

Development Plan Team,
The Planning Office,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co Kildare.
W91 X77F

Re: **Draft Kildare County Development Plan 2023-2029**
Monread Stud and adjoining lands, Sallins, Co. Kildare
Submission on behalf of Charlton and Leeson Families
The Leeson family control and operate Toval Properties Ltd, a residential development company operating primarily in Co. Kildare

Executive Summary

- I. Corcom is making this submission on behalf of the Charlton and Leeson families (together our “Clients”) who through separate ownership control the lands and properties thereon detailed in Figure 1 below (“Clients Landholdings”). As detailed in the adopted Naas Local Area Plan 2021 - 2027 a Dedicated Bus and Active Modes Transport Link is proposed to bisect their landholdings – see Figure 2 below.
- II. This submission relates to Sallins, Co. Kildare and in particular the following proposed amendments to the Draft Kildare County Development Plan 2023 - 2029:
 - Proposed Amendment No.1:**
Confirm the amalgamation of Sallins and Naas into one settlement for the purpose of preparing a Naas Sallins Local Area Plan during the lifetime of the Kildare County Development Plan 2023 – 2029
 - Proposed Amendment No.2:**
Table 2.7 Identify Naas Sallins as one settlement and a Regional Growth Centre in the settlement hierarchy
 - Proposed Amendment No.3:**
Table 2.8 Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028 amend the population targets accordingly for the amalgamated settlement of Naas Sallins
- III. In this document we detail the benefits of the above strategies in terms of meeting the objectives and requirements of:
 - a) The National Planning Framework.
 - b) The RSES Eastern & Midland Regional Assembly.
 - c) The statement within the Naas LAP (Local Area Plan) 2021 – 2027 that *“The Council intends under future land use plans, to move towards the preparation of an Integrated Spatial Plan for Naas and*

Sallins, providing for a cohesive overall land use strategy for the respective and interdependent urban environments”.

- d) The Naas / Sallins Transport Strategy prepared by AECOM on behalf of Kildare County Council;
and
 - e) Addressing the matters set out by the questions posed in the Kildare County Development Plan 2023 – 2029 Issues Paper
- IV. The amalgamation of Sallins and Naas into the one settlement is justified both because of the symbiotic relationship that currently exists between the two settlements and the fact that it would eliminate the current actual and perceived disparities that exist between the two settlements
- V. Recent and ongoing investment in infrastructure and community amenities in Sallins and the surrounding environs supports the ongoing convergence and amalgamation of the communities of Sallins and Naas
- VI. The amalgamation of Naas and Sallins will address the requirements of the Naas / Sallins Transport Strategy prepared by AECOM on behalf of Kildare County Council.
- VII. The subject lands in this submission are immediately proximate to Naas Sallins Railway Station; adjoin public bus routes, pedestrian and cycleways; the M7 Motorway; and as per the adopted Naas LAP 2021 – 2027 through which it is proposed to build a Dedicated Bus and Active Modes Transport Link
- VIII. These lands can deliver sustainable multi-generational live / work communities while ensuring delivery of the benefits of climate action and economic opportunity

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1 Introduction

Corcom is making this submission on behalf of the Charlton and Leeson families (together our “Clients”) who through separate ownership control the lands and properties thereon detailed in Figure 1 below (“Clients Landholdings”). The Leeson family control and operate Thoval Properties Ltd, a long-established residential property development company which operates primarily in Co. Kildare

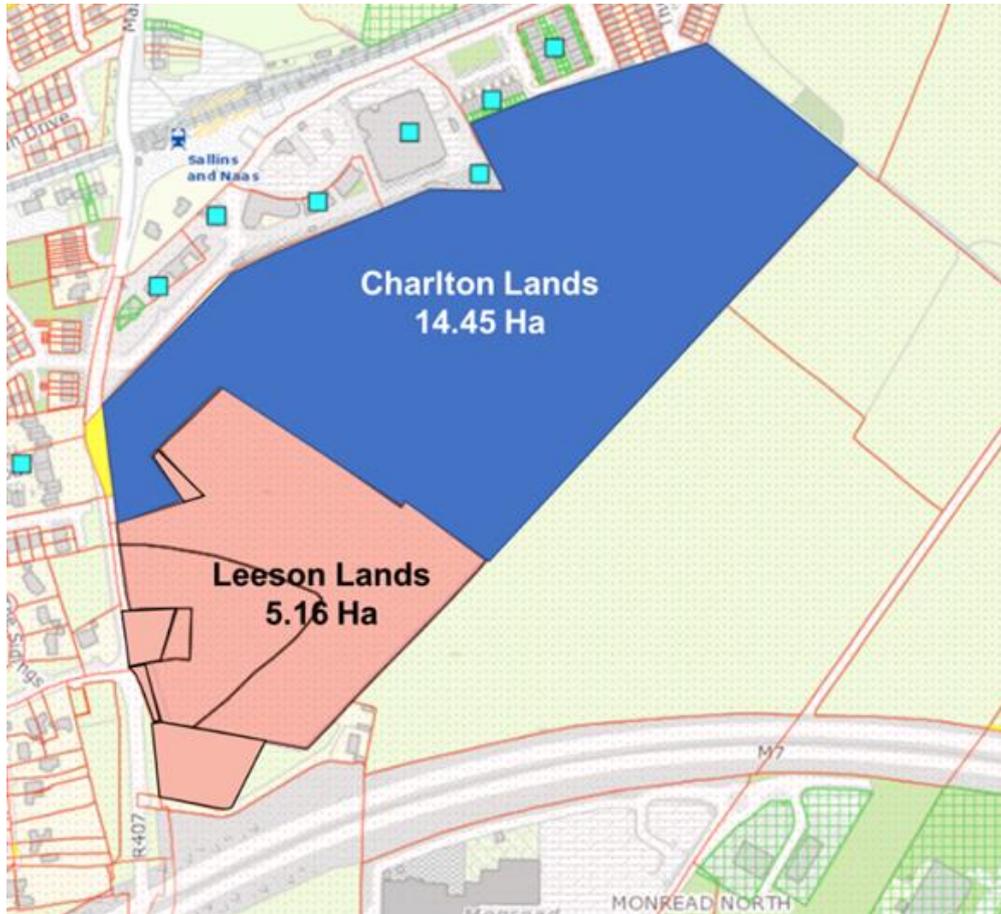


Figure 1 Charlton and Leeson Sallins Landholdings Adjoining R407

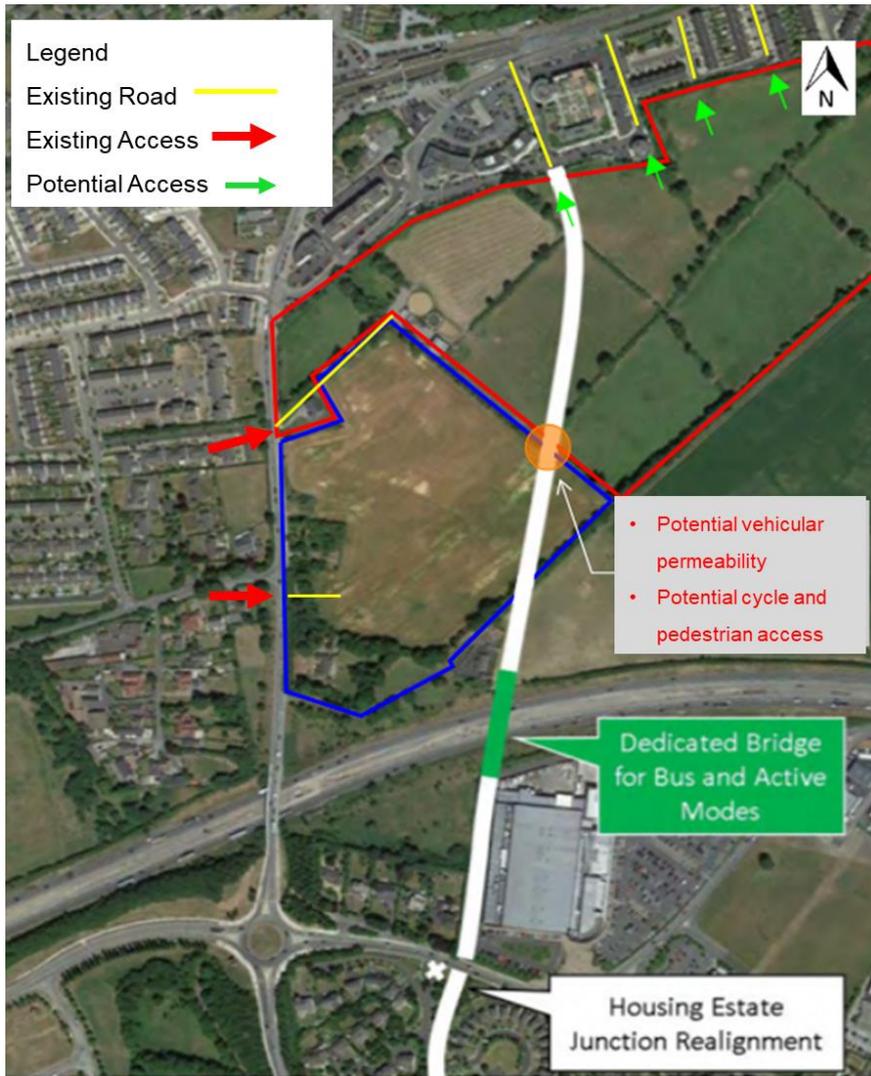


Figure 2 Proposed Dedicated Bus and Active Modes Transport Link as per Naas Local Area Plan 2021 - 2027

2 Proposed Amendments and Planning Rationale

We propose that Kildare County Council in making the Kildare County Development Plan 2023 – 2029 (“the Plan”) make the following amendments to the Plan:

Proposed Amendment No.1:

Confirm the amalgamation of Sallins and Naas into one settlement for the purpose of preparing a Naas Sallins Local Area Plan during the lifetime of the Kildare County Development Plan 2023 – 2029

Proposed Amendment No.2:

Table 2.7 Identify Naas Sallins as one settlement and a Regional Growth Centre in the settlement hierarchy

Proposed Amendment No.3:

Table 2.8 Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028 amend the population targets accordingly for the amalgamated settlement of Naas Sallins

These proposed amendments meet and address the objectives of the National Planning Framework and the matters set out in the Kildare County Development Plan 2023 – 2029 Issues Paper including:

- a) Compact growth to assist in the regeneration of Kildare’s towns and villages including supporting live / work communities
- b) Achieve higher densities at appropriate locations including the development of infill strategically located sites
- c) Deliver and enhance the availability of economic opportunity
- d) Meet the requirement of climate action policies including sustainable mobility:
 - proximity to public transport, reduce dependency on use of cars, maximise use of walking and cycling.
 - in Sallins this equates to proximity to the train station, bus stops, greenways, the canal and town centre
- e) Minimise flood risk
- f) Within 15-minute connectivity of town centre and provide for sequential development
- g) Provide services to the community e.g., multi-generational living, education, health services

3 Sallins and Naas Compared

Draft Kildare CDP 2023 - 2029		Sallins	Naas
a)	Population (<i>Census, 2016</i>):	5,849	21,393
b)	Settlement Hierarchy Categorisation:	Town	Key Town
c)	Population % target allocation within Co. Kildare	1.9%	14.9%
d)	Population growth allocation to 2028	478	3,747
e)	Population growth in housing units to 2028	174	1,362

f)	Current housing capacity of zoned land (Sallins LAP 2016 – 2022 & Naas LAP 2021 – 2027)	758	1,618 – 1,962
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Figure 3 Sallins & Naas Compared

The disparity between Sallins and Naas based on a comparison of the metrics set out in the table above are an impediment to the growth and development of Sallins, particularly in terms of the town's ability to:

- a) Create a vibrant live / work community
- b) Access central government funding, from for example the Urban and Rural Regeneration & Development Fund
- c) Investment in water and services infrastructure
- d) Meet the challenges of climate change
- e) Consistently being categorised a number of places below Naas in the NPF settlement hierarchy results in Sallins being perceived as less attractive place to live and invest

3.1 Eastern and Midland Regional Assembly: Regional Spatial & Economic Strategy (RSES) 2019-2031

The amalgamation of Sallins and Naas would result in the combined settlement having a population of c.25,000, significantly exceeding the current population of Athlone c.21,349 (Source: Census 2016) which is categorised as a Regional Growth Centre. The RSES for the Eastern and Midland Regional Assembly in its objectives for Naas notes the interdependency of Naas and Sallins including:

RPO 4.48: *Promote the improvement of the transport network....delivery of a robust and efficient walking, cycling and bus network with strong links to Sallins Railway Station*

RPO 4.52: *Support the delivery of new and enhanced public transport infrastructure in Naas and Sallins, including Park and Ride and interchange facilities as identified by the NTA (National Transport Authority) and Kildare County Council*

3.2 Draft Kildare County Development Plan 2023 – 2029

Table 2.7 *Settlement Hierarchy and Typology County Kildare* categorises Naas as a “Key Town” while Sallins is categorised as a “Town”. As noted earlier this does not accurately reflect the existing situation and relationship between the two settlements. Additionally, Table 2.8 *Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028* also separates out the two settlements. This again in our opinion fails to illustrate the symbiotic relationship that exists between Naas and Sallins.

Hierarchy	Description	Locations
Key Towns	Large towns which are economically active that provide employment for their surrounding areas. High quality transport links and the capacity to act as regional drivers to complement the Regional Growth Centres.	Naas Maynooth
Self-Sustaining Growth Towns	Moderate level of jobs and services.	Newbridge Leixlip Kildare Town Athy
Self-Sustaining Towns	High levels of population growth and a weak employment base.	Celbridge Kilcock Monasterevin Clane
Towns	Local service and employment functions in close proximity to higher order urban areas.	Sallins Kilcullen Kill Prosperous Rathangan Castledermot Derrinturn

Table 2.7 - Settlement Hierarchy and Typology County Kildare

Figure 4 Section of Settlement Hierarchy (Draft Kildare County Development Plan)

Table 2.8 – Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028

Settlement Type	Settlement Name	Census 2016 Population	Settlements percentage per total County population	2021 Population Estimate (based on % growth from 2011-2016)	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
County	Kildare	222,504		235387		260533	9144		
Key Town	Naas	21,393	9.60%	22632	14.9%	3747	1362	40	35-50
	Maynooth (MASP)	14,585	6.60%	15429	10.90%	2741	997 ⁸		35-50
Self-Sustaining Growth Towns	Newbridge	22,742	10.20%	24059	11.60%	2917	1061	35	35-50
	Leixlip	15,504	7%	16402	10.20%	2565	933	31	35-50
	Kildare Town	8,634	3.90%	9134	4.70%	1182	430	14	35-40
	Athy	9,677	4.30%	10237	4.80%	1207	439	15	35-40
Self-Sustaining Towns	Celbridge	20,288	9.10%	21463	10.00%	2515	914	30	35-40
	Kilcock	6,093	2.70%	6446	4.00%	1006	366	12	35-40
	Monasterevin	4,246	1.90%	4492	2.60%	654	238	8	35-40
	Clane	7,280	3.27%	7702	2.40%	604	219	7	35-40
Towns	Sallins	5,849	2.62%	6188	1.90%	478	174	6	35-40
	Kilcullen	3,710	1.70%	3925	2.50%	629	229	8	35-40
	Kill	3,348	1.50%	3542	1.30%	327	119	4	35-40
	Prosperous	2,333	1.04%	2468	1.00%	251	91	3	30-35
	Rathangan	2,611	1.20%	2762	0.90%	226	82	3	30-35
	Castledermot	1,475	0.70%	1560	0.50%	126	46	2	30-35
	Derrinturn	1,602	0.70%	1695	0.60%	151	55	2	30-35

Figure 5 Section of Settlement Hierarchy (Draft Kildare County Development Plan)

As noted earlier the amalgamation of Sallins and Naas would result in the combined settlement having a population of c.25,000, significantly exceeding the current population of Athlone c.21,349 (*Source: Census 2016*) which is categorised as a Regional Growth Centre.

The categorisation of the combined settlement of Naas and Sallins as a Regional Growth Centre would not only be good for these settlements but for the whole of County Kildare as it would attract greater central Government funding to the area and benefit the area in terms of attracting further national and foreign direct investment to create local employment opportunities.

2.0 Core Strategy and Settlement Strategy - 2.15 Naas to Newbridge Strategic Economic and Employment

Zone: states that the “long-term vision for this area between Naas and Newbridge ...strong **residential base** that will be served by a **future DART service** (electrification of the rail line from Sallins to Newbridge).” This illustrates the future long-term vision of Kildare will be indefinitely reliant upon the development of Sallins in tandem with Naas.

3.3 Naas Local Area Plan 2021 – 2027

The **Naas Local Area Plan 2021 – 2027 - 3.0 Compliance with Core Strategy – Policy CS1 – Compliance with the Core Strategy:** states:

CSO 1.7: *Transition over the lifetime of the Plan towards the preparation of a Joint Integrated Spatial Plan incorporating both Naas and Sallins to provide a single coordinated development strategy which considers the economic, social and environmental sensitivities within the overall study area, thereby providing a cohesive overall land use strategy for the respective urban environments.*

This in our view supports the amalgamation of the settlements of Naas and Sallins into one allowing the cohesive and co-ordinated development of the areas to occur under a single planning instrument i.e., Naas Sallins Local Area Plan.

4 Sallins and Naas Connectivity & Relationship

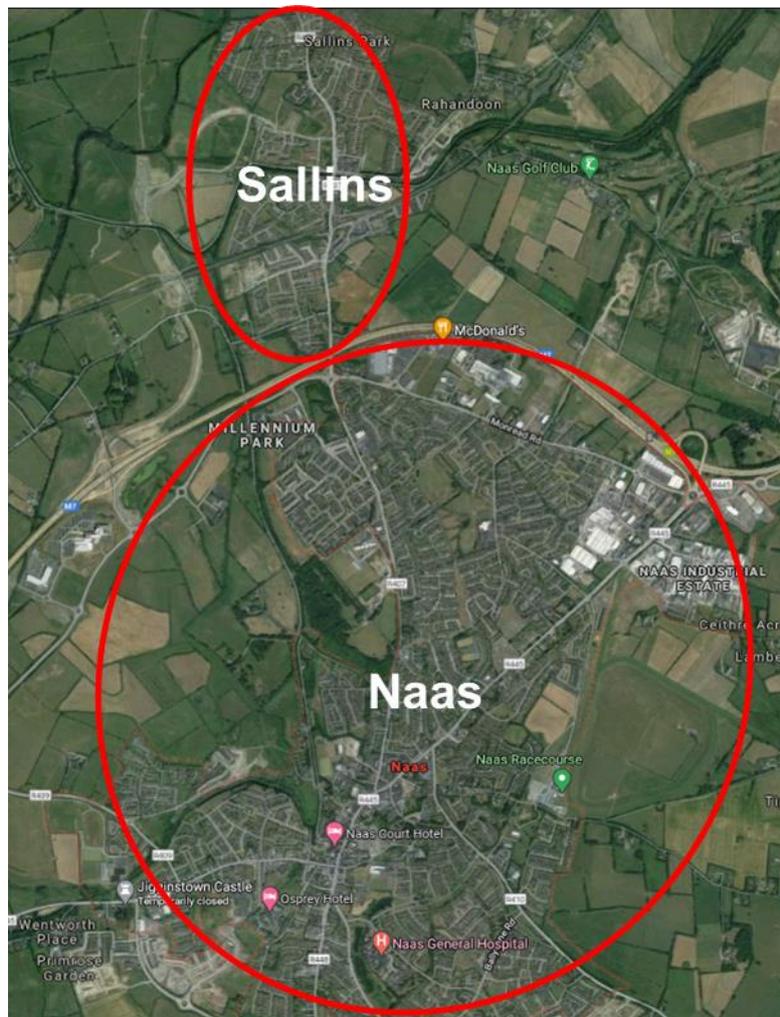


Figure 6 Sallins & Naas (Source: Google Maps)

- The relationship between Sallins and Naas is symbiotic and is evidenced by the following:
 - Naas Municipal District Council includes Sallins
 - Naas and Sallins are not divided by a motorway but rather connected by a number of bridges, waterways and transport links
 - The train station in Sallins is called the Sallins Naas train station
 - Various residents in developments in “Sallins” use “Naas” in their address as opposed to Sallins e.g., Oldbridge, Naas vs Oldbridge, Sallins
 - Secondary school going children who live in Sallins attend secondary schools in Naas
 - Naas Golf Club is the local golf course of choice for residents of both Sallins and Naas and is located much closer to the centre of Sallins (1.5km) than Naas (5km)
 - Residents of Sallins generally consider Naas as their principal shopping location

- Residents of Sallins who work locally work in Naas
- Residents of Naas use the walking, cycling and water recreational amenities along the canal in Sallins
- As set out in Appendix I the capital investment recently and currently being undertaken in Sallins and its environs to improve accessibility, utilities infrastructure and community and sporting facilities has and will further ensure the coalescing and connectivity of Sallins and Naas

5 Conclusion - Proposed Amendments

This submission proposes the following amendments:

Proposed Amendment No.1:

Confirm the amalgamation of Sallins and Naas into one settlement for the purpose of preparing a Naas Sallins Local Area Plan during the lifetime of the Kildare County Development Plan 2023 – 2029

Proposed Amendment No.2:

Amend Table 2.7 Identify Naas Sallins as one settlement and a Regional Growth Centre in the settlement hierarchy

Proposed Amendment No.3:

Amend Table 2.8 Settlement Hierarchy – Population and Housing Unit Targets Q1-2023 to Q2-2028 amend the population targets accordingly for the amalgamated settlement of Naas Sallins

The Kildare County Development Plan 2023 – 2029 provides a unique opportunity to strengthen, consolidate and improve the symbiotic relationship between Naas and Sallins by amalgamating the towns into one settlement now for the purpose of forecast population and housing targets and to categorise the amalgamated settlements as a Regional Growth Centre.

Appendix

Sallins and Naas Infrastructural Investment and Amenity Improvements

The below infrastructural investment and amenity improvements are assisting in the enhancement of the live, work and recreational experience of residents both in Sallins and Naas.

A. Sallins Flood Alleviation Works

- €11m flood relief scheme completed in 2011 and included raising embankments and installation of new culvert under the railway
- The completion of these works addresses the flood risk issues in the Waterways development and other areas of Sallins ensuring resilience to cope with the increased frequency of extreme weather events

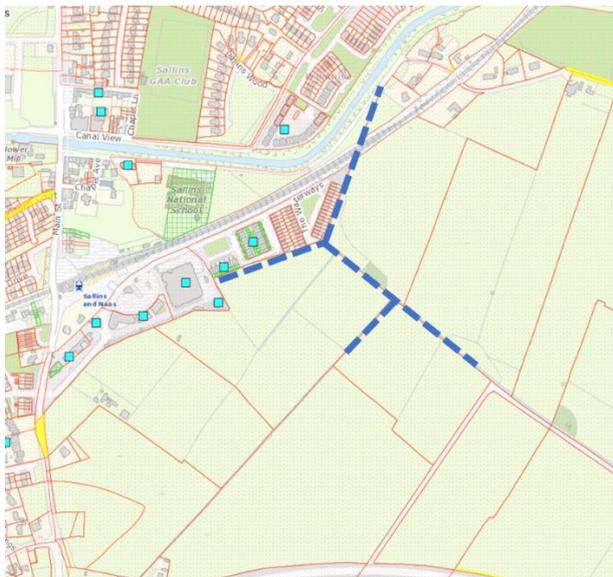


Figure 7 Sallins Flood Alleviation Works Naas LAP

B. Upper Liffey Valley Sewerage Scheme

Irish Water, working in partnership with Kildare County Council, is progressing the delivery of the €38m Upper Liffey Valley Sewerage Scheme to safeguard the environment and support economic and social development in towns across Kildare including Sallins including the construction of over 3km of new wastewater network between Clane and Sallins.

C. Sallins By-pass

- The opening of the Sallins By-pass in April 2021 has significantly improved access to Sallins and connectivity to Naas and surrounding areas
- The Sallins By-pass has further strengthened and integrated the transport links between Sallins and Naas and in particular facilitated easier access for Naas residents to Sallins Naas train station



Figure 8 Sallins By-pass (Source: Naas Sallins Transport Strategy 2020)

D. Sallins Town Park

- Development of Sallins Town Park will benefit the communities of both Sallins and Naas thus further strengthening the links between the settlements
- With a €7m budget (not including cost of any buildings) it will deliver a 42-acre public park including delivering playing pitches to cater for soccer and GAA (both natural and artificial)
- Sallins Park will be a beacon for the promotion for the conservation and enhancement of biodiversity, community and cultural development
- Sallins Town Park has now been granted planning following a Part 8 application



Figure 9 Sallins Town Park (Source: Kildare County Council & Cathal O'Meara Landscape Architects)

Other Sallins Infrastructural, Recreational and Community Investment

The additional investment detailed below will also ensure convergence of interaction between the communities of Sallins and Naas

E. Grand Canal Greenway

100% funding for the delivery of the first 11km of the Grand Canal Greenway from Aylmer Bridge to Sallins has commenced

F. Sallins Naas – Dublin Rail Link

Up-grading of Sallins Naas – Dublin rail link with increased frequency and improved journey times (Proposed Electrification and Extension of DART network)

G. Sallins Naas Train Station

Provision of 200+ additional car parking spaces at Sallins Naas train station in 2021 which will be of particular benefit to Naas commuters and those from surrounding areas such as Clane and Prosperous. However, we note that based on pre-Covid commuter numbers that up to 300 additional car parking spaces and improved park and ride facilities are still required to meet commuter demand

H. Kerdiffstown Park

The development of Kerdiffstown Park is expected to be completed in 2023. The remediation of this former landfill site will provide the area with a new public park, all-weather sports pitches, playground and walking paths to the residents of **Naas, Sallins**, Johnstown and Kill.