

Zoning Proposal

Draft Kildare CC County Development Plan
2023-2029



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Planning Consultants
May 2022

Title – Lands at Allenwood proposed for Zoning under County Development Plan (CDP) 2023-2029

Draft County Development Plan 2023-2029 (CDP) reference	V2 3.2
Submission Request	Zoning of Land
Zoning classification	New Residential + Existing/Infill Residential

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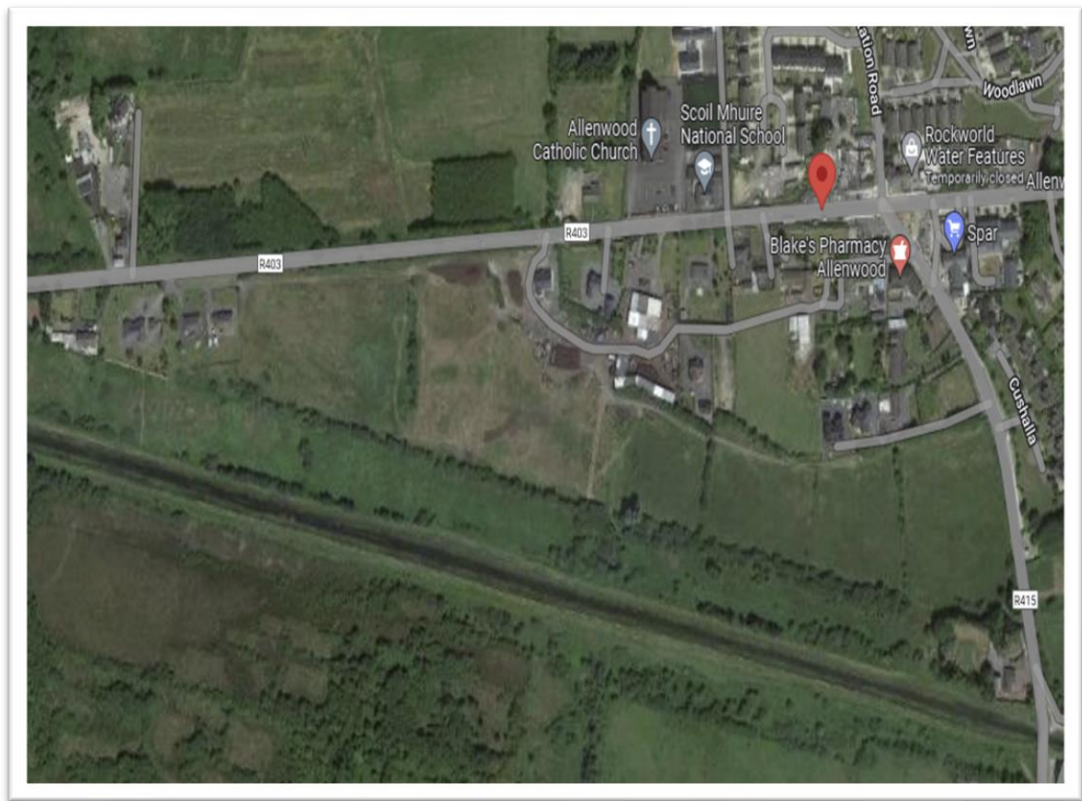
A. Location

The lands are located on the main Prosperous-Allenwood-Derrinturn road, named the R403. The site is accessed from the main road and adjoining development under construction adjacent the canal.

The site is part within the 400m village centre radius from Draft Kildare County Development Plan 2023-2029 (CDP), refer Map V2.3.1. Allenwood is a designated village as per Table 3.1, of the Draft Kildare County Development Plan 2023-2029 (CDP).



Road View



Aerial View

B. Areas and Zoning

The land is proposed for zoning as new residential, due to its location to services and village utilities.

Part of this landholding is proposed for zoning as existing/ infill residential.

The lands subject of this application adjoin an existing zoning submission under this Draft Kildare CDP 2023-2029, with reference, KCC-C55-139. Please note the lands outlined in red within that submission are incorrect, the Folio map for my Client is attached to this application for clarity.

Only this submission should be considered for zoning to this land.

	Area 2.06 Ha	Land coloured brown are proposed for zoning new residential.
	Area 0.10 Ha	Lands in Beige are proposed for zoning to existing/infill residential.



Fig 1. Lands Overview

C. Landholding Planning History from CDP

Allenwood Planning History during Kildare County Council CDP 2017-2023

(Relevant Planning applications)

The following planning application for a one off house was granted to the land owner in 2014, this development is now complete and occupied.

File Reference	Applicant	Description
14762	Niall Carroll	erection of dormer style bungalow, erection of garage for domestic use, proposed connection to mains foul sewer and all associated site works

Developments granted and/or extended are as follows;

File Reference	Applicant	Description
19721	Awood New Homes Ltd	Extension of Duration of Planning Ref. No. 08/1152 - construction of 68 No. two storey dwellings consisting of 38 No. semi detached houses and 30 No. detached houses, 4 with detached garages, playground area, pumping station, secondary entrance through existing Whitethorn Park housing scheme etc
20835	Thomas Carroll	(A) Construction of 10 no. one and a half storey detached 4-bedroom houses. (B) Installation of foul water pumping station to connect to manhole currently under construction as part of the adjoining approved residential development which connects to the public foul sewer under planning file ref 17/120. (C) New 6m wide access road and cycle path with 1m grass verge and 2m footpath to join with access road currently under construction as part of adjoining approved residential development under planning file ref 17/120. (D) Provision of landscaped public open spaces with cycle and pedestrian link to the south boundary for future connection to the Grand Canal towpath through future linear park and all associated site development works
201044	JAJ Construction Limited	alterations to existing grant of planning permission (KCC Planning Reference Number 18/711 and 19/816). The development consists of planning permission for (a) Removal of 6 No. house types C1 (3 bedroom semi-detached), and 2 No. house types B (4 bed detached) and replacement with 6 No. house types E1 (3 bed semi-detached) and 2 No. house types E2 (3 bed semi-detached), and (b) Creation of new public open space area to north of site and all associated site and development works and services

D. Draft Plan - Policy and Lands Context

The extract from the Draft County Development Plan 2023-2029 (CDP), v2. 3.2.1 states that;

‘Zoning shall extend outwards from the village centre with a strong emphasis placed on encouraging infill and regeneration opportunities’, fits with the description of these lands.

This is an outward extension to the village boundary, it is an infill site within 400metres of the village centre. It is classed as regeneration, being the edge of quarry lands. The disused quarry is currently being filled under permit to complete the regeneration of this area.

Furthermore, the following extract from V2. 3.2.1 applies to the land subject of this submission.

‘The villages should be developed in a sequential manner, with suitable undeveloped lands closest to the village centre being given preference for development in the first instance’

The table below sets out the draft target zoning area for Villages, from the Draft Kildare CDP 2023-2029.

	2016 Population (Census)	2021 Population Estimate (based on % growth from 2011-2016)	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 in (ha)	Target Residential Density (UPH)
Villages	11,160	11,806	1,182	430	43	10-15

Allenwood village is targeted for 4Ha of land zoning.

Village Plan	New Residential (Ha)	Serviced Sites (Ha)
Allenwood	4	0
Athgarvan	7.5	3
Ballitore	7	0
Ballymore Eustace	9	0
Caragh	2	0
Coill Dubh/ Coolearagh	3	0
Crookstown	2	1
Johnstown	0.5	0
Johnstownbridge	1	1
Kildangan	3	2
Kilmeague	6	0
Moone	4	0
Narraghmore	4	0
Robertstown	0	3
Straffan	2	0
Suncroft	5	0
Timolin	1	0
Total	61	10

Physical Infrastructure	<p>The existing water supply from Srowland WTP is identified as having capacity for the lifetime of this plan.</p> <p>Wastewater in Allenwood is identified as having capacity but likely to be absorbed by ongoing development in the Village.</p> <p>It is expected that upgrade works will be undertaken during the lifetime of this forthcoming County Development Plan.</p>
Social Infrastructure	<p>There is a National School, 2 retail units, a service station, pharmacy, credit union and hairdressers in the Village centre, less than 300m from these lands.</p> <p>There is an existing takeaway, café, public house and restaurant within the Village center.</p> <p>There are local GAA club and local soccer club in Allenwood.</p>
Pedestrian Priority	A footpath/cycle route to be extended to the village is possible.
Sustainable Travel	The closest bus stop is 300m from the lands boundary, with a number of local and national services, operating from the Village.
Built Heritage	The structures noted are not affected by this proposed land zoning.

E. Conclusion

These lands are considered an organic route to expanding the Village. Any zoning and future development would have considerations to the canal views, land condition and ensuring access is provided to the Village via footpath and cycle paths.

As this lands proposes existing infill residential, close to the village centre, it offers an opportunity to consider a micro masterplan, for the area, possibly including a playground and connecting the Village to the developments on the outskirts.

Services and utilities are already located within the main road that abuts this land. The total area of land proposed is within the target area and is seen as the most advantageous and sustainable land within the village, to consider for expansion.

Appendix 1 (Drawings)

A3 Layout of Lands for Zoning

Allenwood Boys
National
School

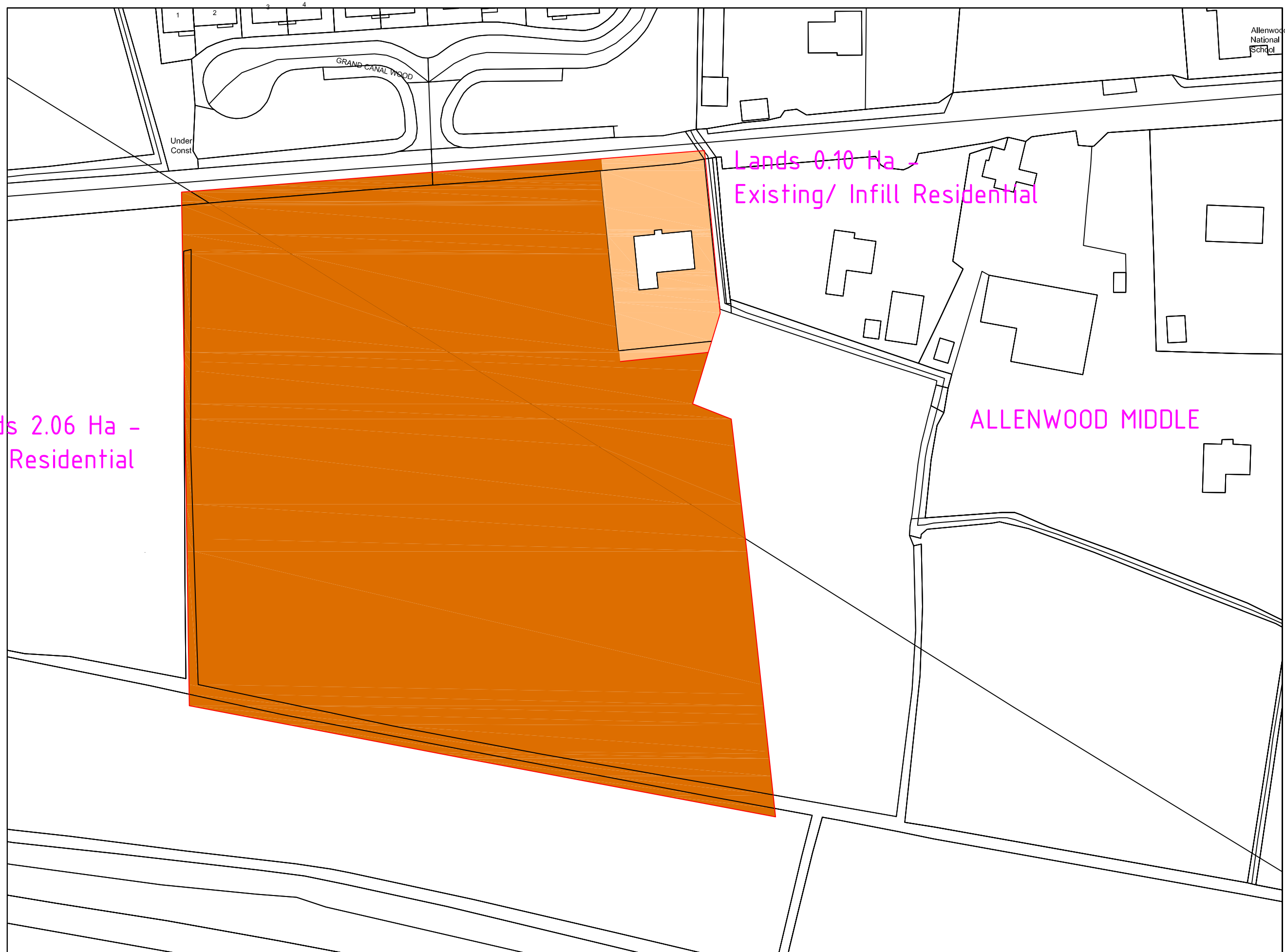
GRAND CANAL WOOD

Under
Const

Lands 0.10 Ha -
Existing/ Infill Residential

Lands 2.06 Ha -
New Residential

ALLENWOOD MIDDLE



Folio Map confirming land ownership

Land Registry

County Kildare

Folio 50801F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

For parts transferred see Part 1(B)

No.	Description	Official Notes
1	<p>The property shown coloured Red as plan(s) BGN68 on the Registry Map, containing 2.1700 Hectares, situate in the Townland of ALLENWOOD MIDDLE, in the Barony of CONNELL, in the Electoral Division of KILMEAGE NORTH.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio KE2351N

Land Registry

County Kildare

Folio 50801F

Part 1(B) - Property

Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Land Registry

County Kildare

Folio 50801F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	23-JAN-2007 MICHAEL CARROLL of ALLENWOOD MIDDLE, NAAS, CO. KILDARE is full owner. D2007KW001571X

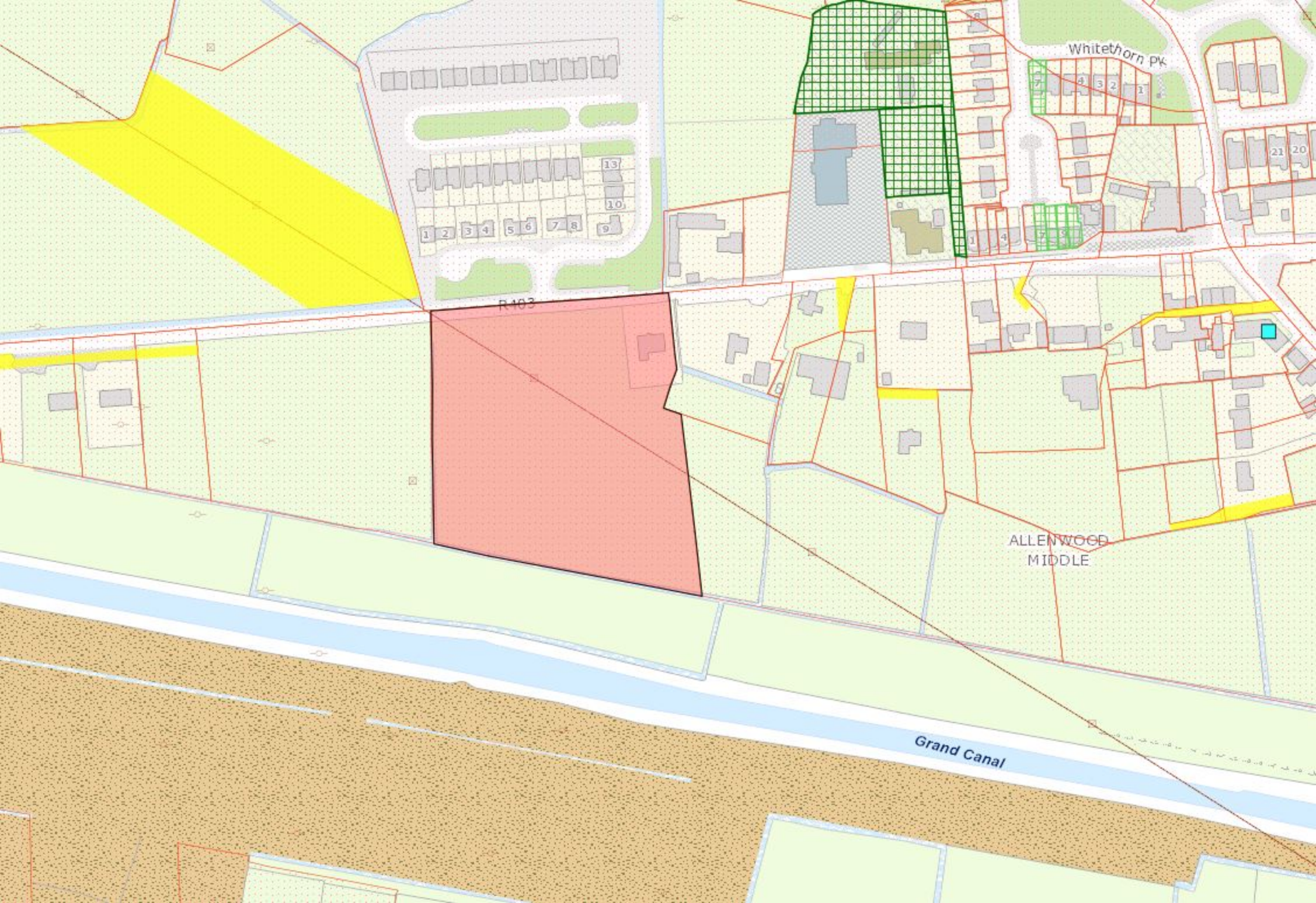
Land Registry

County Kildare

Folio 50801F

Part 3 - Burdens and Notices of Burdens

No.	Particulars



R403

Whitethorn pk

ALLENWOOD
MIDDLE

Grand Canal

1 2 3 4 5 6 7 8 9
10 11 12 13

21 20

1 4 5 3