

ZONING SUBMISSION IN RESPECT OF DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

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Property Location: Kilteel Lower, Kill, Naas ,Co Kildare

Landowners: As above

Zoning request

C6 Mixed/general commercial/industrial/enterprise uses (myplan.ie)



Click on these links for online map & video (visible @ 10 second).

[Map of Area for discussion](#)

[ESB Telecom Tower Portfolio](#)

Site Description and Context

This submission is a request to Kildare County Council to zone c 20 acres (cc 8.9ha) of land at Oldmilltown Kill Naas Co Kildare. Currently the land has no associated zoning as per Kildare County Council Development Plan 2017-2023. It is an infill site of c 20 acres of 140 acres established and sustainable commercial industrial lands with various energy provision, global manufacturing sales and storage and logistics facilities contiguous. The site is situated in Killeel Kill Naas Co Kildare and is contiguous to:

- Eirgrid 110kv Substation
- ESB Telecom POP Station and dark fibre communication centre
- ESB telegraph pole & transformer equipment Storage yard
- Grid systems –energy storage facility
- PDM St Gobain, global ,timber treatment and sales plant
- Oman Storage- storage facility of hard copy documentation & articles
- Actavo Building Solutions
- Dascher International- National / International Logistics
- Oldmill Industrial Estate. Commercial and Industrial Enterprises

This submission highlights the strategic importance of the site in providing opportunities for inward investment in Kildare from high end users in *“research / technology, co-working spaces, and digital hubs as drivers of future growth and to further expand the offering for SME enterprise”* as specified in the Chief Executive’s Report for pre-draft stage of the Kildare County Development Plan 2023-2029 (April 2021).

To fulfill the planned objectives in the Draft Plan *“that support employment growth in both Maynooth and Naas, Kildare’s only two Key Towns as identified in the RSES”*.

The site would satisfy an *“evidence-based assessment to inform the location of strategic employment sites throughout County Kildare having regard in particular to Section 5.3 and Table 5.1 of the RSES with regard to Maynooth and Leixlip and Section 6.4 of the RSES as it relates to all other areas of the county”*.

The site fits within objectives in the Draft Plan *“that promote smart specialization and clustering in accordance with the economic principles as set out in Section 6.3 of the RSES”* and the *“objectives in the Draft Plan that promote co-working spaces, digital hubs, smart towns and villages, environmentally sustainable jobs and remote working at appropriate locations where they are in accordance with the principles of proper planning and sustainable development and have access to accessible, sustainable modes of transport”*.

The Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy (RSES) 2019-2031 (Pg 130) sets out a number of clear criteria under the *‘Guiding Principles to Identify Locations for Strategic Employment Development’* and we believe this site complies with these criteria.

Location of Technology and Innovation Poles - Institutes of Technology (IoTs) and Universities, as key strategic sites for high-potential growth of economic activity.

- 15 mins (12km) Tallaght University TU Dublin and within 35 mins of six third level institutions including Maynooth University (20mins)
- Locations for expansion of existing enterprises.
- PDM St Gobain, global , timber treatment and sales plant (contiguous)
- Oman Storage- storage facility of hard copy documentation & articles (contiguous)
- Actavo Building Solutions (contiguous)
- Dascher International- National / International Logistics (contiguous)
- Oldmill Industrial Estate. Commercial and Industrial Enterprises (contiguous)
- Eirgrid 110kv Substation (contiguous)
- ESB Telecom POP Station and dark fibre communication centre (contiguous)
- ESB telegraph pole & transformer equipment Storage yard (contiguous)
- 5km Greenogue Commercial Park (Amazon Distribution Centre)
- 8km Citywest
- 9km Profile Data Park
- 10km City Edge Project

Locations for new enterprises, based on the extent to which they are people intensive (i.e. employees/customers), space extensive (i.e. land), tied to resources, dependent on the availability of different types of infrastructure (e.g. telecoms, power, water, roads, airport, port etc.) or dependent on skills availability.

- Eirgrid 110kv Substation (contiguous)
- ESB Telecom POP Station and dark fibre communication centre (contiguous)
- ESB telegraph pole & transformer equipment Storage yard (contiguous)
- Grid systems –energy storage facility(contiguous)
- 1km Junction 6 N7 motorway30 mins Dublin Airport & Dublin Port
- 1km National / local Bus Connect stop
- 15 mins Hazelhatch & Sallins Intercity and Dart train Stations
- Situated central between the key towns of Naas (6mins), Maynooth(20mins), Rathcoole (5 mins) & Saggart (10mins)

Locations for potential relocation of enterprises that may be better suited to alternative locations and where such a move, if facilitated, would release urban land for more efficient purposes that would be of benefit to the regeneration and development of the urban area as a whole, particularly in metropolitan areas and large towns.

- This site is in a premium position to take advantage of any relocation of enterprises created by the City Edge Project which is as stated by Dublin City Council and South Dublin County Council “Unique in Ireland is a transformative initiative, re-imagining the Naas Road, Ballymount and Park West areas in Dublin. Creating a new urban quarter, it

has the potential for 40,000 new homes and 75,000 jobs, making it one of the largest regeneration schemes in Europe”.

Strategic Location

The site has an excellent strategic location with access to crucial infrastructure as required by high end operators.

The site is located:

1km from Junction 6 N7 motorway.,

15km M50 Motorway

8km from Citywest

9km to Profile Data Park

5km Amazon Distribution Centre

15 mins (12km) Tallaght University TU Dublin and within 35 mins of Six third level institutions including Maynooth University

Dublin International Airport and Port (30mins)

National / local Bus Connect stop (1km) L2011 Public Lighting

15 mins Hazelhatch & Sallins Intercity and Dart train Stations

The site is located on the N7 1km from junction 6 less that 10 minutes from City West, Grange Castle and M50 commercial zone. The site situated in the hinterland of the N7 Junction 6, (a rare road junction not already servicing a village or town settlement) is positioned to benefit from the overflow of strategic economic drivers into Kildare from the commercial industrial centres of Dublin (Grange Castle Tech Park. Greenogue Business Park, City West Commercial Park & proposed City Edge project), and the site is adjacent to these key commercial areas which the majority are reaching full capacity and will require additional space or in the case of City Edge will require the relocation of multiple businesses.

Submissions made to Kildare County Council at the Pre-Draft stage of the Kildare County Development Plan (2023- 2029) under the heading of Economic Opportunity identified *N7 Junction 6* as a key strategic location. N7 junction 6. Close to the road networks, rail network, shipping ports, airports, high density industrial commercial sites (as above). This strategic location creates an opportunity to attract high value industry which aim to have neutral impact on the environment such as R&D, ICT, Data centres, alternative energy, logistics and warehousing. These have been identified as the value adding enterprises being sought in *Action REA1 Kildare County Development Plan*.

In response to these submissions the Chief Executive's Report (Pg 80) observed that *“any development off the N7 needs to be mindful to not exasperate any level of sprawl on the N7.* The proposed site is fully aligned with this view as it is an undeveloped infill of an already established (50 years) industrial/commercial area (PDM St Gobain, Actavo, Oman storage, Eirgrid, Grid Systems & ESB telecoms and communications, Dasher logistics and Old Mill Industrial Estate) It provides Kildare County Council with the ability to gain commercial / industrial development capacity without exasperating the footprint.

The site is situated between (5 to 10 mins) of the Key Towns of Naas, Maynooth, Rathcoole and Saggart identified in the (RSES, Chapter 4) and is perfectly positioned to benefit from these activity centers and their workforce population.

The road infrastructure has supported the existing industry in the immediate area to the proposed site since 1967 when PDM (St Gobain) relocated from Dublin. The road network (L2011 local primary road with public lighting) has been upgraded considerably in the past 5/10 years giving future proof adequacy for development in the immediate area.

The City Edge project around the main Dublin City M50 ring road will have a significant impact on the surrounding area including the proposed site which is ideally placed to gain from any relocated business.

Power Sources

It is recognized that the availability of reliable power supply is critical for High Tech industry, Research and Development Centres , ICT and DC's. The infrastructure as set out below provides an ideal opportunity for these industries to establish high value environmentally sustainable operations on this site. With a number of alternative back up sources being clearly advantageous the site provides for this with electrical, solar, gas and battery storage options.

Electrical Supply

Eirgrid 110kv Substation (Contiguous)

Grid Systems 110kv Substation and Battery storage Capacity 90mw (Contiguous)

Solar Energy

Harmony 36kv 34 hectare solar farm 900mtrs (planning approved pre development) (Contiguous)

Gas Supply

Gas transmission line 1.8km Gas Networks

Cooling Sources

Kildare County Council water mains (contiguous)

Main Poulaphuca to Newcastle Water Wayleave (Contiguous)

Wide Area Network (WAN), Communications and Dark Fibre

The availability and cost of fibre and general communications infrastructure is a key deciding factor in ICT and R&D research centres location.

Dark Fibre

Dark fibre is available from ESB Telecoms Killeel substation (contiguous) , 2.5km from Enet and within 5.5km from Aurora Telecoms. The availability of multiple back up fibre sources is a major advantage to this site.

Wide Area Network (WAN)

Ireland's main WAN network the T50 / Metro connects This is located at City West which is within 9km.

Point of Presence (POP)

This site has another major communications advantage of having three POP sites within a requisite 10km radius as required by high value/end users:

ESB telecoms at Killeel-Contiguous Monread -7km City West -9km

Site level criteria

140 meters above sea level

No Flood risks

Set back of development viable.

Low Security risk as the proposed site is a regular rectangular shape site and easily compounded

Natural archaeological and architectural heritage

There are no protected structures within the curtilage of or within the vicinity of the subject site. Socio economic workforce including construction & operational available within the Naas urban area and greater Dublin commuter area.

Local community impact

Development should be in keeping within the development can be set back. It should not impact the amenities of the area or property in the vicinity while providing for the sustainable development of the area.

There is low residential density overall as the surrounding land in the immediate vicinity is predominantly industrial and commercial in nature with operations including PDM / St Gobain, Eirgrid , ESB Telecoms, ESB International, Oman, Actavo, Dasher International and Grid Systems Ltd.

Traffic Safety and Road Usage

Beyond construction phase traffic is envisaged to be increased by the number of employee positions created by the development.

The main N7 motorway is 1km and provides national and local public transport by BusConnect stop.

The Red Luas line and Park & ride facility is within 8km of the site.

15 mins Hazelhatch & Sallins Intercity and Dart train Stations

Dublin International Airport and Port (30mins)

National / local Bus Connect stop (1km) L2011 Public Lighting

Appendices

Map 1 Proposed Site in white

Map 2- Proposed Site in Red

Map3-Proposed Site with infrastructure

Map4- Proposed Site County Boundary

Map5- My Plans.ie -









