



**DAVID MULCAHY
PLANNING CONSULTANTS LTD**

67 The Old Mill Race, Athgarvan, Co. Kildare

PH: 030 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 2023-29

CONCERNING FUTURE DEVELOPMENT OF LANDS AT

**COOLERAGH WEST, COILL DUBH,
CO. KILDARE**

Client: Coill Dubh Hurling Club

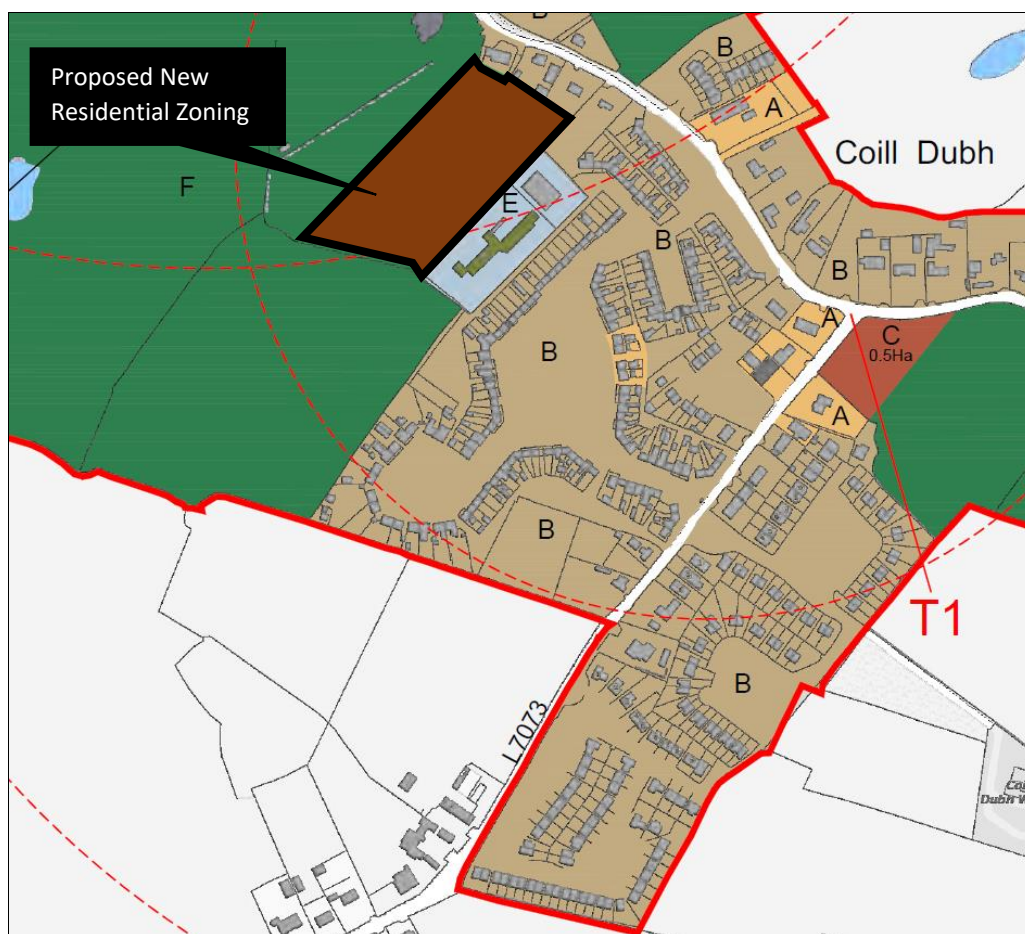
23rd May 2022

EXECUTIVE SUMMARY

The submission seeks to have lands measuring **1.9Ha** in the ownership of **Coill Dubh Hurling Club** rezoned for **New Residential** on account of the need to provide additional housing in established settlements, their proximity to the village centre, school and the absence of any material constraints associated with same.

The existing hurling club facilities are very restricted and they need to expand to facilitate same.

The existing Coill Dubh Hurling Club would relocate to lands south of Cooleragh. Note separate submission which seeks for these lands to be zoned **Open Space and Amenity** to facilitate same.



Extract from draft KCDP 2023-29 adapted to show proposed New Residential zoning objective.

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been retained by **Coil Dubh Hurling Club** to prepare a submission to the Draft Kildare County Development Plan 2023-29 concerning the future development of the Rural Settlement of Coill Dubh¹, Co. Kildare.

The submission outlines that lands measuring c.1.9 hectares in the ownership of Coill Dubh Hurling Club **should be zoned New Residential** and lands south of Cooleragh should be zoned **Open Space & Amenity** to accommodate the relocation of the hurling club.

There is a pressing need to provide genuine alternatives to one-off housing in rural settlements and opportunities for new housing should be provided in local villages such as Coill Dubh.

The subject lands in Coill Dubh, by reason of their location close to the village centre, adjacent to the school and lack of constraints present as ideal for such consideration.

The lands at Coill Dubh Hurling Club are serviceable as outlined in an enclosed report by **Kavanagh Burke Consulting Engineers**.

Note: All maps in this report are aligned due north. All underlined italics is author's emphasis.

¹ Also referred to as Blackwood.

2.0 LOCATION AND DESCRIPTION

2.1 The Two Villages

The rural settlements of Coill Dubh and Cooleragh are located approximately 40 kilometres from Dublin in north of County Kildare, west of the village of Prosperous.

Coill Dubh consists primarily of residential dwellings but has good community infrastructure in the form of a school, church, GAA club etc.

Cooleragh consists primarily of suburban style residential dwellings with a church and filling station in terms of community infrastructure. There is also a Bord na Mona facility.

The two settlements are separated from each other by agricultural lands.

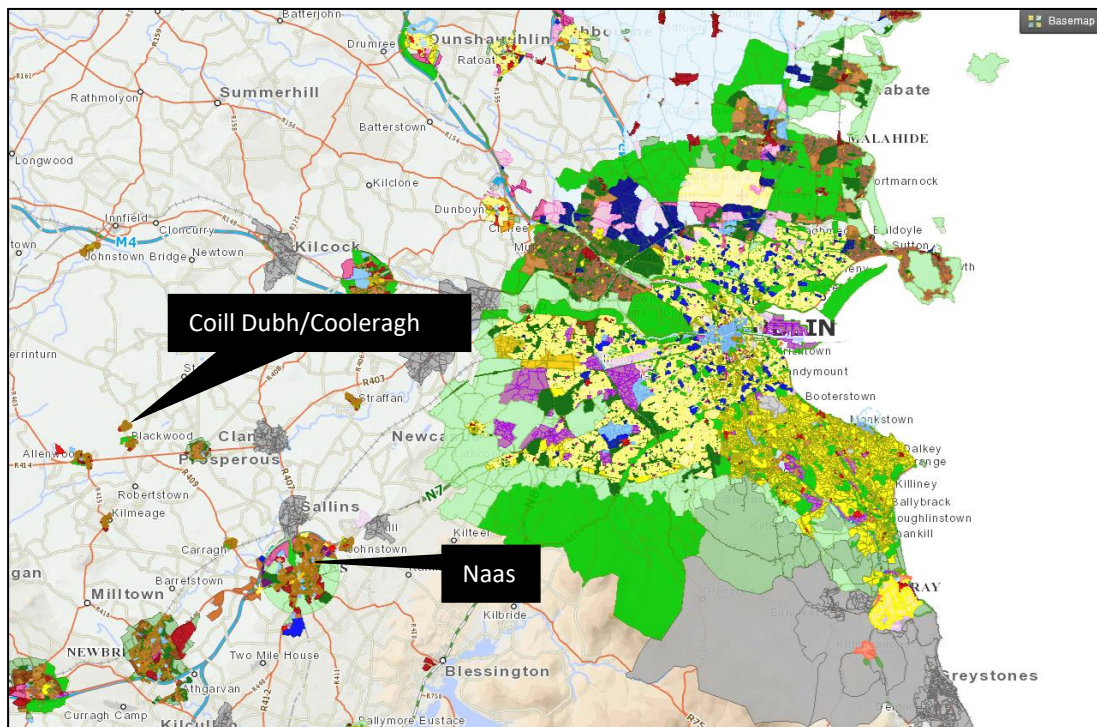


Fig No.1 Location of Coill Dubh relative to Dublin and Naas (source: Myplan.ie - OSI Licence No.EN 0080915).



Fig No.2 Map of Coill Dubh to the south and Cooleragh to the north (source: Myplan.ie - OSI Licence No.EN 0080915).

2.2 Subject Lands

The lands in the ownership of Coill Dubh Hurling Club (c.1.9 hectares²) are located to the north west of the settlement of Coill Dubh at the rear of dwellings fronting onto the L1019. They can reasonably be described as **backlands**.

At present these lands are in **use as a hurling pitch with associated car park and club house**. Vehicular access is via an entrance to the north west at the gable end of a dwelling³.

² Folio Ref. KE28203F (1.9Ha)

³ Folio Ref. KE18016

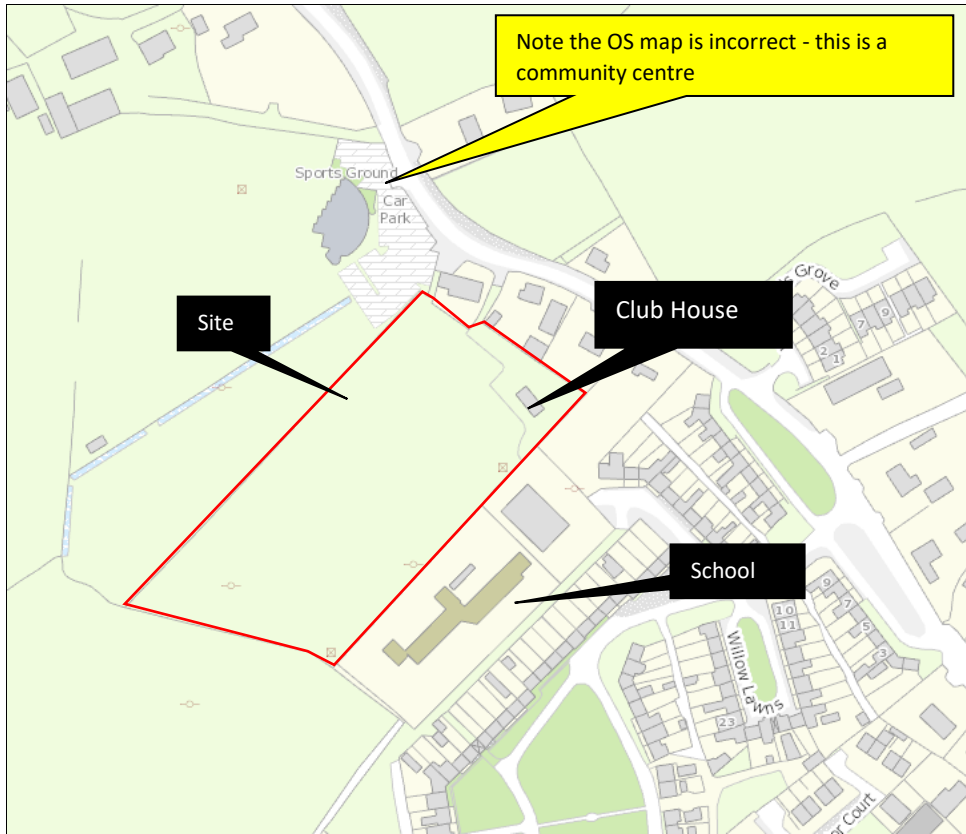


Fig No.3 Location of subject lands⁴ within Coill Dubh (red line) (source: Myplan.ie - OSI Licence No.EN 0080915).



Fig No.4 Satellite image of subject lands (Source: Google Earth Pro, January 2020).

⁴ Folio Nos. KE KE9425 and KE52741F



Fig No.5 Access to Coill Dubh Hurling Club

2.3 Built and Natural Heritage Constraints

There are no known natural heritage constraints associated with the subject site based on myplan.ie. There is no direct pathway to any Natura 2000 site. The closest Natura 2000 site is Ballynafagh Lake SAC (Site Code: 001387) at a distance of approximately 1.3km from the site and there is no direct pathway from the site to same.

2.4 Flood Risk

There is no flooding associated with the subject site based on a review of floodinfo.ie

2.5 Adjoining Lands

The uses on the adjoining lands are as follows:

North: residential dwellings
South: Agricultural lands.
East: Coill Dubh National School and agricultural lands.
West: Golf course.

2.6 Cooleragh

The surrounding hinterland of Cooleragh and Coill Dubh is under significant pressure for one-off houses with many being refused. There has to be a viable alternative for persons who persons to obtain much needed housing opportunities.

3.0 PLANNING HISTORY

3.1 Subject Lands

Reg. Ref. 10/993

DESCRIPTION	new recessed vehicular and pedestrian entrance to replace existing vehicular entrance to playing field
SURNAME	Coill Dubh Development Club
YEAR	2010
DECISION	GRANT

Reg. Ref. 15/366

FORENAME	Trevor Carew on behalf of Coill Dubh Hurling Club,
DESCRIPTION	(a) Refurbishing existing dressing rooms and elevations; (b) Constructing a new first floor extension over existing dressing rooms containing a meeting room, wc and office; (c) Constructing a new single storey extension to the side of existing dressing rooms containing a new dressing room, showers and public wc's and all ancillary site works
YEAR	2015
DECISION	GRANT

3.2 Extant Planning Permissions in Cooleragh/Coill Dubh

Reg. Ref. 18/851

Ultra-Dawn Ltd. t/a Premier Developments were granted conditional permission in May 2019 for **52 dwellings** on residential zoned lands Cooleragh East, Coill Dubh, Naas, Co. Kildare. This is largely built out - approximately 50% complete - Ballynafagh Springs.

Reg. Ref. 19/1341

On 05/02/2020 permission for 51 dwellings granted under Reg. Ref. 14/505 was extended until 11th Jan 2025. This is built out - Hawthorn Manor.

Summary

All residential zoned lands within the village are built out or substantially complete. There is a need for new landholdings to be zoned for New Residential to encourage new housing in the village.

4.0 PLANNING CONTEXT

4.1 Rebuilding Ireland - Action Plan for Housing & Homelessness 2017

The Action Plan is a response to the housing crisis which has seen a significant shortfall in housing, particularly in the greater Dublin area. The Action Plan sets ambitious targets to double the annual level of residential construction to **25,000**⁵ homes and deliver 47,000 units of social housing in the period to 2021. There are 5 pillars to the Action Plan. Pillar 3 – Build More Homes – seeks to increase the output of private housing to meet demand at affordable prices.

4.2 National Framework Plan ('NPF') 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 3a

Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

This means within the existing built-up footprint of all sizes of urban settlement, as defined by the CSO.

National Policy Objective 3c

⁵ Currently less than 20,000 dwellings are being built per annum, with Covid 19 affecting same.

Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.

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.

The NPF notes that in rural Ireland, many people seek the opportunity to build their own homes but find it difficult to do so in smaller settlements because of a lack of available sites and services. In order to assist this, local authorities will be supported in undertaking the necessary land acquisition, site preparation and local infrastructure provision to deliver self-build development options in smaller towns/villages. This would also apply in respect of private developers.

National Policy Objective 18b

Develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.

4.3 Sustainable Urban Residential Development in Urban Areas Guidelines ('SURDUA') 2009

The Guidelines advise that 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.*

Development within Smaller Towns and **Villages** Circular letter **NRUP 02/2021** points out that the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009) cautions against large scale, rapid development that may overwhelm and detract from the quintessential character of towns and villages that have developed slowly and organically over time, and furthermore, clarifies that there is **already clear scope for greater variation in density in smaller towns**, but that this should not lead to provision for disproportionate development in such places through excessive zoning.

4.4 Regional Spatial and Economic Strategy for the Eastern and Midland Region, ('RSES') 2019 - 2031

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.

Coolreagh/Coill Dubh is located in the Hinterland Area. The following recommendations in the Strategy are 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 ('CDP') 2017 – 2023

Coill Dubh and Coolearagh

The two settlements of Coill Dubh and Coolearagh together are designated as a 'Village' in the County Settlement Strategy

The village is served by its own waste water treatment plant located to the west of Coolearagh. The plant has a P.E. of **2,000**.

The subject lands are zoned '**F' Open space & Amenity**' under the KCDP 2017-23 reflecting their amenity use.

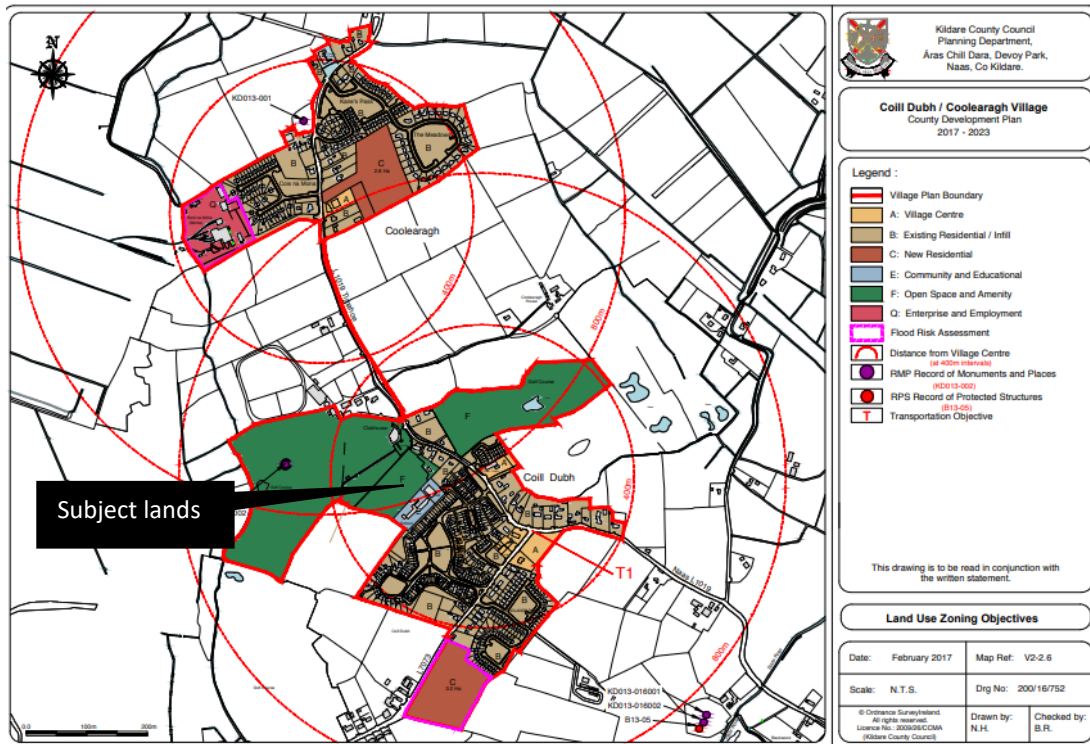


Fig No.6 Choill Dubh/Cooleragh Village Plan – source: Kildare County Development Plan 2017 - 23.

5.0 DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

5.1 Settlement Strategy

Cooleragh and Coill Dubh together remain designated as a **Village**.

The dKCDP notes, inter alia, that:

- The village has a population of 746 (2016 Census) an increase of 7.6% from 2011 (693). (figures only include Coill Dubh and do not include Coolearagh or the Hawthorn Manor estate to the south).
- Water – Supplied by the Srowland WTP. Coill Dubh / Cooleragh has an adequate water supply to meet the current demands and the future planned growth over the life of this Plan.
- Wastewater – Coill Dubh / Cooleragh is serviced by the Coill Dubh WWTP. The plant has **spare capacity for 630(PE)**.

5.2 Zoning Objective

Under the draft KCDP 2023-29 the subject lands remain zoned 'F' - **Open Space and Amenity**.

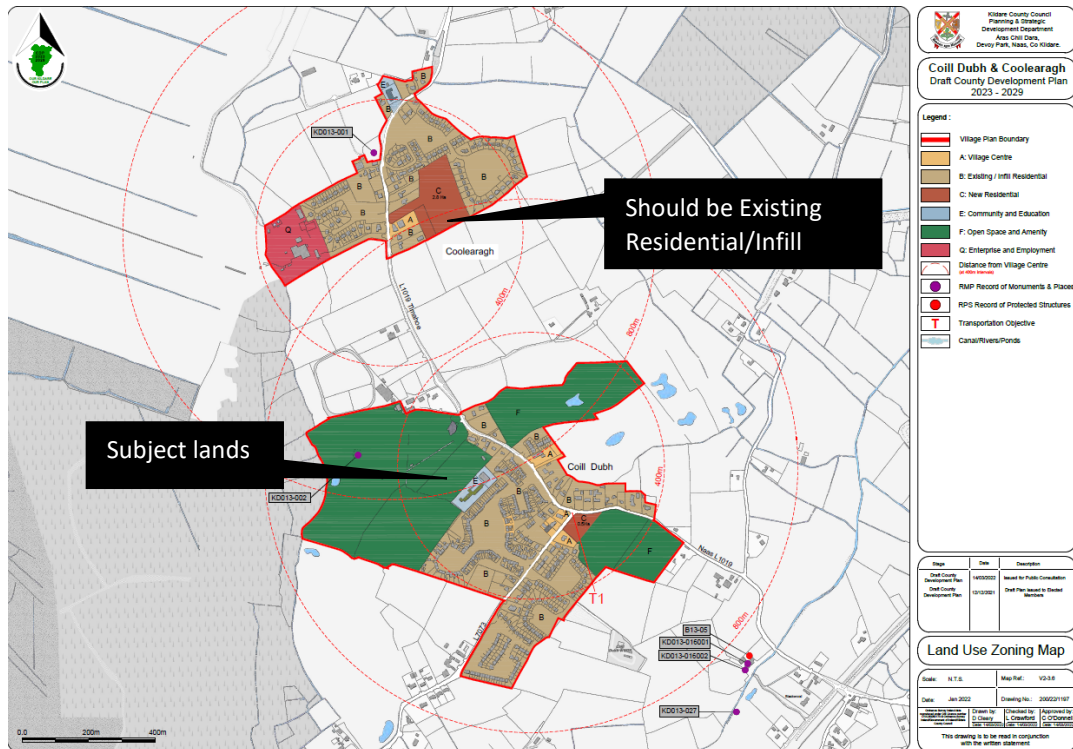


Fig No.7 Coill Dubh & Cooleragh Village Zoning Map showing subject lands zoned Open Space & Amenity under the dKCDP 2023-29.

The 2.8Ha New Residential Zonings objective in Cooleragh should be **changed to Existing Residential/Infill** to reflect the fact that it is substantially built out.

6.0 SUBMISSION

6.1 Summary

- 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 Cooleragh and Coill Dubh which are both designated as a Village in the draft KCDDP 2023-29 Kildare Settlement Strategy.
- The site is zoned Open Space & Amenity in the Draft KCDDP 2023-29 reflecting its current use as a hurling club.
- The site is within the 400m radius from the village centre.
- There are no known built or natural heritage constraints associated with the land, or flood risk.
- The WWTP plant in the village has significant spare capacity to accommodate future growth.

Submission

The purpose of this submission is for the site to be zoned **New Residential**.

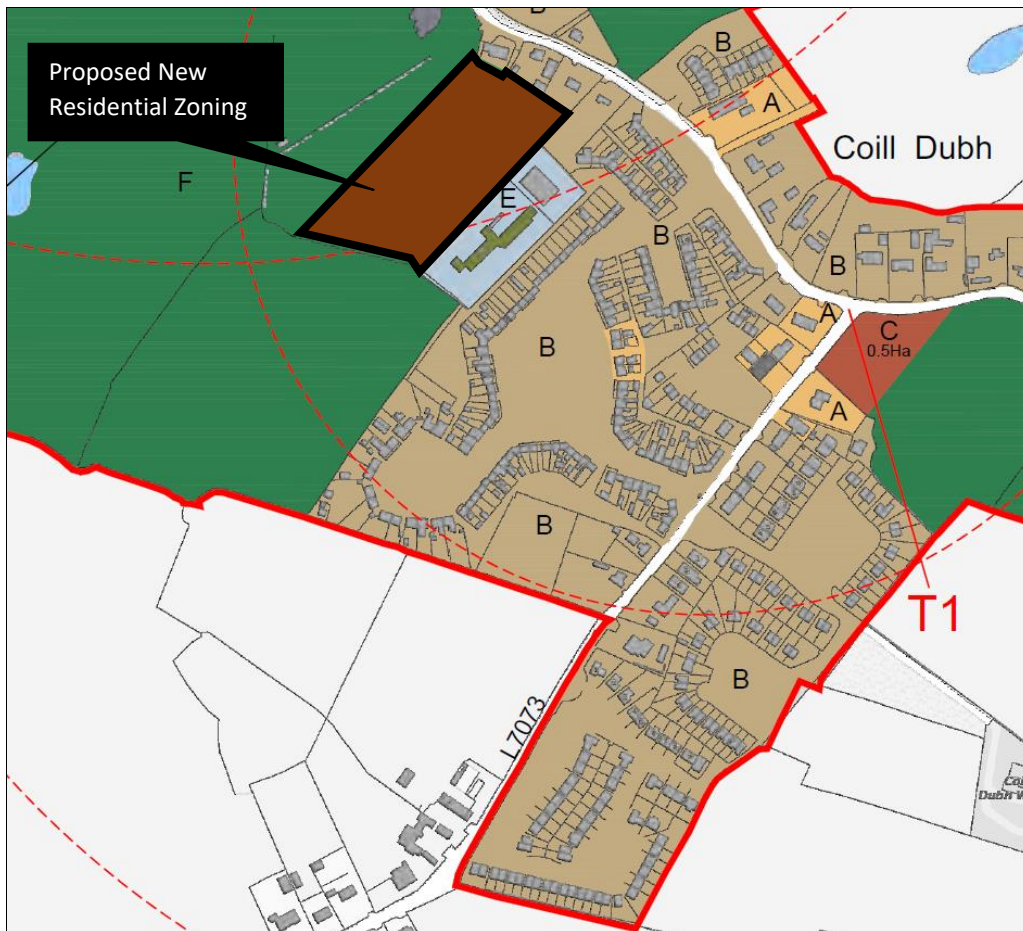


Fig No.8 Extract from draft KCDP 2023-29 adapted to show proposed New Residential zoning objective.

In order to cater for the loss of these lands to Coill Dubh Hurling Club, the submission seeks the zoning of lands elsewhere in the village, south of Cooleragh, for the purpose of **Open Space and Amenity**⁶ - see diagram below.

These lands measure c.2.7 hectares⁷ and the facilitation of the Coill Dubh Hurling Club at this location has been agreed in principle with the owner of these lands (folio KE55468F) if they have to move on account of their existing

⁶ We submit that this submission is distinct and separate from the Supreme Court Judgement in *McHugh v Kildare County Council* [2009] IESC 16 whereby the Court ruled that the landowner entering into an agreement with Kildare County Council to transfer some land to the council in the event of other land being rezoned was not an agreement within the meaning of section 38 of the Local Government (Planning and Development) Act 1963, as amended by the Act of 1976, and was ultra vires. The landowner in this instance is not looking to enter into any such agreement with the Council, but merely to outline that in order for F zoned lands to be realised, that the remainder of the owners lands need to be zoned for residential development to finance the development of these lands as playing pitches, along with associated works, if planning permission is secured at a future date.

⁷ Extra 0.7Ha of space for additional playing facilities.

lands being zoned New Residential - please refer to letter of support from Coill Dubh Hurling Club.

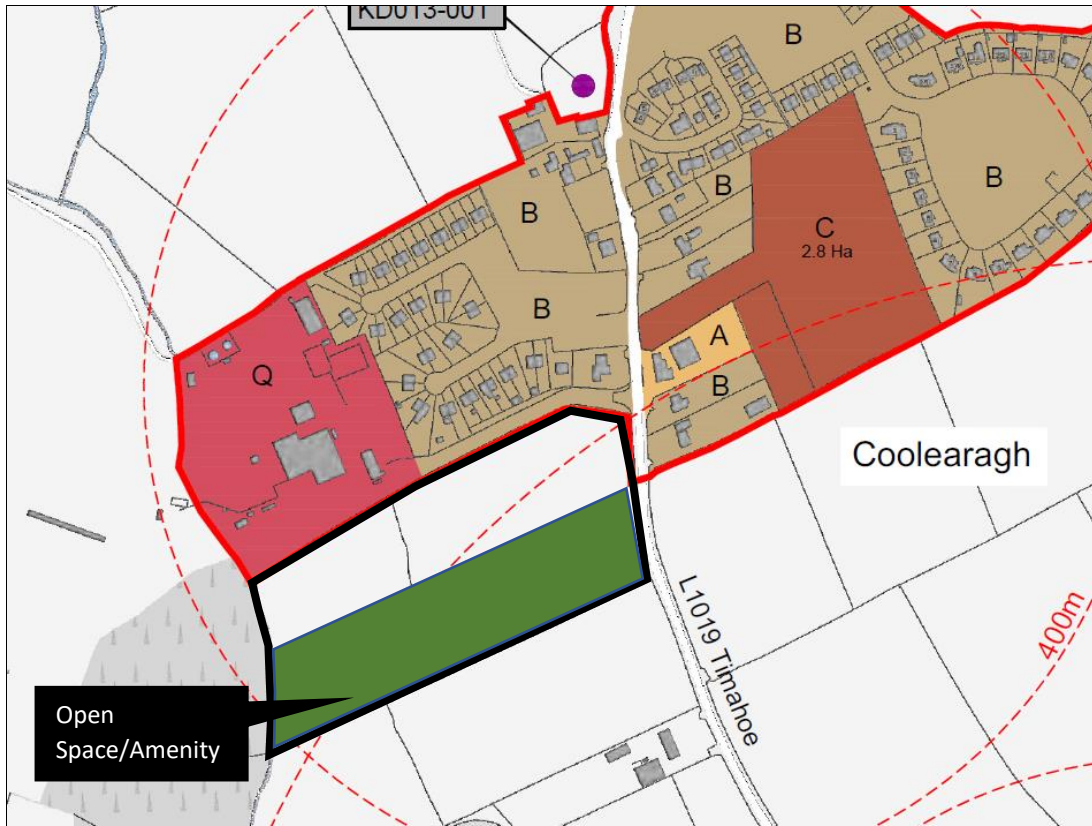


Fig No.9 Extract from draft KCDP 2023-29 adapted to show proposed New Open Space & Amenity zoning objective at Coolearagh to facilitate the relocation of the hurling club.

We further submit that the 2.8Ha New Residential Zonings objective in Coolearagh should be changed to **Existing Residential/Infill** to reflect the fact that it is substantially built out.



Fig No.10 Coill Dubh & Cooleragh Village Zoning Map showing subject lands zoned Open Space & Amenity under the dKCDP 2023-29.

We trust the Council will take this submission into consideration in the preparation of the new Plan and rezone the subject site for **New Residential** and the lands at Cooleragh **Open Space and Amenity**. We consider that these proposed zoning objectives would be consistent with the proper planning and sustainable development of the area.

Signed:

David Mulcahy,
David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS

Appendix

1. Letter from Choill Dubh Hurling Club supporting this submission in the interest of obtaining a larger site by relocating.

Enclosed

1. Statement from Kavanagh Burke Consulting Engineers confirming the subject lands are serviceable.

Appendix No.1 Letter from Choill Dubh Hurling Club supporting this submission in the interest of obtaining a larger site by relocating.



23/05/2022

To whom it may concern

We here at Coill Dubh Hurling club would be very welcoming to a rezoning application. We have one full size pitch and no major training area. It is extremely hard to try accommodate all underage and senior teams both training and for matches. We would greatly benefit from additional space , and support a relocation to lands at Cooleragh.

Trevor Carew

Chairperson Coill Dubh Hurling Club

Tommy Flaherty

Vice Chairman

Bob Donnelly

Secretary