

CUNNANE STRATTON REYNOLDS

CSR Ref: 22206/EMP/240522

24th May 2022

The Administrative Office
Forward Planning
Áras Chill Dara
Devoy Park
Naas, Co. Kildare

Submission via the Consultation Portal

Dear Sir/Madam,

Submission on the Draft Kildare County Development Plan 2023-2029 Submission on behalf of Harristown Coughlanstown Community Group

We make this submission on behalf of Harristown Coughlanstown Community Group.
C/O Kathy Merrins, Mountain View, Harristown, Naas, W91Y3Y6

This submission seeks to strengthen and protect the wealth of landscape, built and cultural heritage in an area from Ballymore Eustace to the R412 / New Abbey, and north to Mullacash Hill to the R413 south of the River Liffey.

The submission also seeks to support policies and objectives already in place within the Draft County Plan to protect and conserve the natural environment (Policy CS12), protect and promote tourism in the countryside, and protect rural areas from insensitive and impactful development.

Introduction

Our clients warmly welcome the publication of the Kildare County Draft Development Plan for the period 2023-2029 and greatly appreciate the opportunity to comment on the draft plan over the period until 24th May when it is placed on public display and made available for comment.

The County Council is commended for its proactive approach to development within the context of protecting and enhancing the proper planning and sustainable development of the county and to the protect and preserve landscape.

Purpose of this Submission

The purpose of this submission is to recognise the local landscape quality and character and the resulting increased landscape sensitivity in an area from Ballymore Eustace to the R412 / New Abbey, and north to Mullacash Hill to the R413 south of the River Liffey, and to propose increased protection to landscape

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A Landscape and Visual Appraisal (LVA) has been prepared by Cunnane Stratton Reynolds, Landscape Architects, describing the local landscape character, features and qualities, and visual amenity, and the resulting increased sensitivity to change in the area.

Recommendation of the LVA

In order to protect the amenity and landscape value described in the study area it is recommended that:

A protected viewpoint is identified at Harristown and included in the List of Protected Viewpoints in the County Development Plan.

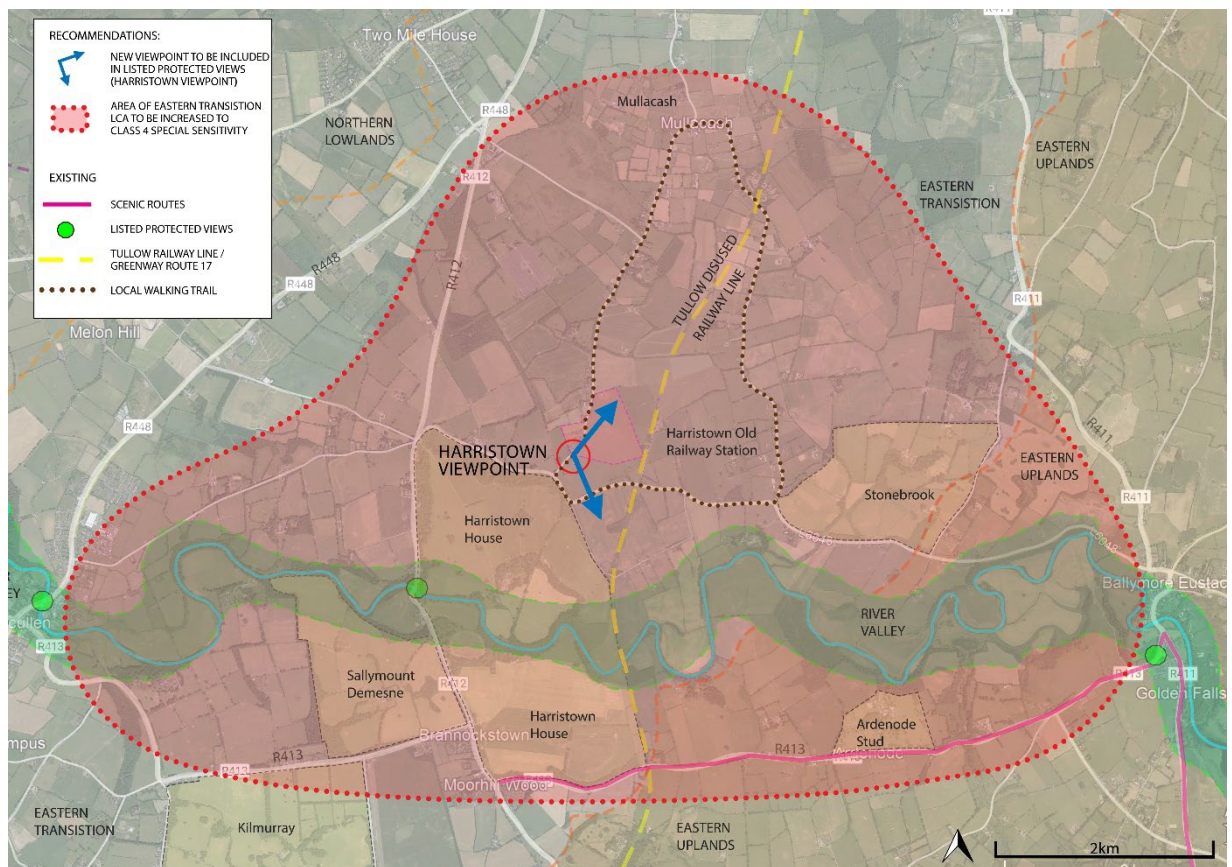
The purpose of this protection would be to protect prospects east to the Eastern Uplands and Wicklow Mountains and the intervening landscape that provides the setting to the upland backdrop.

Secondly, to manage change in the rural landscape it is recommended that

An expanded zone of increased sensitivity - Class 4 Special Sensitivity - north and south of the Liffey Valley, covering the study area should be acknowledged and included as a local variation to the sensitivity in the Eastern Transition Lands reflecting the interrelationship of the study area with both the Liffey Valley and Eastern Uplands.

The purpose of this protection would be to protect the landscape character, from inappropriate developments and land use changes of significant scale that erode its rural qualities.

Figure 1: Recommendation Map showing the area to be increased in sensitivity and the new viewpoint proposed.



We trust that the local authority will consider the above in their deliberations on the emerging County Plan.

We ask that we are included on any mailing list that is created to provide updates on the plan making process pgowda@csrlandplan.ie and epreter@csrlandplan.ie.

If further elaboration is required, please do not hesitate to contact us.

Yours sincerely,



Eamonn Preter MIPI MRTPI

Director

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