

Submission on the Draft Kildare County Council Development Plan

Lands at

**Portgloriam Business Campus,
Portgloriam,
Clane Road,
Kilcock,
Co. Kildare,
W23XH0A.**

On behalf of

Nordstone Holdings

23 May 2022



Planning & Development Consultants
63 York Road,
Dún Laoghaire,
Co. Dublin
www.brockmcclure.ie

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1 Executive Summary

- This submission puts forward, in some detail, the merits of a zoning unzoned lands to **NE 1: Industry/Warehousing**. Our client Nordstone Holdings, owners of Portgloriam Business Campus, are specifically requesting that Kildare County Council consider this proposal in some detail.
- Our clients see an opportunity for Portgloriam Business Campus to firmly establish itself as a small to medium size industrial location resulting in the stimulation of further enterprise, jobs and economic growth in Kildare.
- Nordstone Holdings is seeking to rezone these lands to allow them to fulfil the demand requirement that currently exists in Kildare County and at this immediate location.
- The general thrust of this submission notes that part of this site (approx. 2.16Ha) is immediately adjacent to the already established Portgloriam Business Campus, which is easily accessible, can be developed efficiently once zoned, and is fully serviced.
- This report concludes that Portgloriam Business Campus and its adjoining undeveloped lands are adequately situated and appropriate for zoning as '**NE1: Industry/ warehousing**'.
- We would invite the Council to review this submission and the details contained within.



2 Introduction

We, Brock McClure Planning Consultants of 63 York Road, Dún Laoghaire, Co. Dublin have been instructed by our client, Nordstone Holdings, Clane Road, Kilcock, Co. Kildare, W23XH0A, Ireland, owner of Portgloriam Business Campus, to make this submission for consideration during the review and finalisation of the Draft County Development Plan.

The site which is the subject of this submission, is located at Portgloriam, Clane Road, Kilcock, Co. Kildare, W23XH0A.

This submission puts forward, in some detail, the merits for zoning these un-zoned lands to **NE 1: Industry/Warehousing**.



3 Portgloriam Business Campus Background

We can confirm that our client owns the extent of the landholding identified in Figure 1 below.

Nordstone Holdings have identified the undeveloped east side of its site as having potential for the logical expansion of the existing facilities into that site.

Portgloriam Business Campus have confirmed that it is their intention to;

- Further develop the campus and improve facilities
- Improve and enhance the general environment of the campus
- Improve the campus's identity
- Enhance the campus's sustainability credentials



Figure 1 – Subject Site (Red)

The subject site is situated 3.5 km north-east of Kilcock Town and south-west of Portgloriam. It should be noted that the site is a further 35 km west of Dublin City Centre.

The subject site further bounds the R407 and is proximate to the M4 corridor (north-east). The subject site is also located within relative proximity to Kilcock railway station, which offers the Dublin Connolly to Longford Commuter service and the Dublin to Sligo InterCity service. Proximity to the M4 also provides a direct link to Meath, Westmeath, and Dublin. The M4 also links with the N4 and N6 highways at Kilcock which connect to Sligo, Galway, and Longford.

It should be noted that there are other Industrial and Warehousing uses proximate to the site, i.e. Moyglare Sand & Gravel, Cross Keys and Kilcock Car Dismantlers, Castle Swimming Pools, Thunder Transport, Westside Auto Care, DKM Motors, & Lyons & Burton.

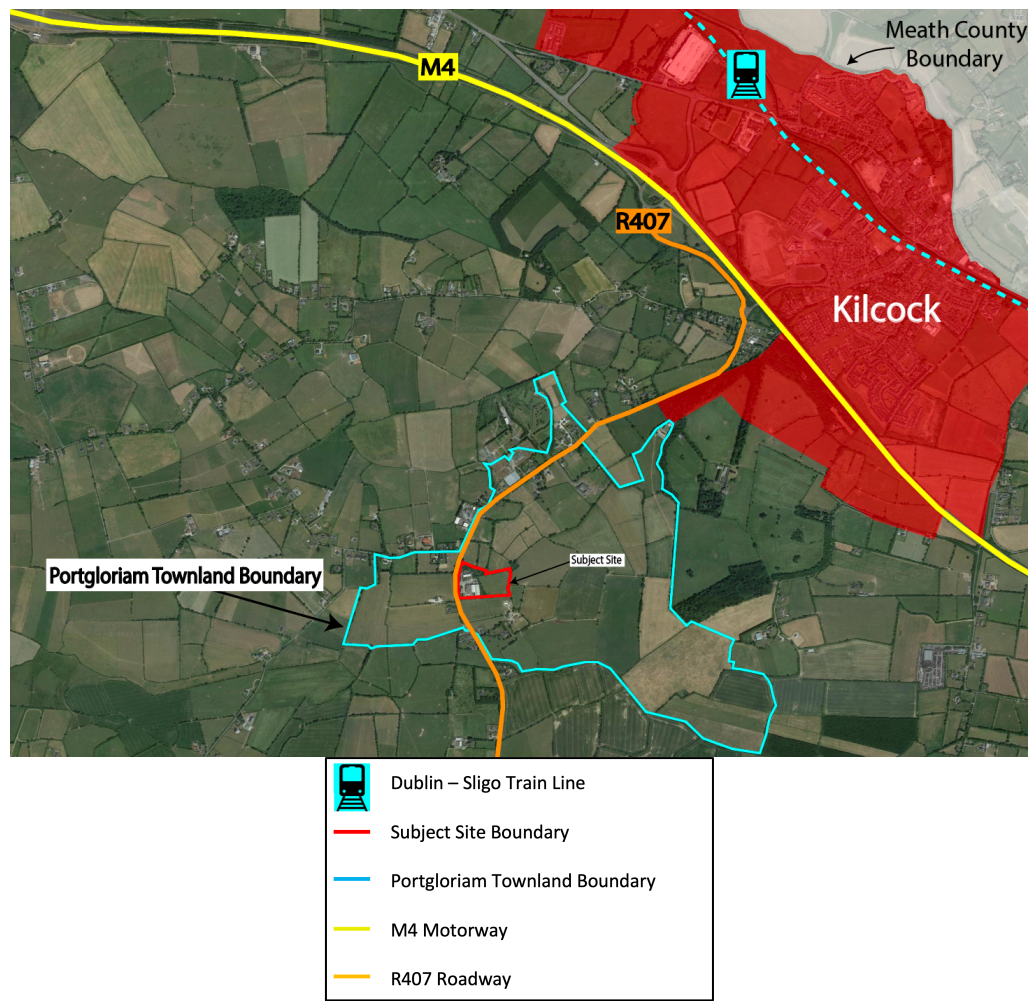


Figure 2 – Wider Site Context

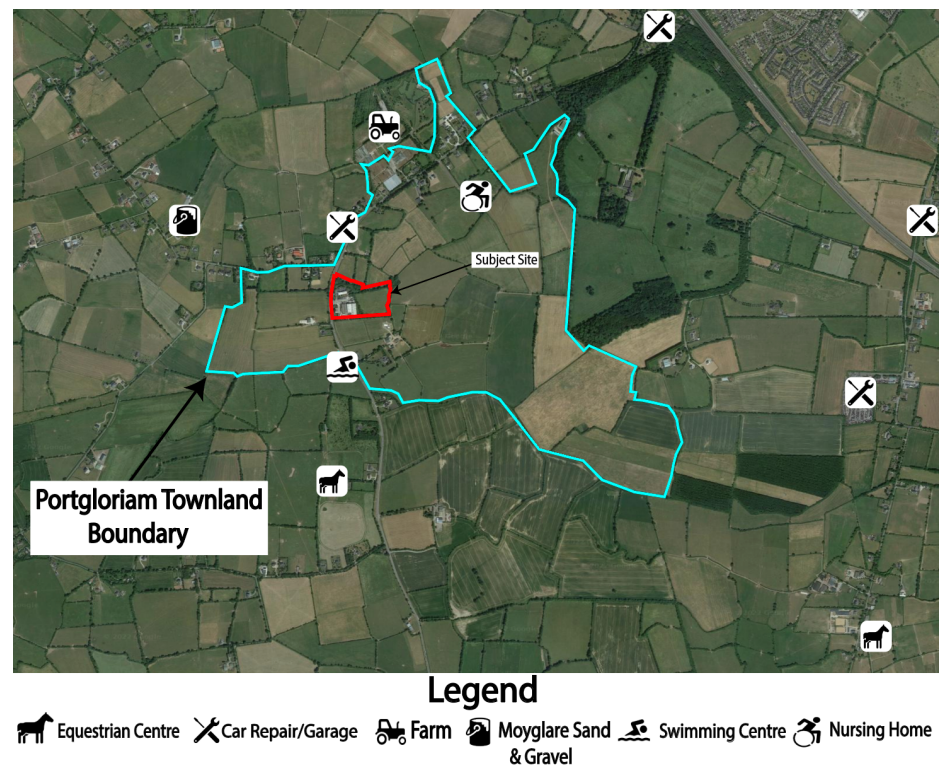


Figure 3 – Local Site Context

Portgloriam Business Campus currently extends to 2.2ha and is comprised of various industrial buildings, which include three adjoining warehouses, warehouse/showroom and various office buildings. The buildings extend to a total of 4,395sqm. As previously mentioned, the undeveloped land to the rear of the property is approx. 2.2Ha.

The Business Campus houses a number of tenant companies, who together employ up to 100 people:

- Irish Relocation Services Limited
- Dwellworks Ireland
- Echo Removals
- O'Shea Commercials
- AYU Cosmetics
- Dornan Engineering

It is the intention of Nordstone Holdings to improve and upgrade the existing campus and attempt to align the demand requirements for land uses within the campus. It is our submission that this demand can only be met through the rezoning of the current business campus as well as additional lands to the east of this location.



4 Kildare County Council Draft Development Plan 2022-2028

4.1 Draft Development Plan Policy

The Kildare County Council Draft Development Plan 2023-2029 includes important planning policy regarding job creation which development at Portgloriam Business Campus will support and create. These relevant policies can be seen below.

Resilient Economy and Job Creation

RE P1	Ensure that future economic and enterprise development in Kildare should be largely distributed in accordance with the county's economic hierarchy having regard to each individual areas (a) identified role within the hierarchy, (b) existing size, (c) existing function (d) capacity for sustainable growth (i.e. growth without detriment to its surroundings, its built or natural assets and/or its character) and (e) available infrastructure capacity. There is, however, a positive presumption in terms of employment creation and therefore it is Council policy to examine such proposals within other locations on a case-by-case basis for example employment related development in a location clearly linked to a rural resource activity.
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Site Specific Response:

The proposal for Portgloriam Business Campus supports policy REP1 as the zoning of additional lands for Industry & Warehousing would promote economic development at this location. With increased capacity, thorough the rezoning of additional lands, Portgloriam Business Campus has the capacity to facilitate sustainable growth and increase employment.

RE P2	Support and facilitate the economic development of the county in accordance with the Kildare 2025 (Economic Development Strategy); across a range of sectors. There will be a general presumption against development that would prejudice the achievement of the Economic Development Strategy.
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The Kildare Economic Development Strategy focusses on 8 areas of the economy.

- Indigenous Industry/SMEs
- Foreign Direct Investment (FDI)
- Knowledge Economy
- Equine Industry
- Agri Food Sector
- Sustainable Tourism, Hospitality and Leisure
- Retail
- Climate Action & Green Economy

Site Specific Response:

The proposal for Portgloriam Business Campus supports and aligns with REP2 wherein the zoning of additional lands for Industry & Warehousing would allow for increased Foreign Direct Investment.



RE P3	Ensure a co-ordinated approach to policy, objectives and actions as contained within the County Development Plan, Kildare 2025 (Economic Development Strategy) and the Local Economic and Community Plan through continued engagement with the relevant stakeholders including (but not limited to) Kildare Local Community Development Committee, and Municipal Districts.
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Site Specific Response:

The proposal for Portgloriam Business Campus supports REP3 as the proposed expansion is in keeping with policy and objectives within the Kildare Development Plan and the Kildare Economic Development Strategy.

RE P4	Support urban growth and regeneration through the promotion of good placemaking to attract employees and employers and to provide a competitive advantage to the County.
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Site Specific Response:

The proposal for Portgloriam Business Campus supports REP4 as Nordstone Holdings plan to improve facilities throughout the campus as well as improve the Park's identity. This will attract both employees and employers to the business campus.

4.2 Draft Development Plan Zoning

As stated above, our client is seeking to zone Portgloriam Business Campus and its adjoining lands to the east to **NE: Industry & Warehousing**. This would facilitate an extension to the current Campus facilities, infrastructure and services.

The Kildare County Council Draft Development Plan 2022-2028 does not currently include Portgloriam as a zoned area. Kildare County Council have confirmed that the subject site is currently situated within white lands.

4.3 NE 1: Industry/Warehousing

The purpose of this zone is to provide sites for industrial, and in particular warehousing uses, at locations which are outside the built-up area of Dublin, and which are, or could be made available with appropriate road improvements, readily accessible to the national road network.

Nordstone Holdings is seeking a rezoning of these lands to allow them to fulfil demand requirements and ensuring that any new development activity occurs in a logical and sequential fashion.



5 Kilcock Local Area Plan 2015-2021

The most recent Local Area Plan for Kilcock is dated 2015-2021 and has been extended. The Kilcock LAP zoning map can be seen below.

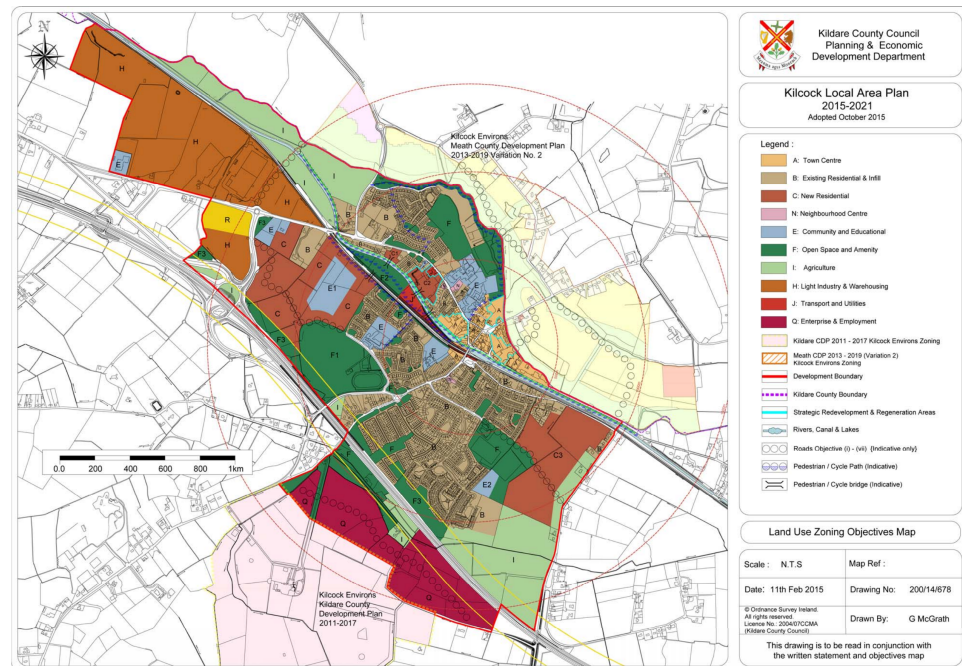


Figure 4 – Kilcock LAP Zoning Map 2015-2021

This zoning map notes that ‘Kilcock Environs’ is located to the south of Kilcock. The zoning of these environs has since been removed from the County Development Plan.

The subject site is located 1.52km from the Kilcock Local Area Plan boundary as can be seen in the figure below.



Figure 5 - Kilcock LAP Distance to Subject Site

6 Rationale and Support for Zoning

Nordstone has engaged O'Neill & Co. Chartered Surveyors & Auctioneers to understand the supply and demand requirements in existence at this location and to assess whether, in principle, the lands were capable of accommodation increased enterprise and industrial activity.



They have concluded that a strong demand exists for zoned land, formally supporting industry at this location, in addition to an increased on the available zoned lands at this location.

Darac O'Neill has confirmed significant interest by perspective tenants for increased floor space at this location.

This proposal for the zoning and expansion of these unzoned lands at Portgloriam Business Campus will address the loss of available land in demand and attempt to match supply to demand and thus retain investment in the County.

The zoning of these lands at Portgloriam Business Campus will ultimately stimulate further enterprise, jobs, and economic growth in a sustainable manner at a proven location.



7 Rezoning Request

We are now formally seeking to zone our client's site, which includes Portgloriam Business Park and lands to the east of the site which will represent an extension to their existing working landholding.

We are formally asking Kildare County Council to zone these lands to **NE 1: Industry/Warehousing**.

Based on the content of the Draft Plan this would represent a rezoning from unzoned lands to Industry & Warehousing.

The extent of the rezoning request can be seen below and is outlined using a shaded Yellow annotation. It amounts to approx. 4.45Ha.

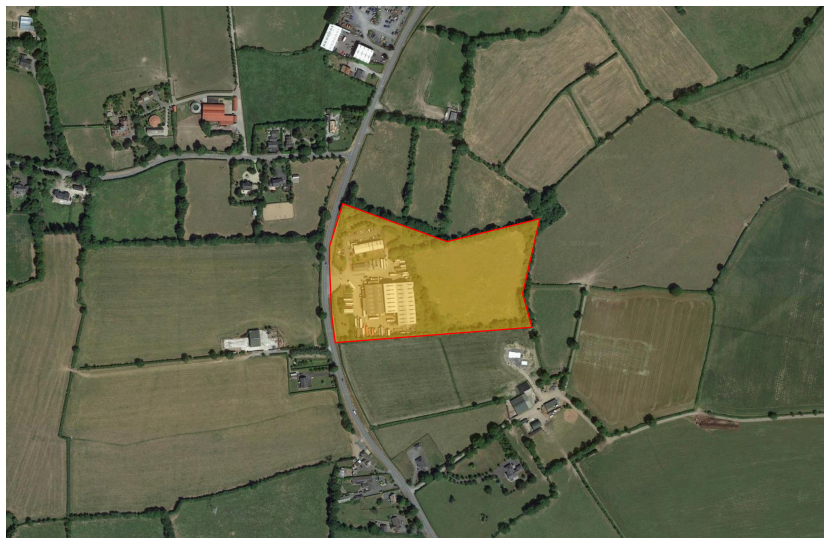


Figure 4 – Rezoning Request