

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

CUT BUSH, CO. KILDARE

Client: Mr. Noel Dowling

23rd May 2022

EXECUTIVE SUMMARY

David Mulcahy Planning Consultants Ltd, have been instructed by **Noel Dowling** to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring c.1.5 hectares at Cutbush, Co. Kildare.

The lands in question are owned entirely by Noel Dowling in a **single landholding**.

Mr. Dowling is currently constructing 2 no. dwellings adjoining the subject lands, which also include vehicular access to the subject lands.

A statement from Murphy Design and Build demonstrates that the lands **are serviceable**.

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

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd, have been instructed by Noel Dowling to prepare a submission to the draft Kildare County Development Plan 2023-29 concerning lands measuring c.1.5 hectares at Cutbush, Curragh Co. Kildare.

At present the subject lands are greenfield in nature and are immediately outside the Rural Settlement Area for Cutbush 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-west side of the village of Cutbush - see Fig No.1 below.

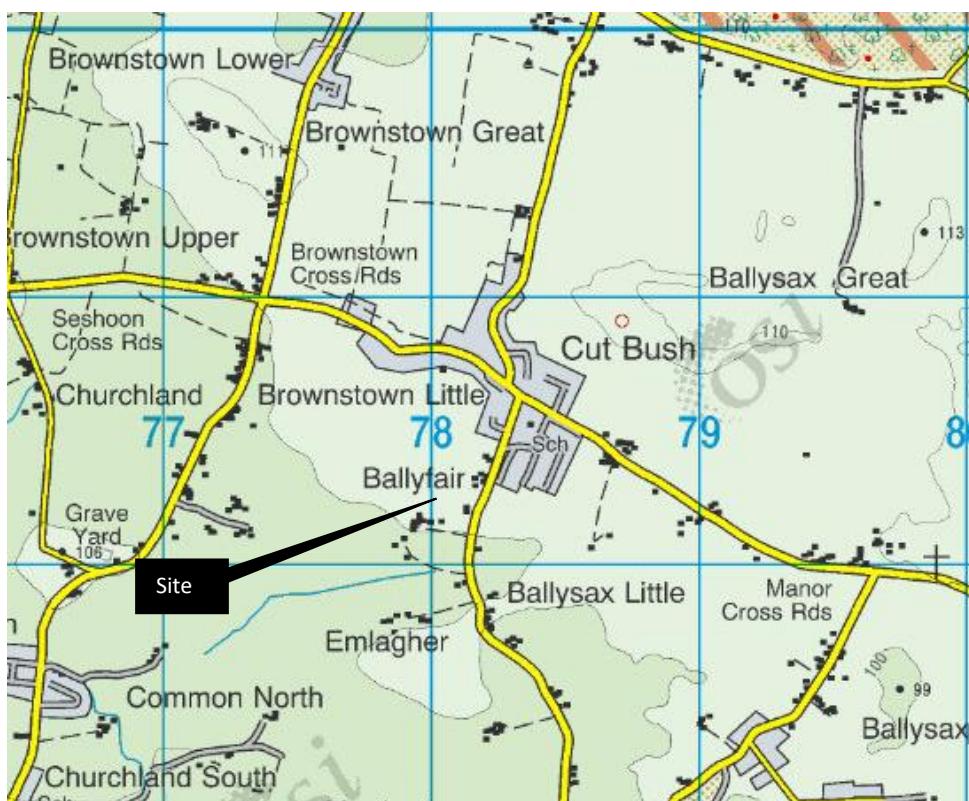


Fig No.1 Site Location Map (source: Myplan.ie - OSI Licence No.EN 0080915)

2.2 Description

The subject lands measure approximately c.1.5 hectares¹. At present the lands are greenfield in nature and surrounded by hedgerow.

¹ Folio KE51496F

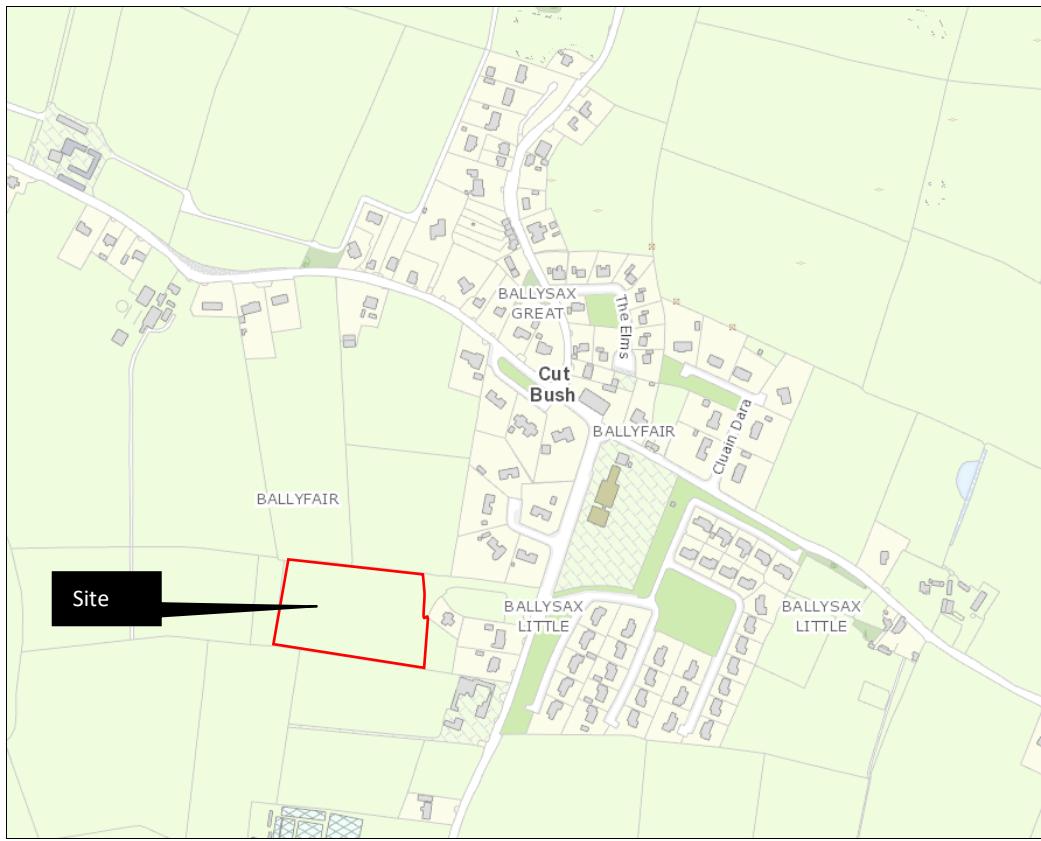


Fig No.2 Location of site outlined in red (source: Myplan.ie - OSI Licence No.EN 0080915).

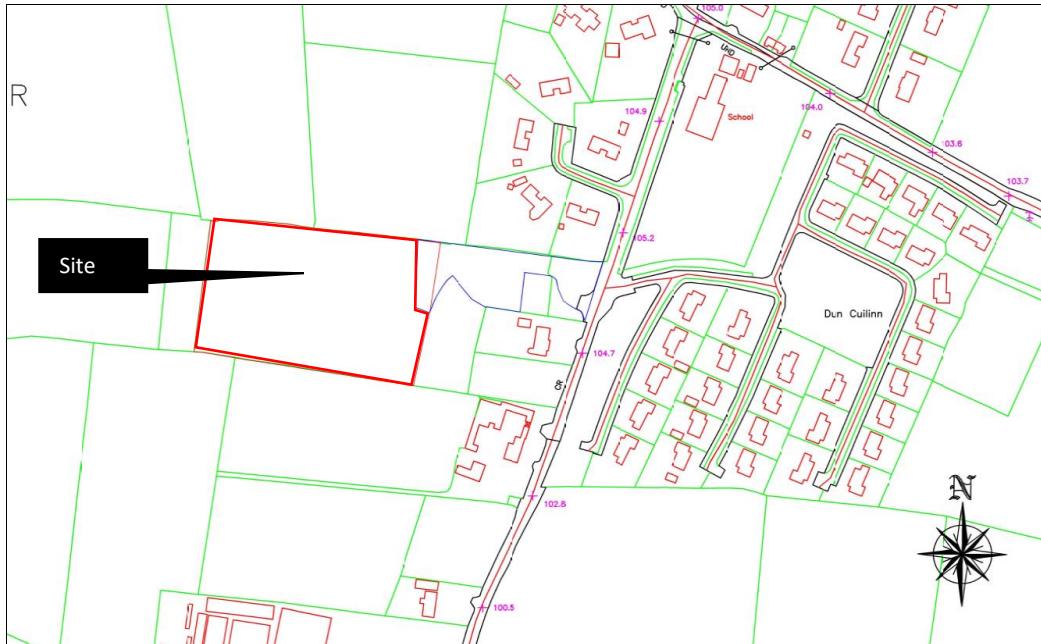


Fig No.2a Site Context Map (source: Myplan.ie - OSI Licence No.EN 0080915).



Fig No.3 Satellite image of the site (source: Google Earth, April 2021).



Fig No.4 Access Road off L7033 to houses under construction.

2.3 Ownership

Mr. Dowling owns the site in its entirety.

2.4 Adjoining Land Uses

There are agricultural fields to the north, south and west. There are dwellings under construction to the east of the site.

2.5 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.

2.6 Flood Risk

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

3.0 PLANNING HISTORY

3.1 Subject Lands

Reg. Ref.11/491

Permission refused for construction of 50 bed single storey **nursing home**, construction of 16 no. single storey independent living units due to issues concerning building design, drainage design, unzoned lands and foul capacity (the latter was linked to upgrade of Osbestown WWTP which has since been resolved.



Fig No.5 Site layout plan submitted for nursing home.

3.2 Adjoining Lands to East

Reg. Ref.06/103

Permission granted permission for **6 dormer bungalows**.

Extended under 12/971.

Reg. Ref.11/488

Permission granted for **change of house types** as follows on previously approved planning application file ref 06/103. The house type changes are dormer bungalow (3 no.) and bungalows (3 no.).



Fig No.6 Site layout plan submitted at further information stage.

Reg. Ref.18/490

Permission Granted for 2nr Single Storey Dwellings on Site No 2 & 3 which are currently under construction.

Noel Dowling is **currently in the process of building out this planning permission.**

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 Cut Bush Rural Settlement

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

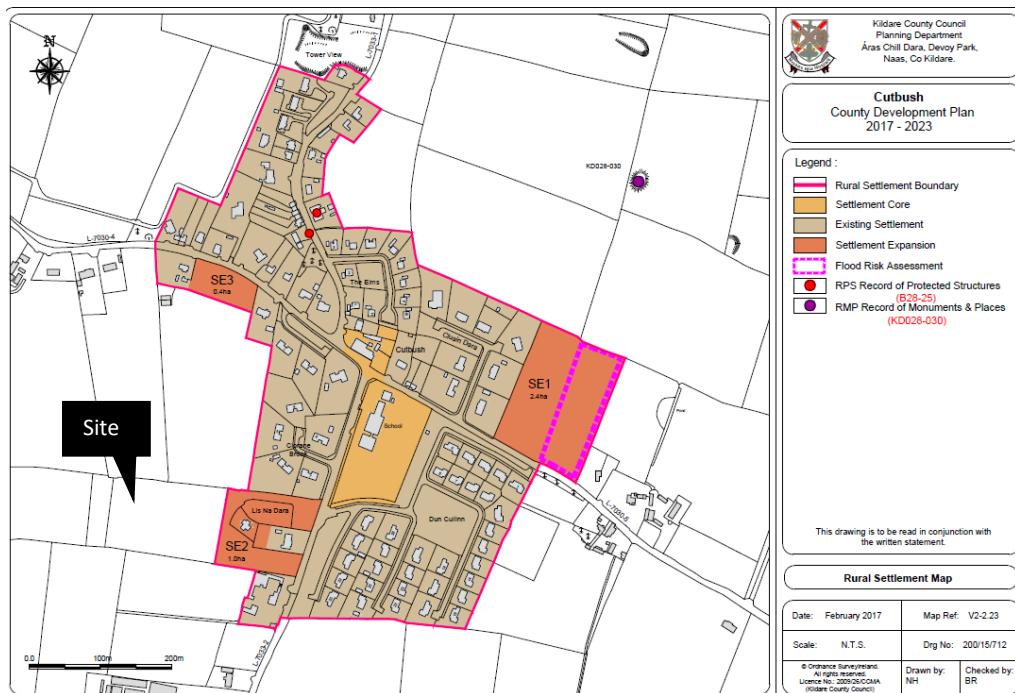


Fig No.7 Cut Bush rural settlement map KCDP 2017-23 showing site.

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Settlement Strategy

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

5.2 Designations

Under the draft KCDP the subject site is again **left outside the rural settlement boundary**.

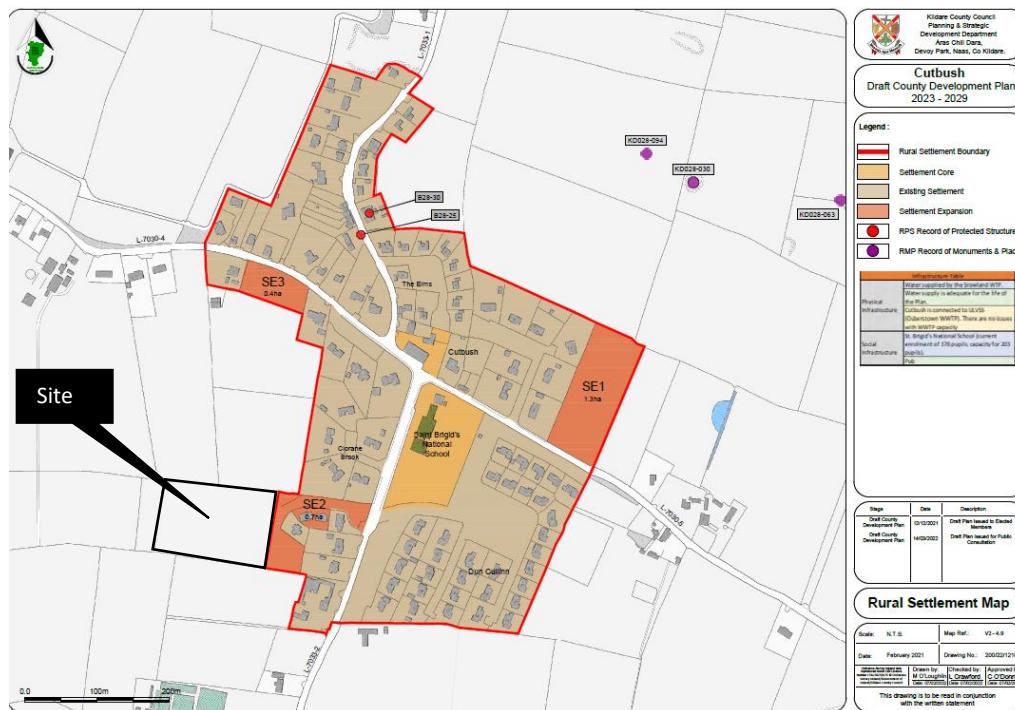


Fig No.8 Rural Settlement Map dKCDP 2023-29 showing lands outside the rural settlement boundary.

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 off 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.

No lands have been identified for Serviced Sites in Cut Bush, unlike other Rural Settlements in the County, despite being in an area where there is high demand for one-off houses.

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 Cut Bush which is a Rural Settlement in the Kildare Settlement Strategy under the KCDP 2017-23 and the draft KCDP 2023-29.
- No lands in Cut Bush have been identified for Serviced Sites.
- The site adjoins a residential development under construction and includes a vehicular access to the subject site.
- The site is serviceable according to Murphy Design & Build .
- There are no known built or natural heritage constraints associated with the land, or flood risk.

6.2 Submission

6.2.1 Aim

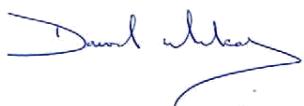
This submission seeks for the subject lands to be designated for **Serviced Sites**.

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.

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 Murphy Design & Build.