

**Kildare County Council Draft
Development Plan 2023-2029
Submission**

**On behalf of St. Laurence O'Toole
Diocesan Trust**

24 May 2022



Planning & Development Consultants

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1 Introduction

This submission is made on behalf of St. Laurence O'Toole Diocesan Trust, Archbishops House, Drumcondra, Dublin 9 on the Kildare County Council Draft Development Plan 2023-2029.

We, Brock McClure Planning Consultants of 63 York Road, Dún Laoghaire, Co. Dublin have been instructed by our client, St. Laurence O'Toole Diocesan Trust, Archbishops House, Drumcondra, Dublin 9, owner of the subject site, to make this submission for consideration during the review and finalisation of the Draft County Development Plan.

The site which is the subject of this submission, is located at Crookstown Upper, Crookstown, Co. Kildare.

This submission puts forward, in some detail, the merits for zoning these lands from **E: Community & Education** to **C: New Residential**.

2 Subject Site

St. Laurence O'Toole Diocesan Trust are the current landholder for the two subject sites within Crookstown.

The subject lands combined extend to approximately 0.476ha in area and are located within the rural settlement of Crookstown. This brownfield site currently houses educational facilities. Our client's specific sites are highlighted in red below.



Figure 1 - Subject sites



Figure 2 & 3 – Subject Sites

A car repair shop bounds the site to the south. The R415 road and agricultural lands bound the site to the north. Agricultural lands bound the site to the east. The graveyard of St. Mary's & St. Laurence's Church bounds the site to the west and south.

The lands can be classified as an 'infill site' in the town of Crookstown. The site and buildings are no longer fit for their original purpose and the Diocese is considering how best to facilitate a more efficient use of these lands.

3 Crookstown - Site Context

The development of towns and associated lands that are currently and clearly available, serviced and appropriately zoned in the context of facilitating sustainable growth across the country should take priority in any national, regional, county, and local development strategy.

As the Council will be aware, Crookstown is located on the strategic road network and is adequately serviced from a wastewater perspective.

As a result of this it can accommodate an increased and sustainable community and can play an important strategic role in the realisation of sustainable development.

Crookstown is located in proximity to the M9 (1.2km distance), linking it to a strategic road network that performs a variety of functions.



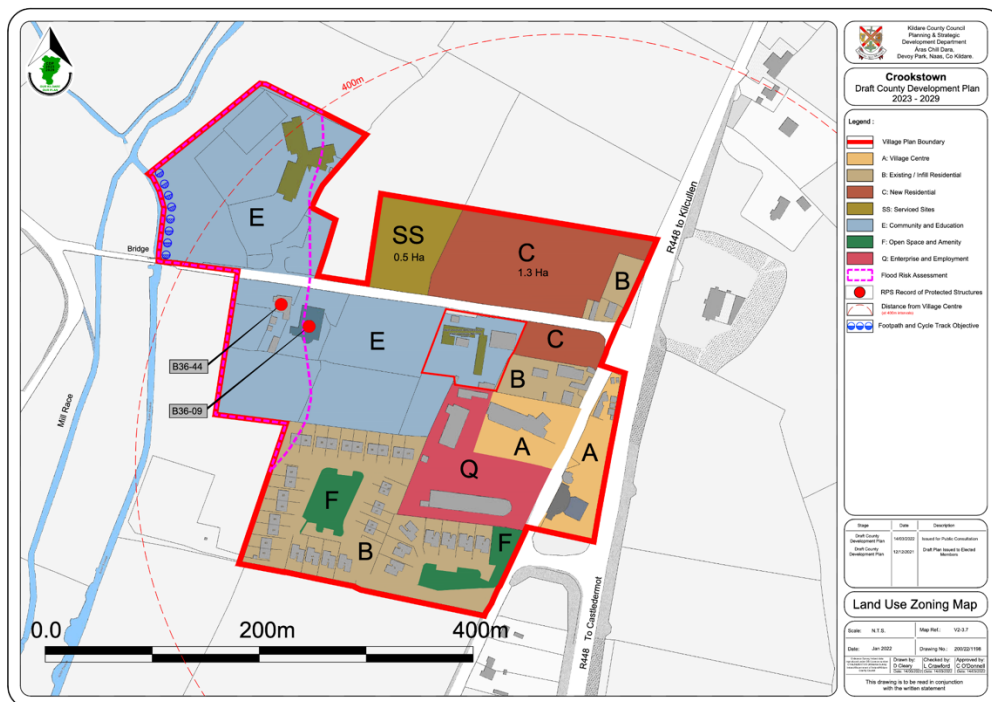
Figure 2 – Site Context

Crookstown currently consists of the following key landuses;

- St Laurence's National School
- Roman Catholic Church and cemetery, Parochial house.
- Crookstown Community hall
- A service station, shop & butchers
- An Industrial Complex which includes 5 no. units with the occupants including a School Club, Wastewater Treatment manufacturers, Garage, Dog Kennel manufacturers, and Transport company.

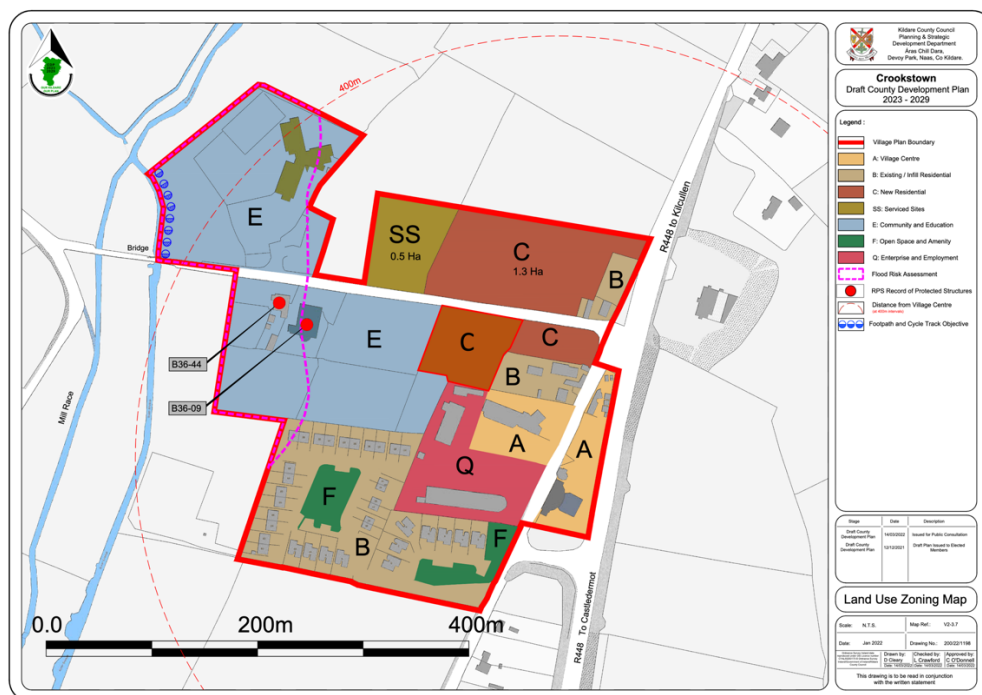
4 Current & Proposed Draft Development Plan 2022-2028


The Draft Development Plan 2023-2029 identifies the subject site as zoned for **E: Community & Education**. This can be seen in the figure below.



 E: Community and Education

This submission proposes that the subject site at Crookstown be zoned as **C: New Residential** to support a residential, age care facility or sheltered accommodation. As stated above, the site and buildings are no longer fit for their original purpose and the Diocese is considering how best to facilitate a more efficient use of these lands. St. Laurence O'Toole Diocesan Trust would like flexibility in the planning context to allow them to support the provision of much needed housing. This proposed zoning is displayed in the image below.



 C: New Residential

5 Rezoning Request

We are now formally seeking to zone our client's site, which consists of two adjacent sites at Crookstown Upper, Crookstown, Co. Kildare.

We are formally asking Kildare County Council to zone these lands to **C: New Residential**.

We confirm that we act for St. Laurence O'Toole Diocesan Trust and request that all future correspondence in relation to this matter be directed to this office.

Based on the content of the Draft Plan this would represent a rezoning from E: Community & Education lands to C: New Residential lands.

Brock McClure Planning and Development Consultants

May 2022

6 Appendix - Planning History

Planning Application Ref. 09917

Planning permission was sought for the following;

“a development which will consist of the provision of a 162.5m² single storey, free standing prefabricated building to provide 2 No. new classrooms to the rear of the existing school buildings along with all necessary and associated site works.”

This application was granted on 21/02/2009.

Planning Application Ref. 02679

Planning permission was sought for the following;

“development will consist of construction of temporary accommodation to include a classroom, ensuite toilets and all ancillary site works to same”

This application was granted on 25/07/2002.

Planning Application Ref. 05808

Planning permission was sought for the following;

“erection of a temporary prefabricated unit containing 1 no. classroom, toilets and all associated site works”

This application was granted on 10/06/2005.