

**Submission from Michael Dunne**  
**23.05.2022**

**1) Submission specifically relating to Dunne Family landholding to be read in conjunction with Newbridge LAP 2013-2019 attached.**

I attach a copy of the Land Use Zoning Objectives Map from the Newbridge Local Area Plan 2013-2019. On it I highlighted and labelled the Dunne Family landholding. The Dunne Family does not own any other land.

Since 2013 we, the Dunne Family, have been looking for planning permission to build a recessed rural cluster for members of our family on the Dunne Family landholding. That was our objective then, and still is, and will remain our objective.

As can be seen from the map the Dunne Family landholding is bound on two sides by the Local Area Plan Boundary outlined in red. On one side the land is zoned for Industrial and Warehousing use. On the other side the land is zoned for Agricultural use – this zoning may be changed.

I would like to meet with the Council to discuss the Council's Forward Plans for this locality, and how the Dunne Family lands may be impacted.

**Each numbered item below shows the proposed amendment in red italics.**

**2) Submission for amendment to Draft KCDP 2023-2029**

Add a policy HO PXX to KCDP 2023-2029 to include the following taken from RH 13 in KCDP 2013-2019 to read:

*Cluster type developments will be considered in rural areas on family land holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.*

*The cluster shall be designed in such a way that is appropriate to the rural context and shall be set back into the landscape from the public road. Clusters shall not exceed five houses and will be subject to normal, planning, siting, design and local need considerations. Where there is a likelihood of more than one applicant seeking planning permission over a period of time, the Council will engage with the landowner to provide for an appropriate site layout capable of accommodating a recessed cluster.*

instead of

Cluster type developments may be considered in rural areas on family farm holdings for applicants who are family members and comply with the social or economic element of the rural housing policy.

**3) Submission for amendment to Draft KCDP 2023-2029**

Amend HO P15 in KCDP 2023-2029 to read: (taken from RH 11 in KCDP 2017-2023 with additional clarification):

*Preserve and protect the open character of transitional lands outside of settlements in order to prevent linear sprawl near towns, villages, and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside. This will not apply to persons building on family land where another family site is not available to them.*

*Where the family landholding is (a) outside of settlement, and (b) where it is on the edge of settlement, and (c) where the land which adjoins it on two (or more) sides is zoned for development, then houses for family members on the family landholding will not be deemed to contribute to linear sprawl, nor will houses for family members on the family landholding be deemed to adversely affect the preservation and protection of the open character of the countryside.*

instead of

Preserve and protect the open character of transitional lands particularly the approach roads to towns and villages and areas immediately outside of settlement boundaries in order to prevent linear sprawl near towns, villages, and settlements and to maintain a clear demarcation and distinction between urban areas and the countryside and to protect the integrity of the agricultural uses in these areas.

**4) Submission for amendment to Draft KCDP 2023-2029**

Amend HO P12, HO P13, HO P14 KCDP 2023-2029 to include as policy the following (taken from RH 12 in KCDP 2017-2023)

*Discourage ribbon development (defined as five or more houses alongside 250 metres of road frontage) 4. The Council will assess whether a given proposal will exacerbate such ribbon development, having regard to the following:*

- (i) The type of rural area and circumstances of the applicant;*
- (ii) The degree to which the proposal might be considered infill development;*
- (iii) The degree to which existing ribbon development would coalesce as a result of the proposed development;*
- (iv) Local circumstances, including the planning history of the area and development pressures.*
- (v) Notwithstanding the above, special regard will be given to the circumstances of immediate family members of a landowner on single infill sites in a line of existing dwellings with 5 or more houses along a 250 metres of road frontage.*

**5) Submission for amendment to Draft KCDP 2023-2029**

Amend KCDP 2023-2029 Footnote number 3 at bottom of page headed **3.13.3 Compliance with the Rural Housing Requirements** to read:

*Urban Generated Housing is, for the purposes of this CDDP, housing pressure generated by proposals, or by an application made for a dwelling by persons not covered in Table 3.4 Schedule of Local Need Criteria in accordance with the NPF (NPO 19)*

instead of

Urban Generated Housing is, for the purposes of this KCDP, housing pressure generated by proposals, or an application made for a dwelling in a rural area by persons originating and/or working in urban areas.

**6) Submission for amendment to Draft KCDP 2023-2029**

Amend the sentence in the first paragraph of **3.13.3 Compliance with the Rural Housing Requirements** in KCDP to read:

*In the interim, Kildare Draft Development Plan must establish a policy to facilitate those who can demonstrate a social or economic need to live in rural County Kildare*

instead of

In the interim, Kildare Draft Development Plan must establish a policy to facilitate those who can demonstrate a genuine housing need and a social and/or economic need to live in rural County Kildare

**7) Submission for amendment to Draft KCDP 2023-2029**

Amend **3.14 Rural Housing Density** to read:

*...backland development will be prohibited (and ribbon development controlled) – though exceptions will be made for (1) an applicant who is actively engaged in agriculture, (2) an applicant who is actively engaged in an occupation that is heavily dependent on the land, (3) an applicant who is building on their family landholding and who complies with the social element of the rural housing policy as set out in Table 3.4.*

instead of

...backland development will be prohibited (and ribbon development controlled) – though exceptions will be made for backland sites to active farmers and others who are applying for planning permission on their own land and whose livelihood depends on the land and who can justify a need to live at their landholding, i.e., animal husbandry

**8) Submission for amendment to Draft KCDP 2023-2029**

Amend HO 056 to read:

*Carefully manage Rural Dwelling Densities to between 15 and 25 units per square kilometre and ensure that the density of one-off housing does not exceed 25 units per square kilometre, unless (1) the applicant is actively engaged in agriculture, or unless (2) the applicant is actively engaged in an occupation that is heavily dependent on the*

*land, or unless (3) the applicant is building on their family landholding and complies with the social element of the rural housing policy as set out in Table 3.4.*

instead of

Carefully manage Rural Dwelling Densities to between 15 and 25 units per square kilometre and ensure that the density of one-off housing does not exceed 25 units per square kilometre, unless the applicant is actively engaged in agriculture, or an occupation that is heavily dependent on the land and building on their own landholding.

**9) Submission for amendment to Draft KCDP 2023-2029**

Amend **3.14 Rural Housing Density** to read:

*Generally, such one-off housing would be facilitated only in very exceptional circumstances, where there is a significant need demonstrated, for example, where (1) an applicant is actively engaged in agriculture, or where (2) an applicant is actively engaged in an occupation that is heavily dependent on the land, or where (3) an applicant is building on their family landholding and complies with the social element of the rural housing policy as set out in Table 3.4.*

instead of

Generally, such one-off housing would be facilitated only in very exceptional circumstances, where there is a significant need demonstrated, for example, those actively engaged in agricultural or in an occupation heavily dependent on the land.