

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

Formal Submission on behalf of Brannach Developments Ltd

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## 1.0 Introduction

Fusion Design Studio of The Long Acre, Clonanny, Portarlinton, Co. Laois makes this submission on behalf of our client Brannach Developments Ltd in respect of lands at Cornelscourt, Newbridge, Co. Kildare.



Fig 01: Map of lands subject to rezoning application.

This is a submission in relation to the preparation of the Kildare County Development Plan 2023-2029 requesting that **Kildare County Council Zone c 37.590 ha (c 92.880 acres) of land in the Newbridge** with 90% of the land in question within the 1000m interval distance from the Train Station.

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Currently the land has no associated zoning, as per the Kildare Development Plan 2017-2023, as shown in Figure 02.

**It is submitted that the requested residential zoning presents an opportunity for the timely delivery of residential development to meet housing demand envisaged by the Regional Planning Guidelines and will assist in rebalancing the quantum and location of 'new residential' zoned lands to the Immediate West of Newbridge Town and withing waking distance to all amenities & transport services.**

We request that the recommendations of this submission be given full consideration in preparation of the forthcoming Kildare County Development Plan 2023-2029.

## **2.0 Newbridge & Submission Land**

Newbridge is located in the centre of Co. Kildare. The M7 motorway located directly to the South of the facilitates access to the Greater Dublin Area and Leinster.

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Newbridge Town is a modern hub of businesses & community facilities with only some of the facilities including:

- Variety of Churches
- Primary Schools
- Secondary Schools
- Shopping Centres
- Variety of Shops, Hairdressers, Butchers etc etc
- Leisure Centres
- Pubs
- Bookmakers
- Cemeteries
- Nursing Homes
- GAA Grounds
- Soccer Grounds
- Stage & Drama Facilities
- Theatre
- Distribution Facilities
- Industrial Estates
- Skate Park
- Youth Services
- Senior Citizen Services
- Doctor Surgeries
- Dentists
- Community Centres

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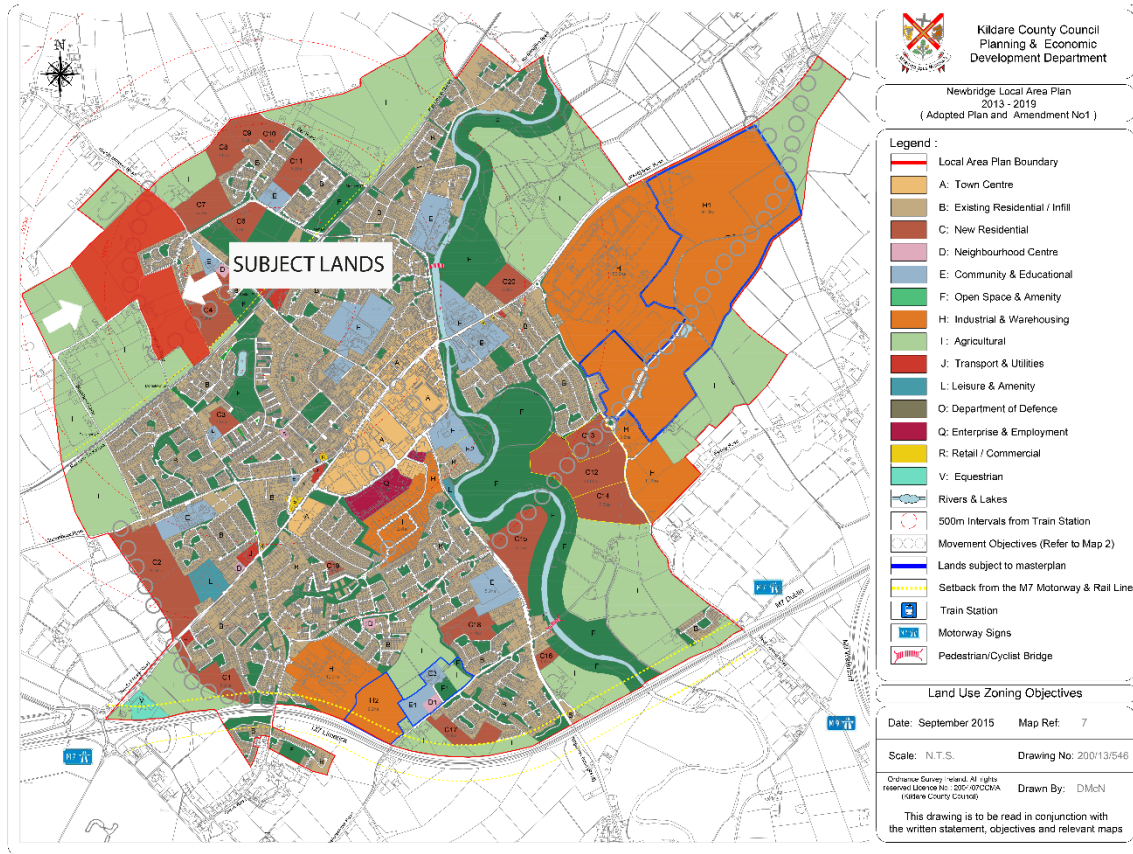


Fig 02: Subject site is located within the 1000m interval distance from the Train Station.

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Vehicular access points are readily available from the The Meadows & Morrinstown Road which is sufficiently wide and straight to allow for provision of public paths, clear sight distances and safe manoeuvring into and out of the subject land. The subject land is located with the 50km speed limit along The Meadows & Morrinstown Road.

The subject lands are readily accessible to all utilities, water supply, wastewater, telecommunications & electricity.

### **3.0 Proposed Zoning**

We request Kildare County Council in the Development Plan 2023-2029 **rezone the subject site to Proposed ‘New Residential’, with the zoning objective:**

**‘To provide for residential development, associated services and to protect and improve residential amenity’, and wherein the use of ‘Dwelling’ is a ‘Permitted’ use.’**

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## Summary

This submission requests:

We submit that the zoning of the subject lands Proposed 'New Residential' is justified in the context of meeting the medium and long term growth of Newbridge to 2029 and beyond accommodating the predicted required residential allocations and be a catalyst for housing diversification with Newbridge.

On the basis of the above we humbly request that Kildare County Council grant our request for the rezoning of the subject lands.



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