

Castledermot

Small town plan 2023/2029

Dear Sir Madame.

I would like to make a submission for the Draft Kildare County Development plan 2023-2029 / Castledermot small town plan, please find attached pictures for the area I would like to make a submission on.

I feel Castledermot has a lot to offer for both local people and people that would like to live in a village setting but yet close to major towns like Naas and Newbridge where people can find all their retail needs. From reviewing your current Draft plan, I see you have future plans for my proposed lands, situated just across from the New Amenity / Play Ground, the lands run along side the river Lerr (Green Road) and also St Johns Road leading up to a number of houses on the Crophill road.

Although the lands run alongside the river Lerr, never in my lifetime has these lands been flooded. Following in line with your draft town plan: (V2 2.2.4 Social and Community Infrastructure It is an objective of the Council to; ST C12 Develop the River Lerr riverside in conjunction with all relevant statutory and non-statutory bodies to include the following: (i) A linear park (See Map V2 – 1.1b). (ii) High quality formal and informal seating arrangements) the river side can be developed along with preserving the mature lime tress, as also mentioned in:(V2 2.2.5 Natural Heritage ST C15 It is an objective of the Council to protect the following trees / groups of trees (See Map V2 – 1.1b/ (iv) Mixture of lime, alder and hawthorn on Hamilton Road along the river bank). this would be improving water quality in the river Lerr. In separate locations along the river Lerr ESB Low Voltage Overhead power lines cross over the river and through the Lime trees leaving a 40 metre and 80 metre gaps in the trees, if these lands were to be developed these Over Head power lines could be diverted and the 120-metre gap in the trees could be re-planted with new Lime trees enhancing the river bank further (See attached pictures)

Two of the boundaries of my proposed land come under your proposed foot path/ cycle track, this foot path Also mentioned in your Draft town plan: V2 2.2.6 Movement and Transport/ ST C17 Provide a high-quality footpath/ cycleway network throughout Castledermot by improving pedestrian facilities through the refurbishment or reconstruction of existing footpaths, construction of new footpaths and the provision of appropriate crossing facilities. could also benefit the safety of those people walking to and from the houses on the Saint John's / Knockaphuca/ Crophill road. Also mentioned in your Draft Town plan: V2 2.2.6 Movement and Transport/ ST C21 Implement safety improvements at the following locations.: (See Map V2 – 1.1b) (i) The junction between the L8095 local road and the St. Johns housing estate at the Green Bridge, to include the realignment of the Green Bridge if necessary; Road Improvements could be made with the proposed Development of my proposed lands.

As mentioned in your draft town plan, Castledermot has a new primary school, Colaiste Lorcaín community college, healthcare, private childcare, commuter town, excellent Sustainable transport links with public and private busses, M9 Motorway, GAA, sport clubs, community Centre. etc. Also

recently announced that Carlow IT will be a university. The new University will create a greater requirement for housing in the area. **Also Mention in your town plan: V2 2.2.4 Social and Community Infrastructure/ ST C14 Facilitate and support the development of a new secondary school in Castledermot to accommodate future education needs and to facilitate the development of sports, recreational and cultural facilities.**

This Development could be positioned in the Eastern part of my proposed lands, where the land is level ideal for the development of sports fields along with the new secondary school

The lands that I am proposing is free draining and never floods. Part of the town water supply runs through the lands, with natural piped gas on the edge of the land, at the Green bridge and with the town sewage nearby. The edge of these lands is within 400m of the town Centre.

What I am proposing is not a high density of houses but rather an extension of the community and adding to the amenity's, open space and recreational area to those who will live in the new development and those already residing in Castledermot. As a native of the area, I can see the housing needs vary from affordable housing, family homes, rental, and even for the elderly who may wish to live in a sheltered or assisted living with a number of 1 or 2-bedroom single story houses with a communal area where the residents can meet and socialize with the options of meals and housekeeping, this type of housing could free up larger houses for families to live where the retired can live in a more manageable accommodation. These lands that I am proposing are within close walking distance to local shops, the community Centre, church, public transport, playground, amenity area etc. adding to a greener living

I do believe the development of these lands for mixed residential, nursing home – assisted living (nursing home/ assisted living could bring local employment) will benefit the whole community from the very young, to the elderly and adding to the recreation, Amenity and open space area, this will benefit the town. Part of these lands had been previously zoned in the local area plan 2009. There has been no significant residential development in Castledermot since 2011. These lands can be developed in phases as the need for housing increases starting with the development of the river bank, recreational area, footpath& cycle track's connecting to the new Amenity / Playground area in The Green.

Conclusion

Part of my proposed lands was Zoned "New Residential" (3.75 Hectares) in the Local Area plan 2009, The majority of this previously zoned lands are within 400 Metres of the town Centre. I am requesting that this is reinstated to allow .75 Hectare of a town park along side the river Lerr and 2 hectares of "New residential" and finally 1 Hectare for Nursing home / Assisted living.

I am also proposing that 3 hectares east of the river Lerr be proposed, E/ E1 zoning, for the new Secondary School with new playing fields/ sports grounds, leaving just over 3 Hectares zoned agriculture in-between the New Residential and the New secondary School

By these lands been developed they will play a big part in your Draft town plan, not just providing much needed housing but also adding Amenity / Open space / public parks / Improving water quality in the river Lerr and extending the Amenity / play Ground in the Village Green. But also giving the town the much-needed new Secondary School also mention in your Draft Town Plan.

Castledermot Town view



Proposed lands



Area 1 / 40 Meters of missing Lime trees/ Picture 1



Area 1 / 40 Meters of missing Lime trees/ Picture 2



Area 2 / 80 Meters of missing Lime trees/ Picture 1



Area 2 / 80 Meters of missing Lime trees/ Picture 2

