


Fig No: 2 Map showing applicant's overall landholding (source: Myplan.ie - OSI Licence No.EN 0080915).

¹ Folio ref: part of folio KE64851F.



Fig No:3 Satellite image showing subject site (source: Google Earth Pro, March 2020).



Fig No.4 Panoramic photograph of the subject taken from road to the west.



Fig. No.6 Road to west of the site which is a poor condition and has no footpath or lighting.

2.3 Adjoining Land Uses

There is a public road to the west of the site (no footpath or lighting), with dwellings on the opposite side.

There is an agricultural field to the north.

There is established residential development to the south (The Willows) and east. JJ Construction Ltd, who are co-clients of this submission, are developing the residential development to the south which is largely complete. **Pedestrian/cycle links via this residential development can be facilitated back into the village** so as to provide convenient access to same.



Fig No: 7 Map showing potential pedestrian and cycle links back into the village centre



Fig No.8 Potential links from the residential development to the south- The Willows.

2.4 Services

The site **is serviceable** - please refer to **the engineering report prepared by James Fagan & Associates** enclosed which accompanies this submission.

2.5 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.

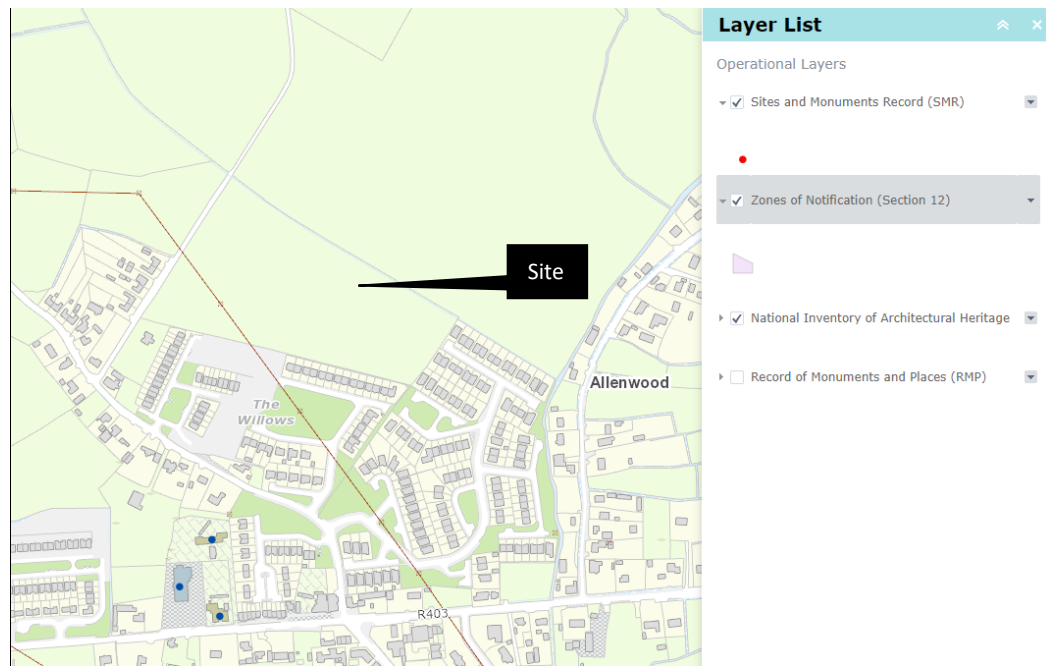


Fig No.8 Extract from the Historic Environment Viewer.

2.6 Ecology

There are no ecological designations in the vicinity of the subject site (i.e. pNHA, NHA, Natura 2000 etc). The closest Natura 2000 site is c.3.4km to the east with no direct pathway to same - Site Name: Ballynafagh Lake SAC, Site Code: 001387.

2.7 Allenwood Village

The village had a population 981 under the 2016 Census an Increase of 16.1% from 2011 (845). It had a housing stock of 330 of which 322 were occupied and 8 were vacant in 2016.

The northern part of the village is primarily residential land use. There is a strong village core with a mix of uses.

There is a significant amount of one-off housing around the village and surrounding area and the demand for the off-spring of these families is likely to increase the pressure for one-off dwellings.

3.0 PLANNING HISTORY

3.1 Subject Lands

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



Fig No.9 Extract from Kildare on-line planning enquiry mapping.

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”*.

² 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 villages are defined as those with a population ranging from 400 to 5,000 persons. The Guidelines advise for these villages 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.*

Development within Smaller Towns and **Villages** Circular letter **NRUP 02/2021** points out that the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009) cautions against large scale, rapid development that may overwhelm and detract from the quintessential character of towns and villages that have developed slowly and organically over time, and furthermore, clarifies that there is **already clear scope for greater**

variation in density in smaller towns, but that this should not lead to provision for disproportionate development in such places through excessive zoning.

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 Allenwood Village

Zoning Objective

The Allenwood zoning map shows the site to be outside the Village Plan Boundary and therefore unzoned.

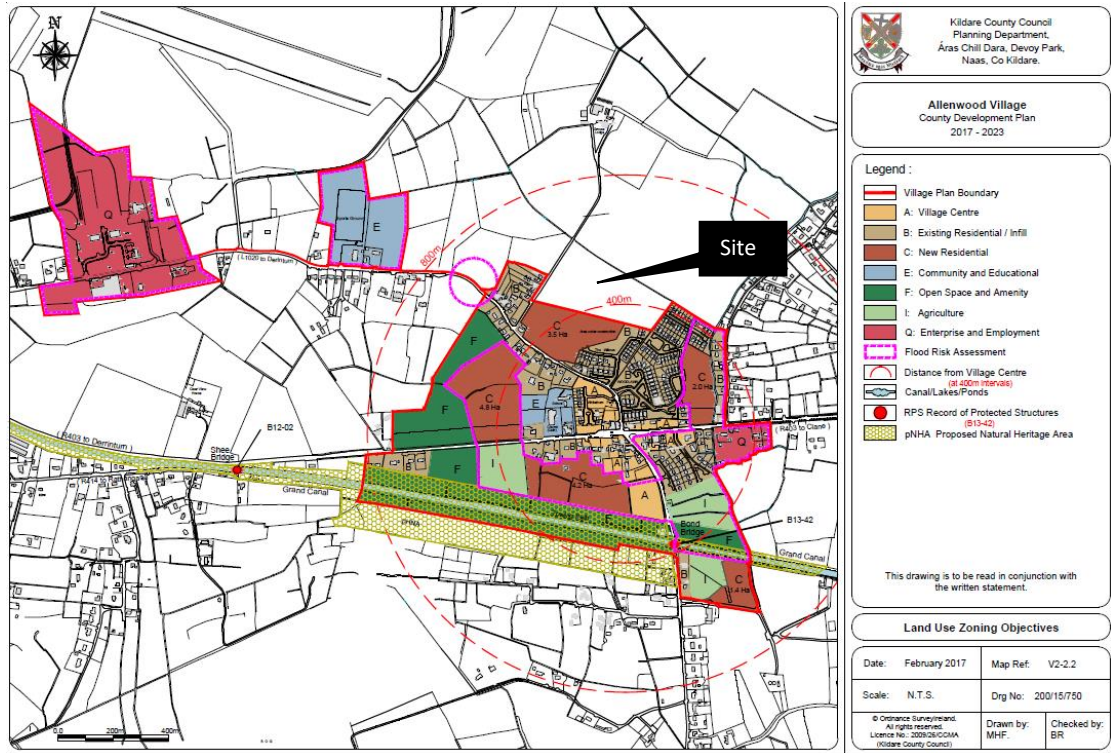


Fig No.10 Allenwood zoning map in the KCDP 2017-23 showing the site unzoned.

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Settlement Strategy

Allenwood remains designated as a **Village**.

5.2 Zoning Objective

Under the draft KCDP the subject site remains **unzoned**.

It directly **adjoins Existing Residential zoned lands on three sides**.

There is only landholding zoned for New Residential development - 3.8Ha, approximately half of which is shown to be in an area subject to flood risk.

There are no agricultural zoned lands or strategic development zoned lands within the village plan boundary to accommodate future residential development.

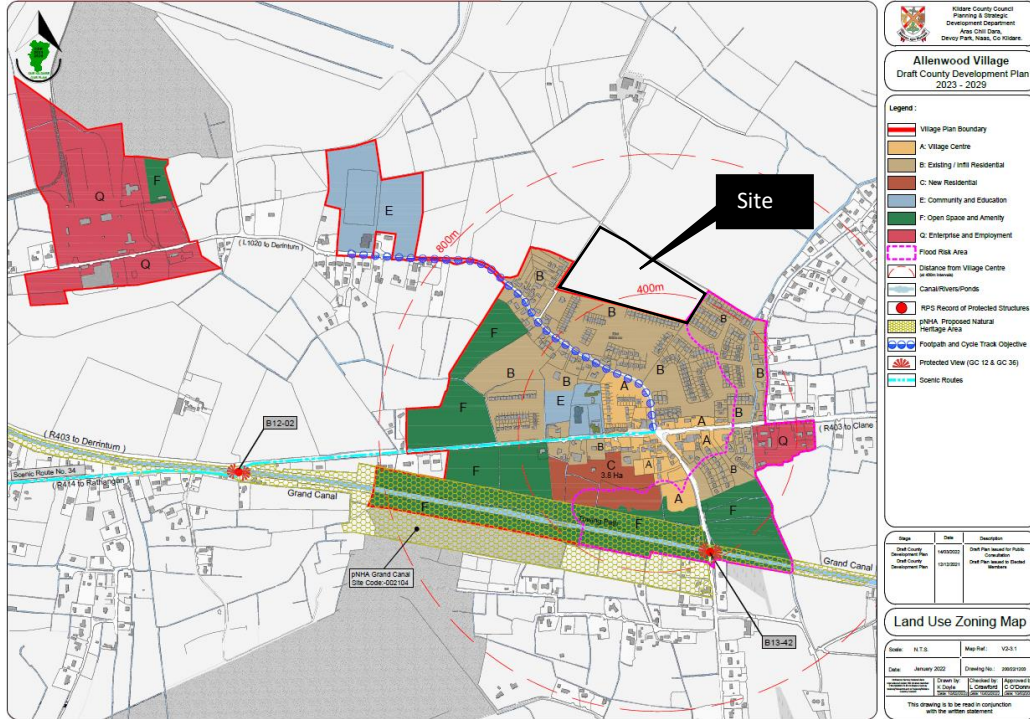


Fig No.11 Zoning Map dKCDP 2023-29 showing lands to be unzoned.

Serviced Site: 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.

There are **no lands identified for Serviced Sites in Allenwood despite significant pressure for one-off housing in the surrounding hinterland.**

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 Allenwood and is bounded by established residential development on 3 sides.
- The site is partly within the 400m radius and partly within the 800m radius from the town centre and is in close proximity to education, amenity and employment.
- The site adjoins the development plan boundary and is currently unzoned under the current KCDP 2017-23 and again in the draft KCDP 2023-29.
- The site is serviceable as confirmed by James Fagan & Associates.
- There are no known built or natural heritage constraints associated with the land, or flood risk.
- There is road access to the west of the and this would be upgraded as part of any development of these lands which would be a gain for the residents in the area.

- Pedestrian and cycle links to the village can be provided via the residential development to the south which is owned by one of the clients making this submission.

6.2 Submission

6.2.1 Aim

This submission seeks for the subject lands to be zoned **New Residential with a portion for Serviced Sites**.

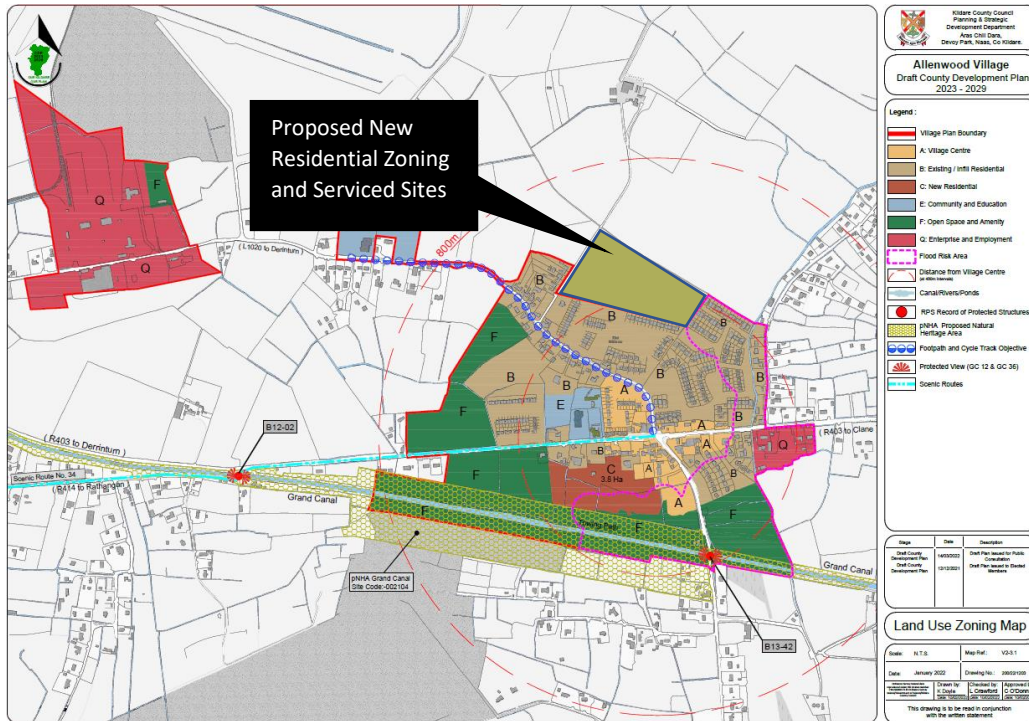


Fig No.12 Zoning Map dKCDP 2023-29 adapted to showing lands to be included in the village plan boundary and zoned New Residential or for Services Sites.

6.2.2 Access

The residential units would be accessed via car from the road to the west of the site which would be upgraded. Cycle and pedestrian access can be facilitated from The Willows back into the village.

6.2.3 Planning Gain

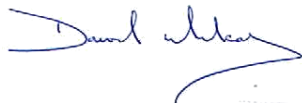
The development of the site for residential development would provide **much needed homes in a current housing crisis.**

It would provide a viable **alternative to the large number of persons seeking one-off homes** in the surrounding hinterland area.

The **public road to the west would be upgraded** including a new footpath and lighting which would be a benefit for the existing residents along this road as well as the wider village.

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

Separate Enclosure

1. Statement from Fagan & Associates confirming that the lands can be serviced including 2 no. maps from Irish Water.