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SUBMISSION TO DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-29

CONCERNING FUTURE DEVELOPMENT OF

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

Client: Mr. Alan Byrne

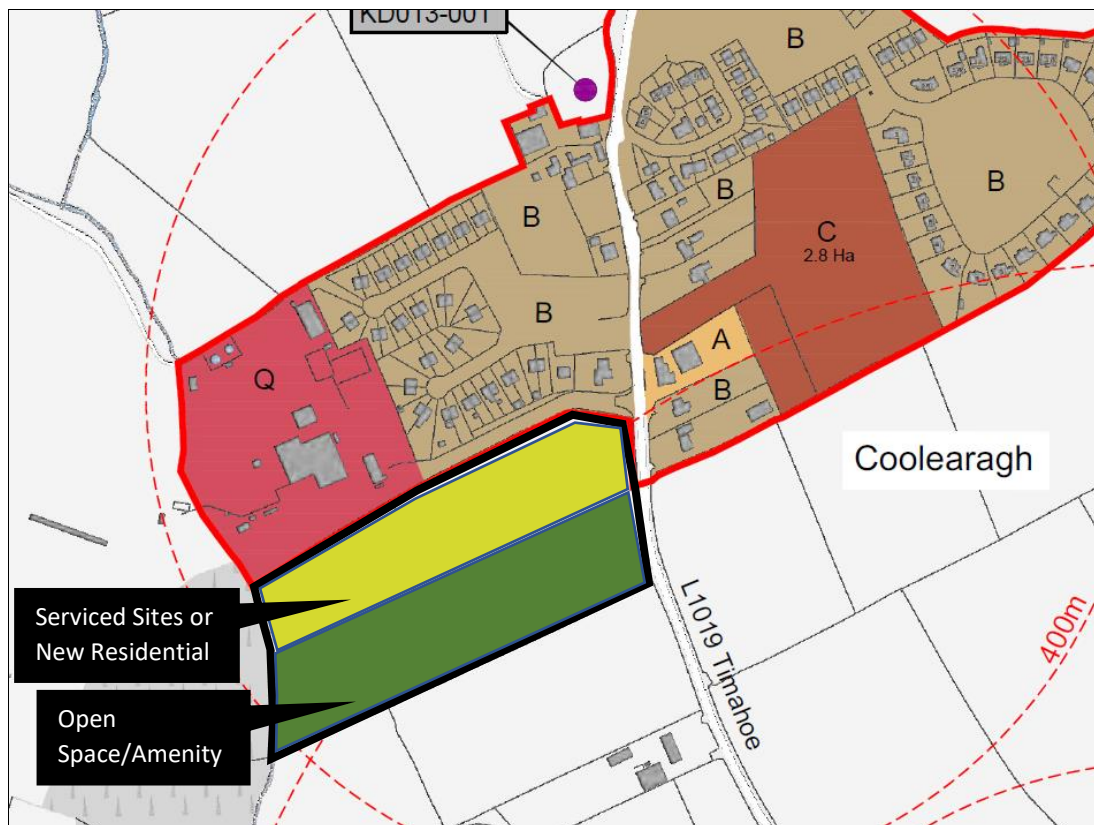
23rd May 2021

EXECUTIVE SUMMARY

The purpose of this submission is to demonstrate that additional housing should be provided for in the village of Coolearagh to provide a **genuine alternative for local persons who would otherwise seek to build one-off houses in the countryside.**

The submission outlines that lands in the ownership of Mr. Byrne should be included in the village boundary of Coolearagh to accommodate such housing, by way of **Serviced Sites** or **alternatively, New Residential.**

This submission should be read in conjunction with Coil Dubh Hurling Club who seek for the adjoining lands within this same folio to be zoned Open Space and Amenity to facilitate a new, larger hurling club.



Extract from dKCDP 2023-29 adapted to show proposed new zoning objectives.

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been retained by **Mr. Alan Byrne** to prepare a submission to the Draft Kildare County Development Plan 2023-29 concerning the future development of the Rural Settlement of Cooleragh, Co. Kildare.

There is a pressing need to provide genuine alternatives to one-off housing in rural settlements and this is noted as a priority in the draft KCDP 2023-29. The submission outlines that lands (c.4.7 hectares) in the ownership of Mr. Byrne **should be included in the village boundary of Cooleragh** to accommodate such housing, by way of **serviced sites**, or alternatively **New Residential**.

The report finds that whilst residential zoned land in the village of Cooleragh/Coill Dubh has the benefit of permission for 103 houses these are **suburban** in nature and are unlikely to attract persons who would otherwise build a one-off house into the village.

The subject lands in Cooleragh, by reason of their location adjacent to existing development in the village, road frontage and lack of material constraints present as ideal for such consideration.

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

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.

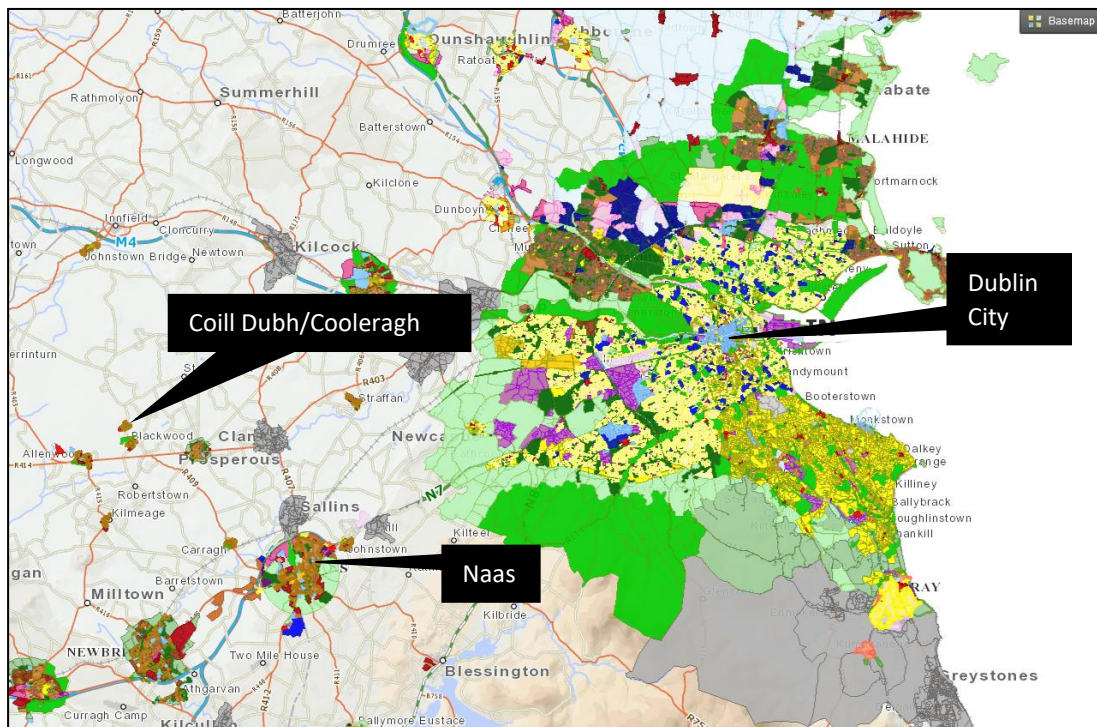


Fig No.1 Location of Coill Dubh relative to Dublin and Naas (source: Myplan.ie - OSI Licence No.EN 0080915).



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 Mr. Byrne (c.4.7 hectares) are located to the south-west of the settlement of Cooleragh with frontage onto the local public (L1019) road running through the settlement.

The lands are greenfield in nature. The lands are enclosed by mature hedgerow with a dividing internal hedgerow. The northern portion of the lands is located within the 50kph speed limit.

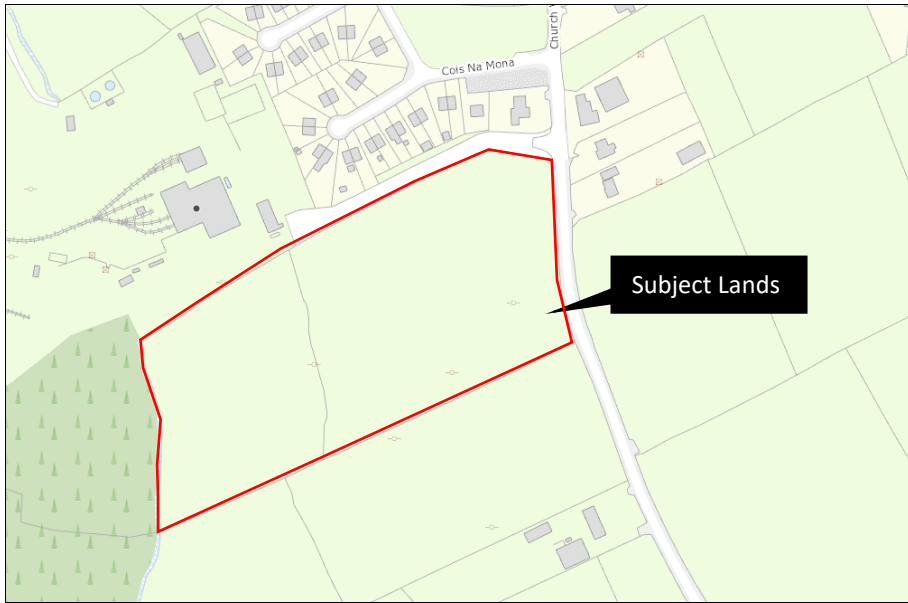


Fig No.3 Location of subject lands¹ within Cooleragh (red line) (source: Myplan.ie - OSI Licence No.EN 0080915).



Fig No.4 Aerial Image of subject lands (Source: Google Earth Pro, June 2018).

2.3 Built and Natural Heritage Constraints

There are no known built or natural heritage constraints associated with the subject lands. The closest Natura 2000 site is Ballynafagh Lake SAC (Site Code: 001387) at a distance of approximately 2.1km from the site.

¹ Folio No. KE55468F

2.4 Adjoining Lands

The uses on the adjoining lands are as follows:

North: Bord na Mona complex and entry road to same. There is housing further north (Cois na Mona).

South: Agricultural field.

East: Public road with footpaths either side.

West: Land under forestry.



Fig. No.5 Front boundary of the subject site.

3.0 PLANNING HISTORY

3.1 Subject Lands

There is no planning history associated with the subject lands.

3.2 Extant Planning Permissions in Cooleragh

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. Approximately 50% of this permission is built out - Ballynafagh Springs.

The permitted layout is **suburban in nature** and may not be attractive to local persons who want build their own dwellings on large sites if they are to live in a village, rather than building in the countryside.



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

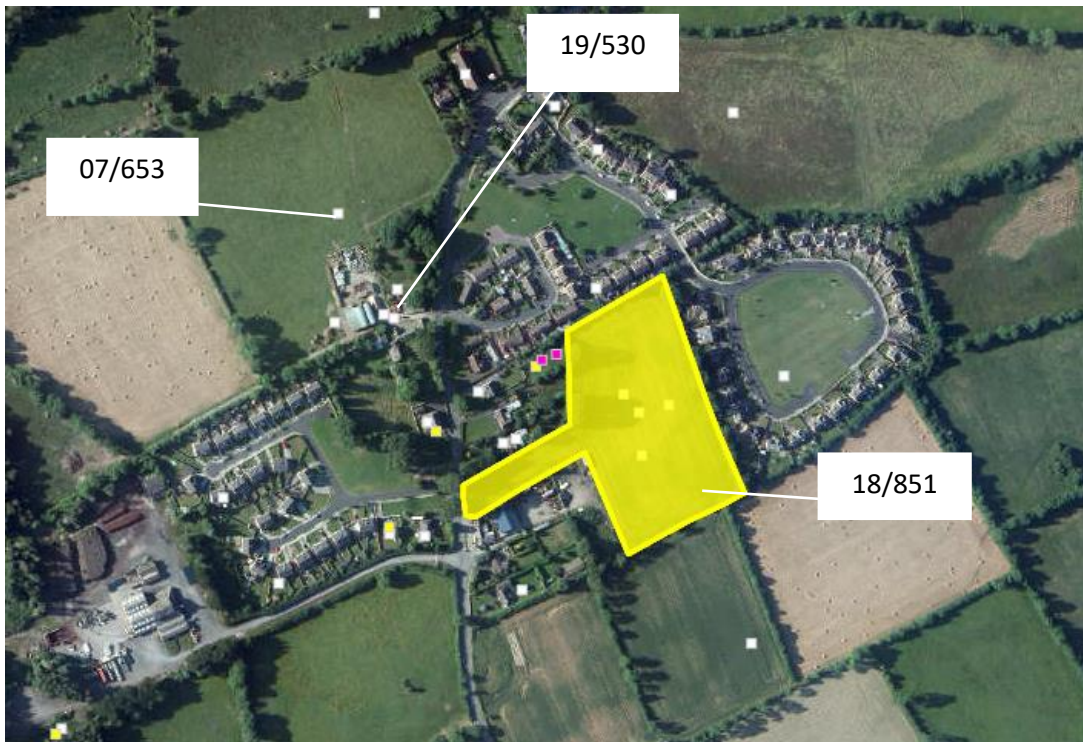


Fig. No.7 Relevant planning permissions referred to above.

3.3 Extant Planning Permissions in Coill Dubh

Reg. Ref. 19/1341

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

The site layout plan shows that the layout is quite suburban in nature. Whilst there is a high proportion of detached houses, with the exception of 3 or 4 dwellings, they are on suburban type plots and are likely to be considered too small to attract persons who would otherwise build one-off houses into the village.



Fig No.9 Site layout submitted at further information stage under Reg. Ref. 14/505.

Summary

- The permitted residential developments in the village are largely built out.

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**² 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.

² Currently less than 20,000 dwellings are being built per annum, with Covid 19 affecting same.

National Policy Objective 3c

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

In section 6.3 'general advice', subsection (d) deals with 'Offering alternatives to urban generated housing'. It states that:-

"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 - 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 2017 - 2023

Policy

Policy LDO 4 that **lower densities /serviced sites** in certain towns and villages may be considered on serviced land where the demand for the development of single houses in the rural area is particularly high.

Coill Dubh and Coolearagh

The two settlements of Coill Dubh and Coolearagh together are designated as a 'Village' in the County Settlement Strategy. The subject lands are located outside (but adjoining) the village plan boundary and are **unzoned**.

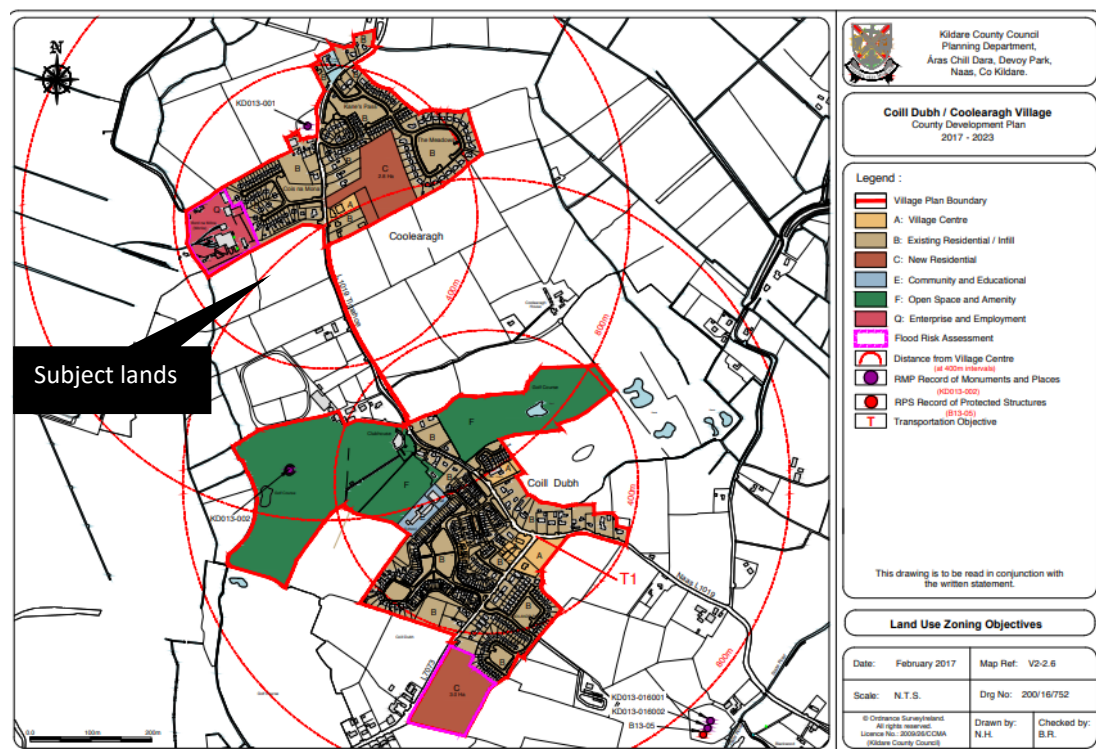


Fig No.9 Choill Dubh/Cooleragh Village Plan – source: Kildare County Development Plan 2017 - 23.

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 the subject lands are located **outside the Village Plan Boundary and unzoned** despite adjoining same.

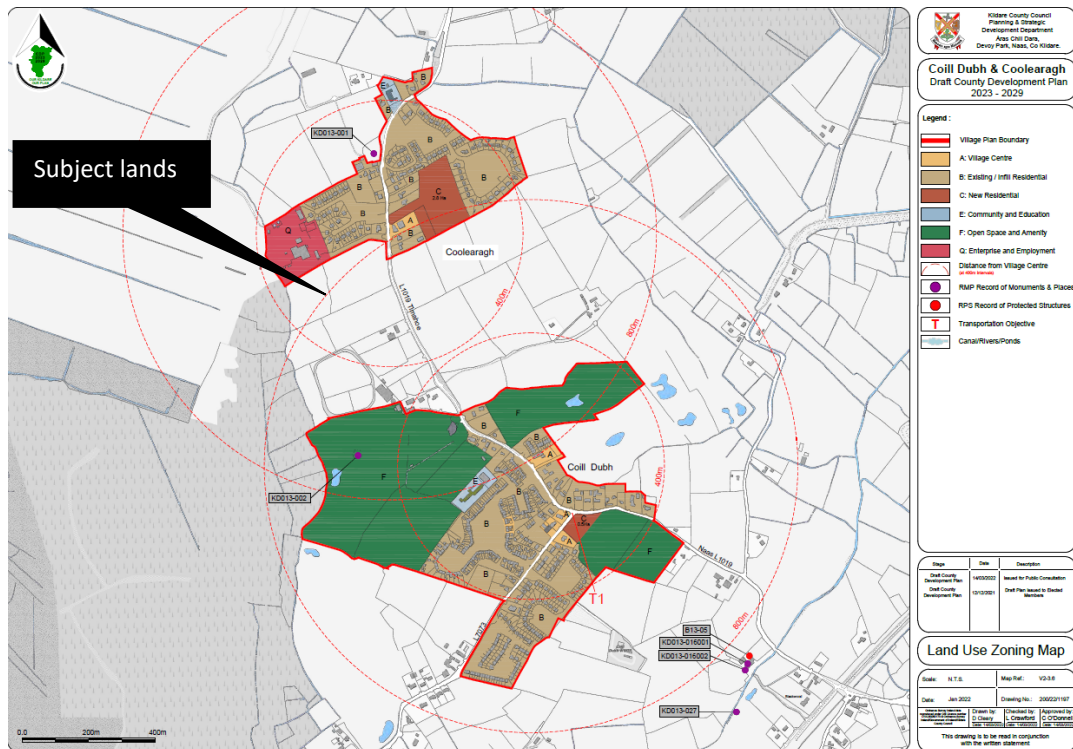


Fig No.10 Coill Dubh & Cooleragh Village Zoning Map showing subject lands unzoned under the dKCDP 2023-29.

The 2.8Ha in Cooleragh which are zoned New Residential are largely built out (c.50%) and therefore this zoning objective **should be rezoned Existing Residential/Infill**.

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 of 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.

The draft KCDP 2023-29 does not include any lands in the village of Choill Dubh and Cooleragh for Serviced Sites which seems remarkable given the pressure for one off houses in this area and the need to attract such persons into rural villages. We submit that such persons are highly unlikely to be attracted by smaller urban style dwellings and therefore there is a real need to provide a Serviced Sites Zoning or multiple such zonings in this village.

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 Choill Dubh which are both designated as a Village in the draft KCDDP 2023-29 Kildare Settlement Strategy.
- The site is within the 400m radius from the village centre.
- The site is outside the village plan boundary under the dKCDDP 2023-29.
- There are no known built or natural heritage constraints associated with the land, or flood risk.
- There is an established pedestrian access back into the village.
- The northern end of the site is within the 50kph posted speed limit.
- The WWTP plant in the village has significant spare capacity to accommodate future growth.

6.2 Submission

The purpose of this submission is to demonstrate that the subject lands should be zoned for **Serviced Sites**, or **alternatively New Residential**.

Additional housing should be provided for in the village of Cooleragh to provide a genuine alternative for local persons who would otherwise seek to build one-off houses in the countryside.

This submission seeks for the subject lands to be considered for **serviced sites** which can accommodate dwellings large enough to provide **genuine alternatives to persons who would otherwise build one-off houses** in the countryside. Such persons are highly unlikely to be attracted into suburban type housing developments and want to **build houses of their own design** on **generous sized plots** similar to approach adopted in 'Walker Hall' outside Kildare Town.

Most of the existing development in Cooleragh, and indeed permitted development, is of a **distinctly suburban nature**. It is considered that this type of housing development does not provide a viable alternative to members of the rural community who might consider living in a village environment as opposed to a one-off house.

The Byrne lands in Cooleragh offer a viable alternative the existing residential zoned lands in the village due to their location beside the church and lack of material constraints. They should be zoned for **Serviced Sites**.

Note that this submission should be **read in conjunction with Coill Dubh Hurling Club submission** who seek for the adjoining lands within this same folio to be zoned **Open Space and Amenity** to facilitate a new, larger hurling club.

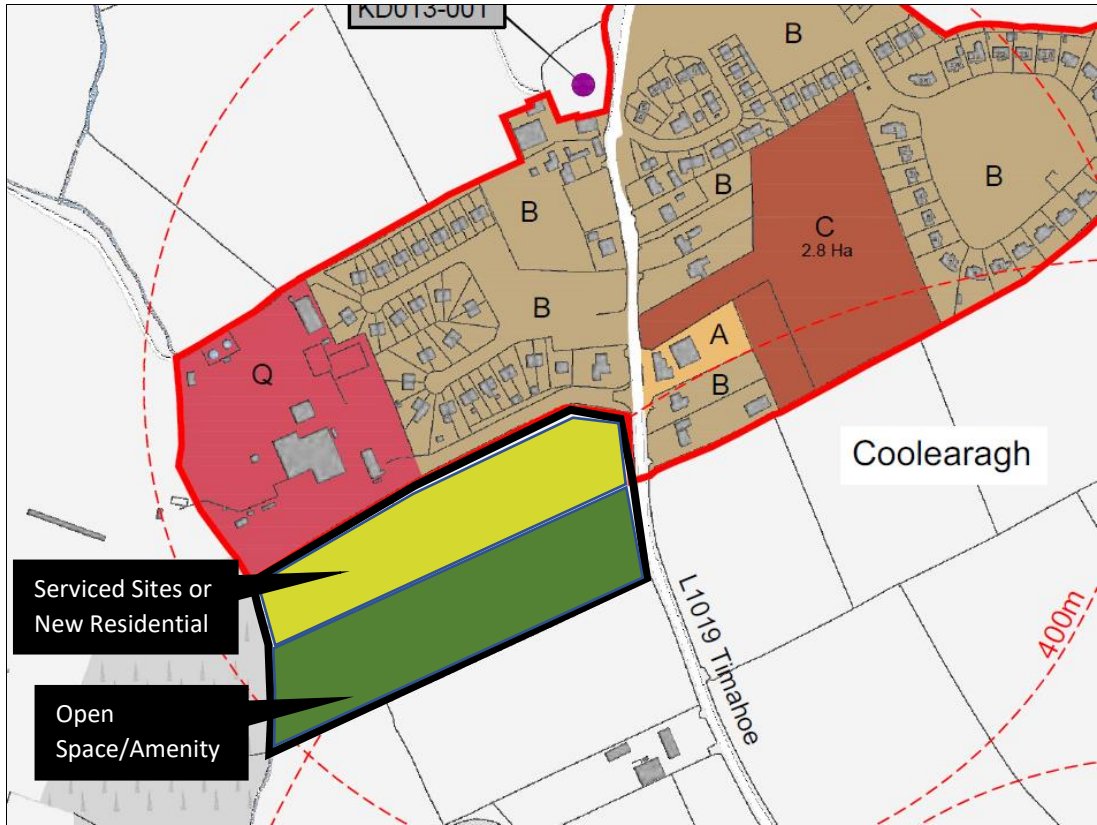


Fig No.12 Extract from dKCDP 2023-29 adapted to show proposed new zoning objectives.

The 2.8Ha in Coolearagh which are zoned New Residential are largely built out (c.50%) and therefore this zoning objective **should be rezoned Existing Residential/Infill.**

We trust the Council will take this submission into consideration in the preparation of the new Plan and zone the site for Served Sites or New Residential. 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