

## Observations or Submissions on the Kildare County Council Draft County Development Plan 2023-2029

**On Behalf of:**  
Mr. Fintan Flood



Project Ref 81500-100

for

**Newhall House and Farm Complex ,  
Newhall  
Naas,  
Co. Kildare.**  
Date:- 23<sup>th</sup> May 2022

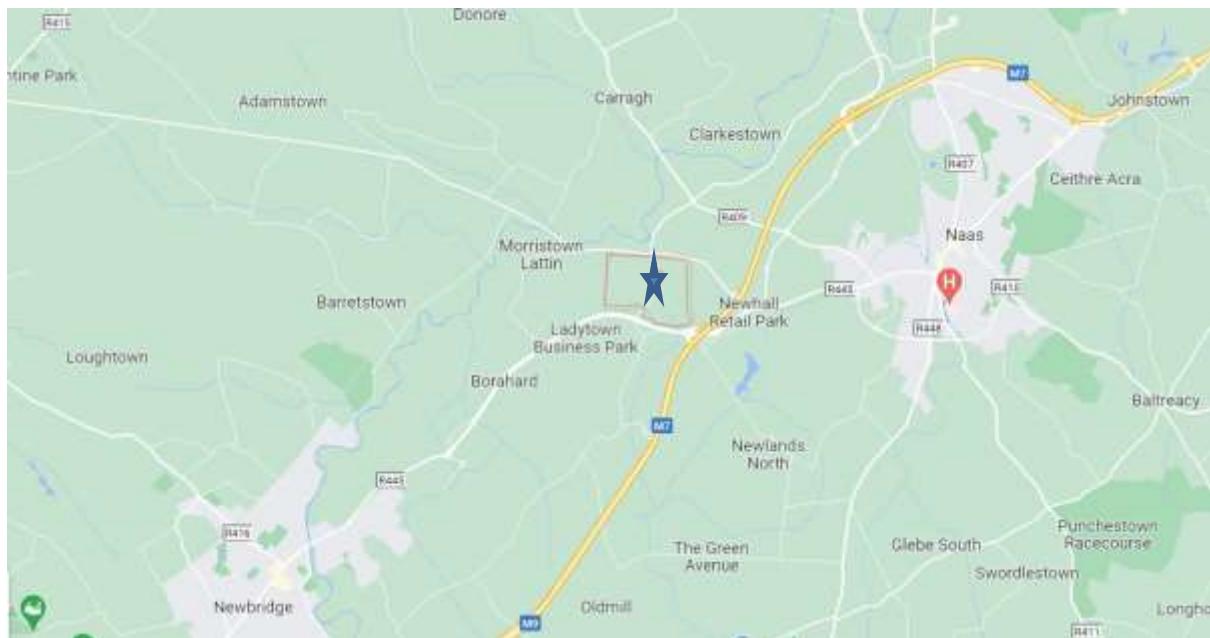
Prepared by Laura Bowen Architect



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### Brief

Laura Bowen Conservation Architect was appointed to prepare a submission on behalf of Fintan Flood regarding the future development of Farm complex at Newhall house, Newhall Naas Co. Kildare



### Location

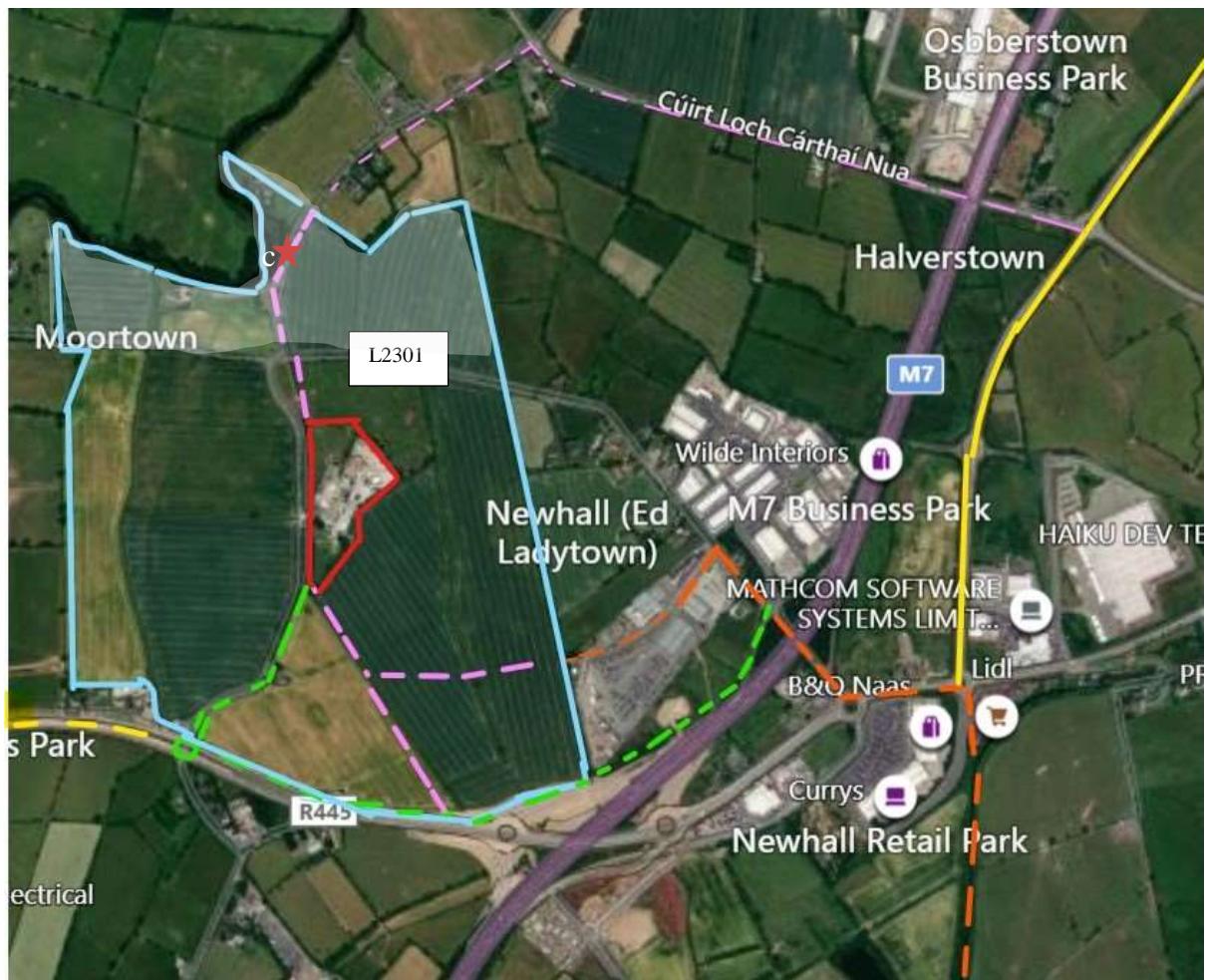
The site is located 5km from Naas town centre to the south west of Naas.

The farmland outlined above is bounded to the south by the R455 (the old dual carriage way between Naas and Newbridge) and L2030 Naas /Rathangan to the north. The farmstead itself shown on the cover of the submission circa 2012 has the L2301 along its western boundary.

The overall farm complex contains, Newhall house , a historic corn mill and outbuilding all centered on the townland of Newhall. The farm has been in the ownership of the Flood family for generations as evidenced by the naming of Floods Cross the intersection of the Rathangan road and the Caragh Road to the North, and as some research shows the historic corn-mill drainage course and mill pond associated with it possibly predates the house with a corn mill indicated in this location in 1783 on the Lieutenant Alexander Taylor.

A previous permission 06/707 was granted for a more commercial and industrial use to the southern part of the landholding this permission was extended 12/106 and the commercial zoning was previously shown on the last development plan however they now wish to redevelop the farmstead away from its present use as a commercial truck depot and regenerate the site to re-establish the setting of the original farmhouse.

*Taken from Bing Maps as the new interchanges have not been updated on the os aerial mapping*



280 acres of farmland associated with original land holding.

Proposed Roundabout to R445

Cycle path already in place around Naas Ring Road

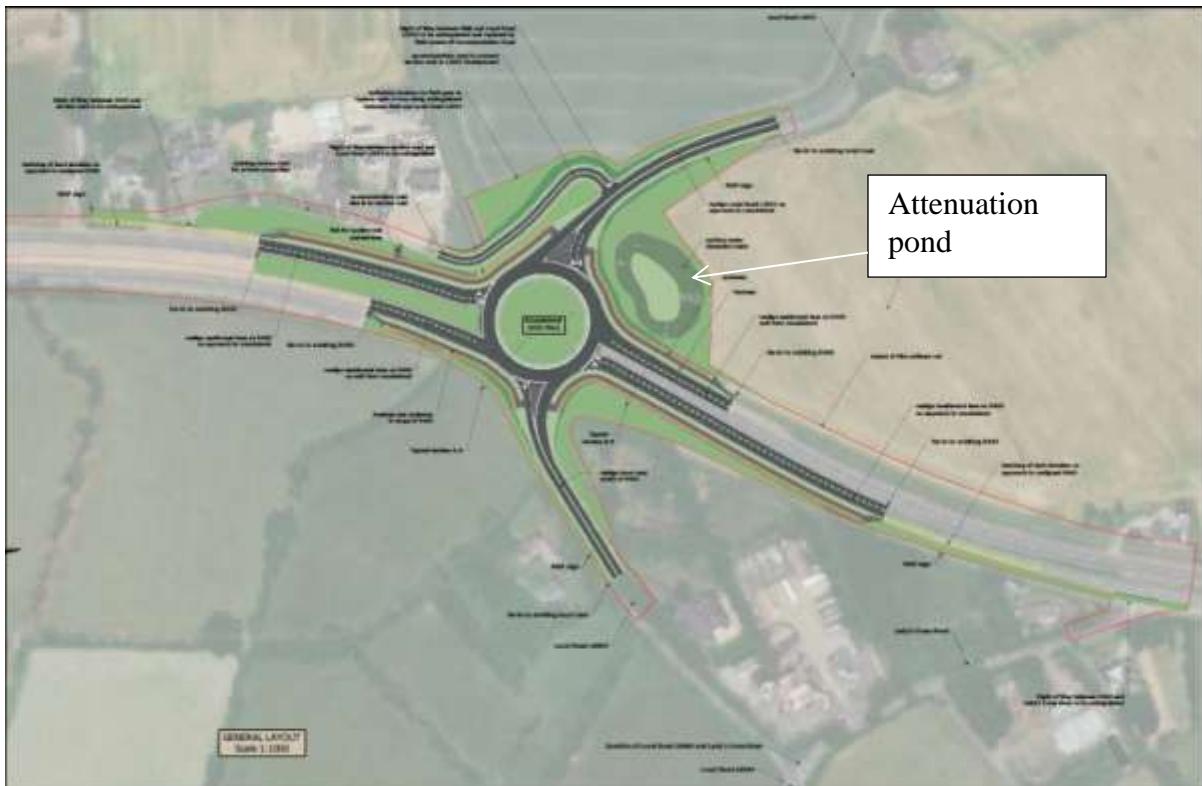
Future cycle path / pedestrian access routes ?

Options on Private green way/cycle path to link to future grey way and cycle routes

Outline of farm complex to be redeveloped reusing existing buildings and relandscaped by reintroduction of the water courses and re-greening of the setting

Island in Liffey presently a fishing spots

Future grey-way access to Naas link route and also to provide access to the Corbally Grand canal spur



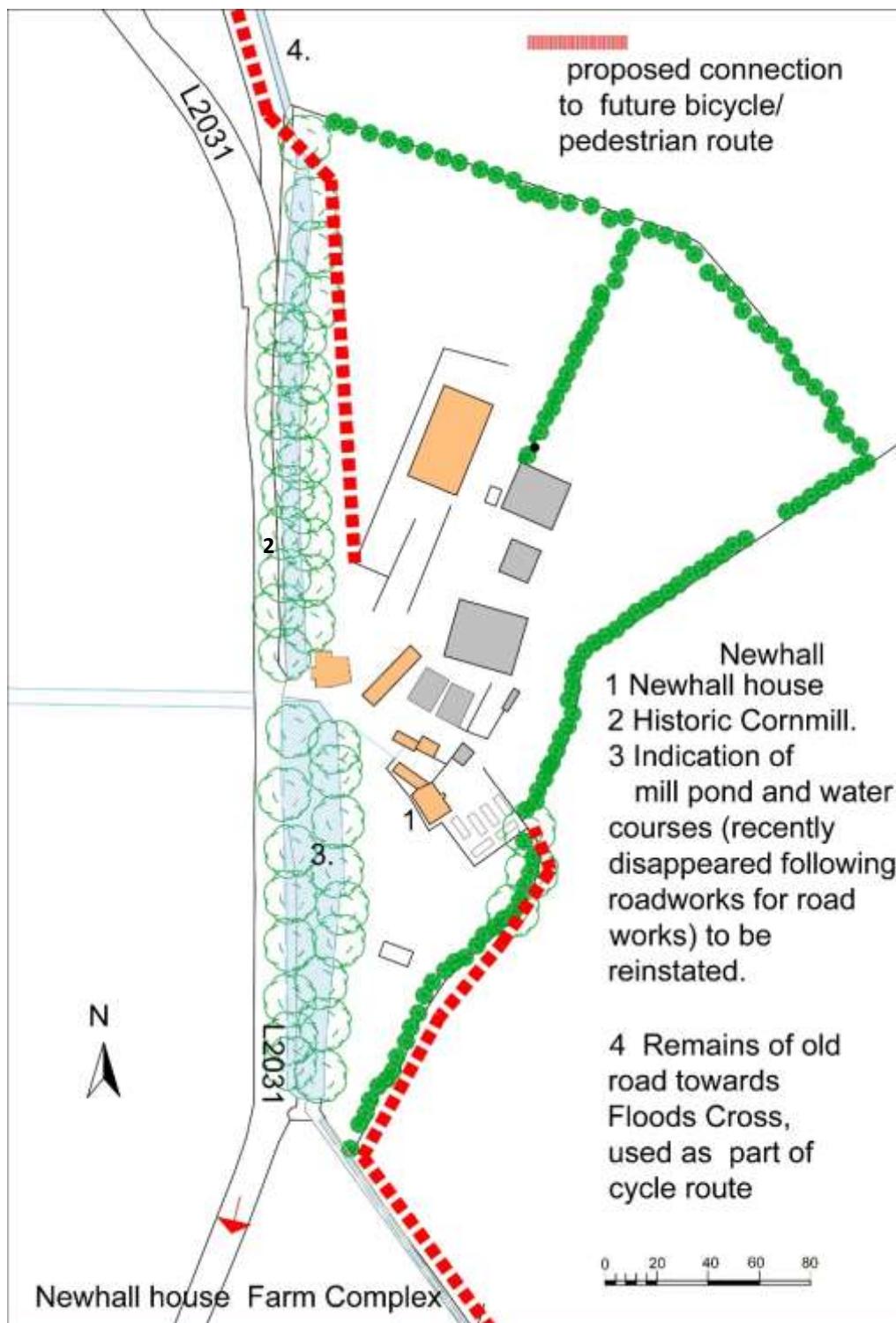
*Extract From Part 8 dwgs for a proposed roundabout at Ladytown showing allowance for future cycle paths and Attenuation pond*

### The Case for Connectivity

Though the lands are outside the Naas LAP, they are equidistant between the Ladytown Business Park and the Newhall business park and have been recently impacted by the installation of the new interchange and junction's for the M7 motorway. As part of these road works, a part 8 submission (May 2021) was made on behalf of by my client as a landholder impacted by the compulsory purchase order relating to the road improvements for Newhall interchange. This submission prepared by O Connor Sutton Cronin consulting engineers commented on a proposal to introduce a roundabout at Ladytown which indicated the intention to put cycle paths on both sides of the R445 and a drainage attenuation area within the landholding. My client was fully supportive of this installation and its inclusion of the cycle / pedestrian paths. My client has also previously gifted lands at Floods Cross to enable the realignment of the road junction. As a large landholder they are amenable to the future installation of off road cycle paths/ pedestrian route that could be used to link across the motorway into Naas by way of access through the Motorpark Industrial estate in Newpark or parallel to the motorway. There is also an opportunity to the north of the L2301 which is unlike the rest of the property has a more complex ownership, however it may be possible to provide as a future access to near the island on the Liffey (red star) which is a local fishing spot though on private property.

This attenuation pond indicated in the design above to handle the water run-off from the road could be redirected instead into the historical drainage channel to reestablish the historical watercourse. At present there appears to be no provision for

pedestrian or Cycle pathways adjoining the new recently installed interchanges which would act as a means of linking across the M7 motorway to Naas or to allow access to the future development of the Corbally Canal Spur.



#### Ownership & interest within the site

The site in question is the historic farm complex which is original home stead of the family who has farmed this area for the last 185 years. The Griffith land valuation survey

carried out in 1855 indicates a Thomas Flood with one of the largest land holdings in Kildare, and references the house, outbuildings and Corn mill with a valued land area of 303 acres which at time was the second largest in Kildare. The nearby crossroads called Floods Cross is testament to these long connections within the area. The recent works to this crossroads to improve its safety through realignment have left the original road in place and this could be used as part of a greenway towards the Liffey.



The present Site outlined in red as can be seen from the aerial photos taken has the site of a large transport truck depot and a temporary food truck, the latter established during the pandemic. My clients are looking towards the development that utilizes the best aspects of the assets that are of a large farmstead in a rural area adjoining a large population with very good proximity to the motorway.

As a conservation architect my suggestion

has been the reestablishment of a greener use more in keeping with its rural location and setting. This submission seeks to support any measures within the development plan that help the establishment of an enhanced connectivity of pedestrian or cycle routes, particularly outside the LAPs. The future of increased fuel costs both for car use and trucks makes the installation of pedestrian routes and cycle paths to access or increase the connectivity to the green infrastructure imperative to be sustainable. The environs of this farm complex and landscape setting needs to be attractive enough to become a destination in itself for the adjoining urban population. This will require the reestablishment of the old mill pond and water channels and would seek to increase future connectivity and strengthen the green infrastructure between Naas and Newbridge and indeed between Naas and Kilcullen. A future development of the Grand Canal towards Corbally with a greenway route or access to the river Liffey near Caragh/ Victoria Bridge may be facilitated by way of a route through the client's landholding. The proposal would be to develop a café/ restaurant making use of the existing barn outbuildings, in the manner of similar Cafes that are now becoming more commonplace throughout the country. See photos OVERLEAF.

### **Existing Site and Condition**

This redevelopment would seek to take advantage of the sites historical associations with the re-establishment of the mill pond and water courses which have dried out over time, but particularly since the installation of the new road interchanges. This reintroduction of the setting to both the house and the Corn mill seek to use some of the existing farm buildings and reinstate the character of the existing Newhall house and its setting by enhancement of the landscaping. The scale of the proposal would seek to emulate/ rely on the refurbishment of the corn mill and its setting which is to be reestablished either as a back drop or with a sympathetic use as a farm shop.



Historic Corn mill



Newhall House

The existing farm complex is in poor condition with the Corn mill partial roofed though much of the interior floor and some machinery is still place. The existing setting including the drainage channels and mill pond though shown as containing water on the more recent Ordnance survey maps have now dried out possibly because of the recent installation of the nearby motorway junctions.

There are some masonry outbuildings and a number of existing industrial barns and slatted cow sheds within the grounds some of which handle fodder and farm machinery. The original farmyard has been extended in the recent years and now covers part what were previous green areas and part of the garden.

#### Proposal for uses of the Farm Complex



Cow Yard Castledermot  
Café and farm shop



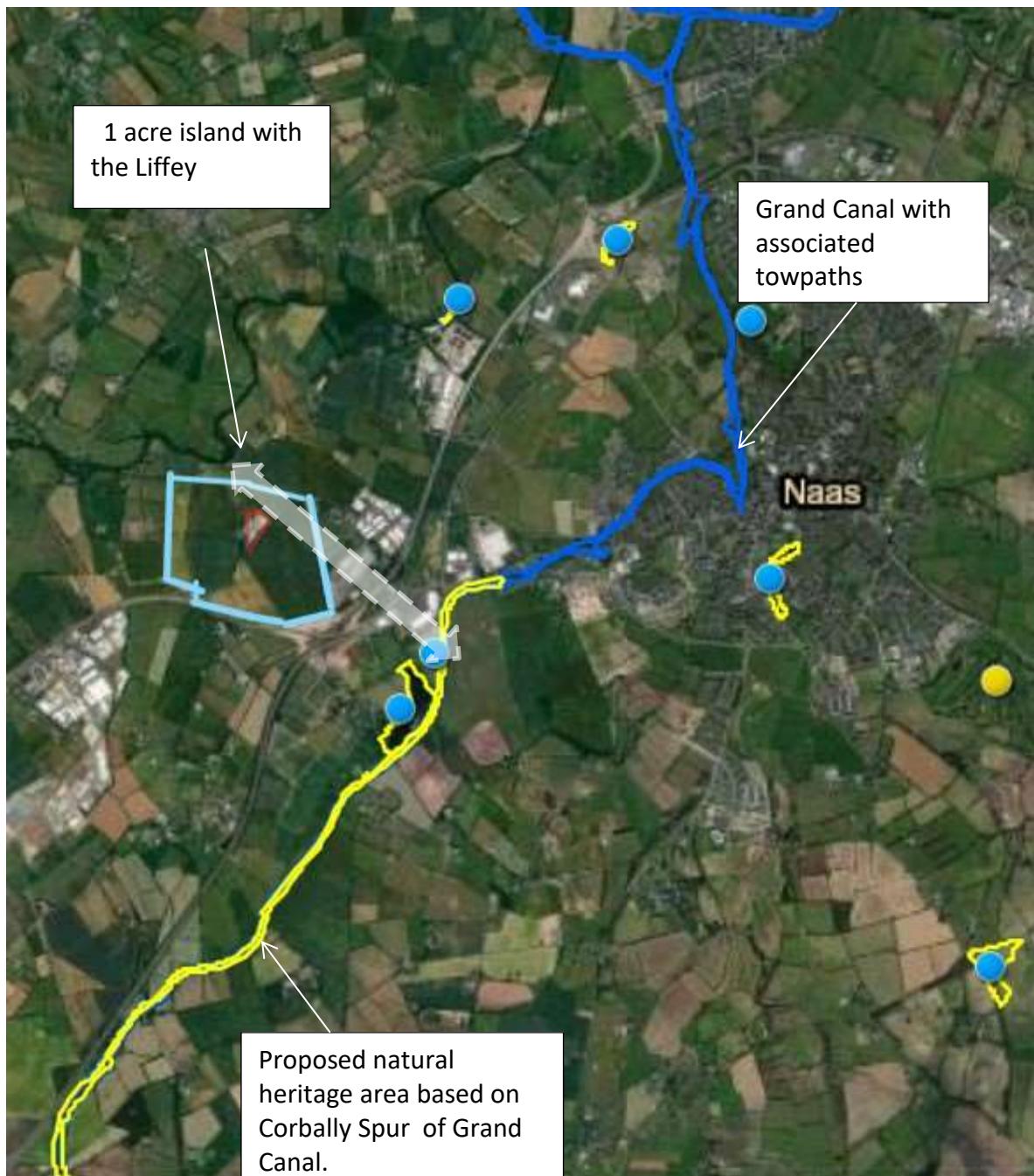
Slane Distillery Visitors Centre  
New extension in similar barn structures



Kilruddery , Bray  
Farm yard redevelopment, new Barn structure among traditional building



Blackbird, Ballycotton co. Cork  
Building repurposed as backdrop



This submission seeks to support any measures within the development plan that help the establishment of an enhanced connectivity of pedestrian or cycle routes, particularly outside the LAPs. A future of increased fuel costs for transport makes the installation of pedestrian routes and cycle paths to access or increase the connectivity to the green infrastructure an imperative to be sustainable for rural businesses and Urban settlement. In particular we strongly support any measure to seek to link the proposed Newbridge cycle routes to the Grand Canal which has not been dealt with in the present introduction of the new interchanges.