

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



24/05/2022

**Submission to the Draft Kildare County Development Plan 2023-2029.  
This submission seeks to have lands zoned for Residential Use at  
Commons East, Kilcock, Co. Kildare.**

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D24 A068

Dear Officer,

Please consider our submission to the Kildare Draft Development Plan on behalf of Michael & Dymna Deegan of [REDACTED]. Please send us an acknowledgement of our submission. Please see enclosed map showing the site outlined in red at Commons East, Kilcock, Co. Kildare. The subject site is c.2.5 hectares. The applicants have given lands to the local school for playing pitches and they can cede more lands along the river to the planning authority for amenity purposes as part of this zoning proposal (outlined in green).

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## 1.0 Introduction

The lands are centrally located in close proximity to Kilcock town centre. The applicant has been involved in the development of adjacent The Riverside, Kilcock, Kildare. The lands are ideally located in terms of Sequential Development and are located within 300 metres of the town centre.

We submit that the lands are already serviced and are centrally located in Kilcock, adjacent to all essential, retail, educational, health and recreational amenities and comply with principle of 'Sustainable Communities'. We ask that Kildare County Council consider our submission and that the land be zoned 'New Residential' in the Kildare County Development Plan 2023-2029.

## 2.0. Low Volume of Zoned Lands in Kilcock from 2023-2029

There are only 12 hectares of lands identified for 'Residential Zoned Land Requirement' for Kilcock in the draft plan. We ask the planning authority to reconsider this low quantum of zoned lands provided in Kilcock for the new plan period. We consider these subject lands should be considered for rezoning.

## 3.0 Criteria Supporting the Re-Zoning of the Subject Lands

### 3.1 Town Centre First

The subject site is within 300 metres of Kilcock town centre and is therefore consistent with the 'Town Centre First- A Policy Approach for Irish Towns' prepared by the Department of Housing, Local Government and Heritage and the Department of Rural and Community Development in February 2022.

### 3.2 Sequential Development

The subject site is close to Kilcock town centre. There would be no 'leap frogging' of zoning or development. This would be a local extension to the existing residential development. We ask that the lands be rezoned for residential use and are an ideal location within Kilcock for residential use.

### 3.3 Fully Serviced Site

The subject lands are fully serviced with vehicular access and are located within proximity to existing water services and drainage infrastructure.

### 3.4 The Requirement for Additional Lands in Appropriate Locations for New Housing

National Policy is to deliver 33,000 dwellings per annum under Housing for All. Due to site closures due to Covid 19; significant delays have occurred in housing completions. Upward pressure on building costs and difficulties in supply lines for building materials have caused sites to close reducing supply. There is an increased need in short term to supply housing in sustainable locations that are fully already serviced.

This site in Kilcock meets all the criteria set on in the Department of Housing, Local Government and Heritage document 'Quality Housing for Sustainable Communities'. The subject site is within 300 metres of the town centre and has all essential services including schools, shops, recreational facilities, public transport and a health centre nearby. The Ukrainian war crisis has resulted in increased housing demand that was not anticipated under the County Development Plan.

### 4.0 Conclusions

- Kilcock is identified as a self-sustaining town.
- The subject lands are suitable for residential development and comply with the principle of sequential development in Kilcock.
- The Subject Lands if rezoned 'New Residential' could provide additional new housing in the lifetime of the Kildare County Development Plan 2023 – 2029.
- The subject lands are serviced and located entirely within 500 metres of Kilcock Town Centre.
- The lands meet the requirements for sustainable communities and the re-zoning of the lands to 'New Residential' meets national policy.
- There is urgent housing need in the Kilcock area since the making of the Draft Kildare County Development Plan 2023 – 2029.

We submit that it is appropriate to zone the Subject Lands 'New Residential' in the Kildare County Development Plan 2023 – 2029.

Yours sincerely,

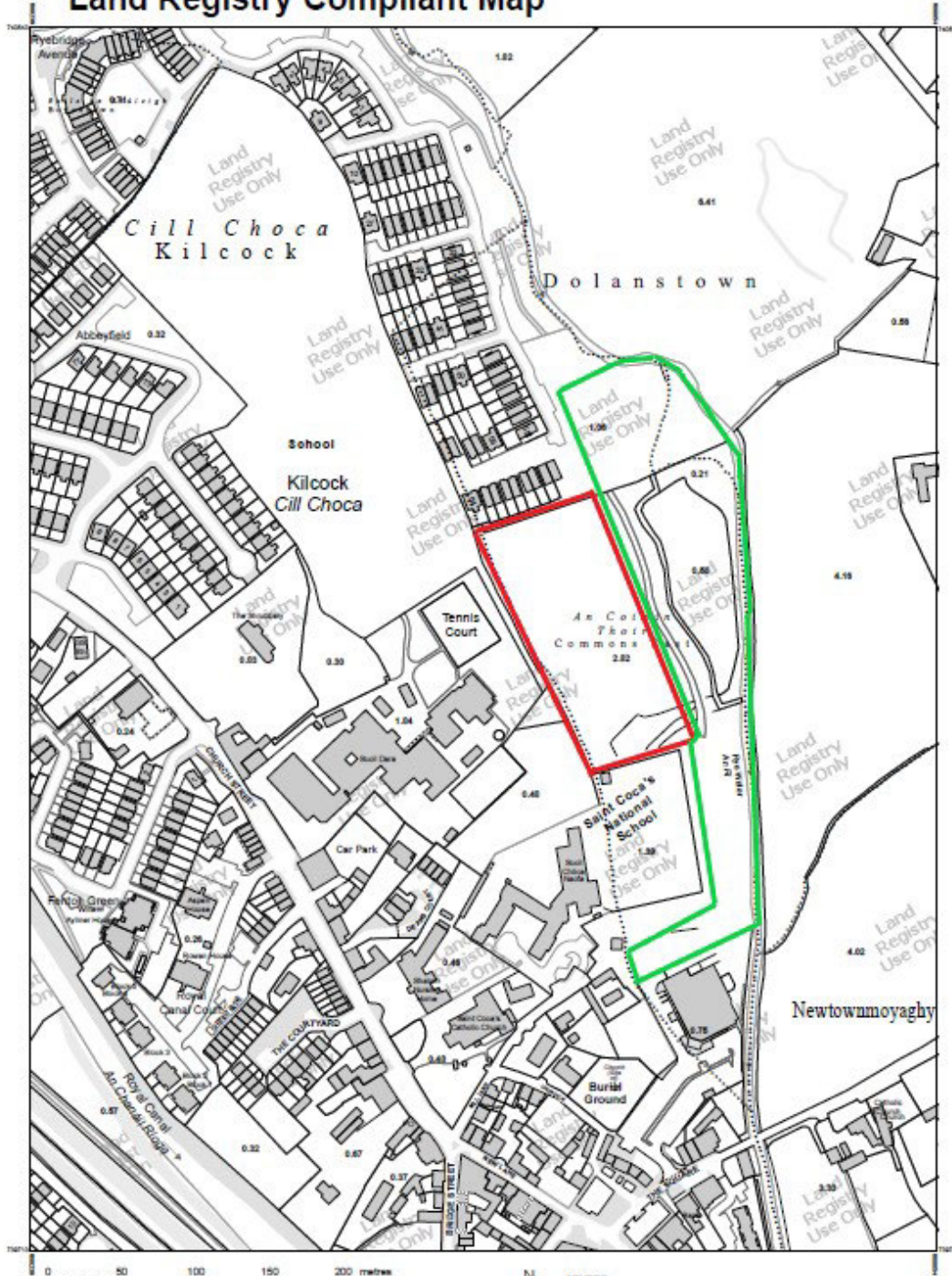


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Jong Kim MIPI  
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# Land Registry Compliant Map



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