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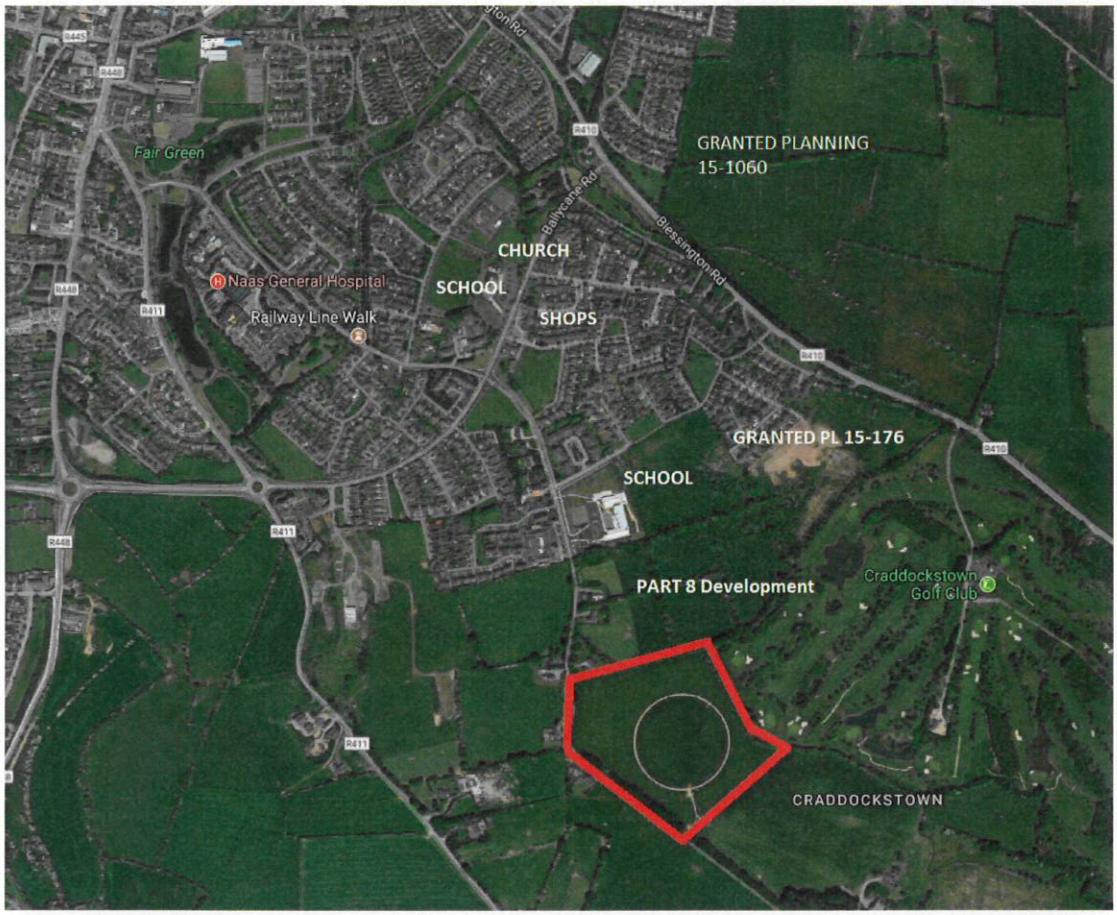

Application on behalf of Mr. Joe Osborne, Mr. David Osborne and Mr. Robert Osborne to have their land holding (9.5 Ha.) in the Townland of Craddockstown Demesne designated for 'Serviced Sites' or new residential zoning when the Kildare County Development Plan 2023-2029 is finalised in the coming months

Introduction:

This submission has been prepared in response to the draft Kildare County Development Plan 2023-2029 published on 14/03/2022. In particular, the proposals to introduce a new land use zoning/designation of 'Serviced Sites' in towns, villages and rural settlements. Naas has been identified as a key town in the settlement hierarchy set out in Table 3.1 of the draft CDP.

We have been requested by our clients Joe, David & Robert Osborne to make this submission for 9.5 hA of their lands (see attached map, Figure 2) in Naas.

It is proposed that this land, to be rezoned from Agriculture use to the new 'Serviced Sites' land zoning when the Kildare County Development Plan 2023-2029 is finalised and adopted in the coming months.

The aim of this submission is to also propose amendments to the 'Serviced Sites initiative' as set out in the draft Kildare County Development Plan 2023-2029. It is noted that there is no 'Serviced Sites' zoning proposed for Naas, while the town of Kildare is included.

It is proposed to have the restrictions on those who qualify for the occupation of residential units in these 'serviced sites', as set out in HO 054 of Section 3.13.7 of the draft plan, significantly amended.

This submission proposes to identify a realistic 'Service Sites' strategy that meets the aspirations and needs of those who wish to provide their own housing in a rural type setting in a sustainable manner and minimise the impact on the rural countryside.

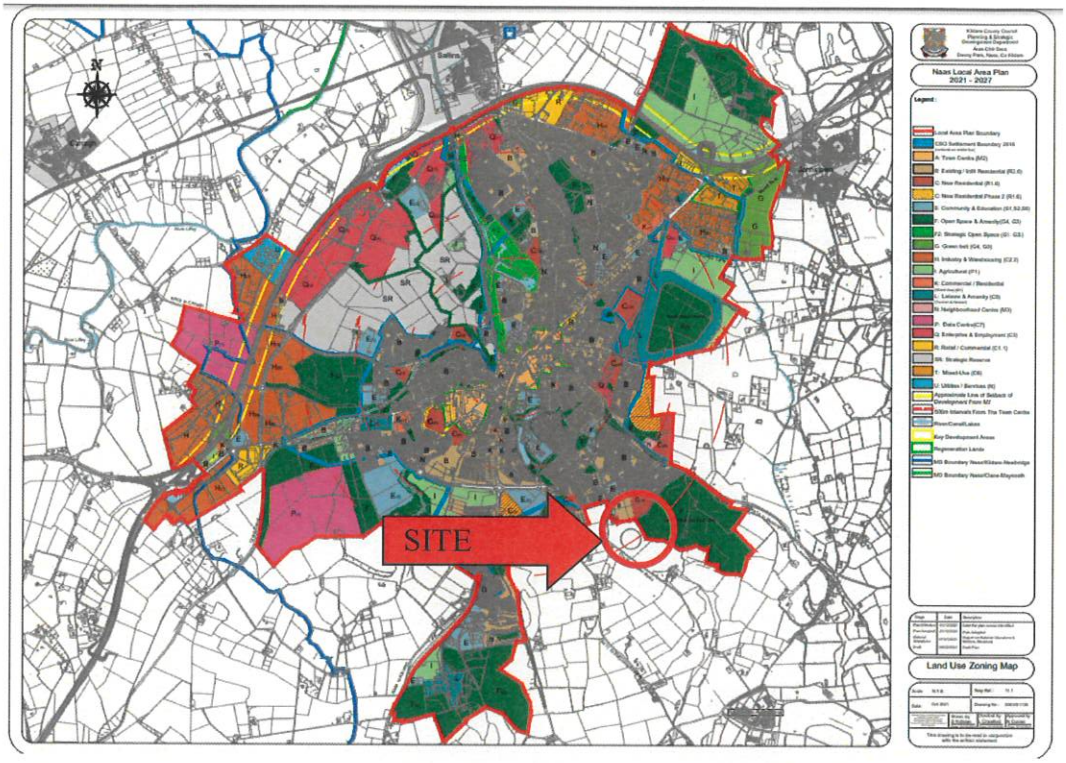

Figure 1. Map 11.1; Map for Naas Local Area Plan 2021-2027

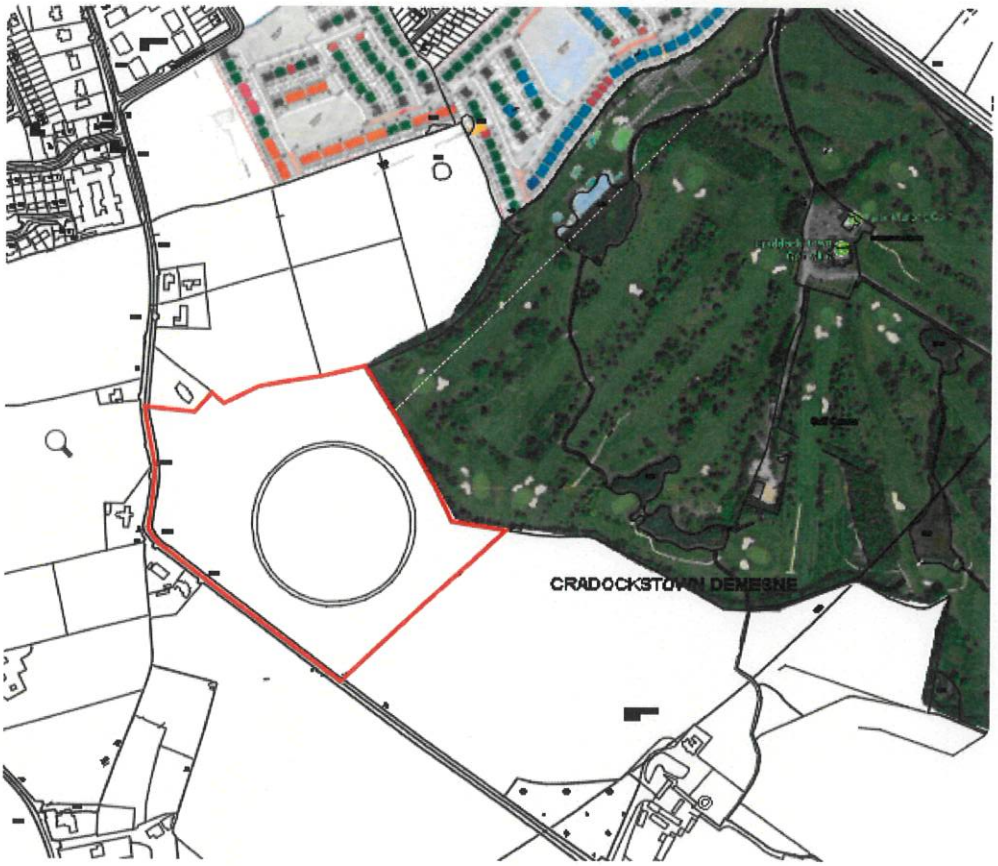

Figure 2. 9.5 hectares of Lands submitted for inclusion outlined in red

Background:

There are a number of statutory documents that set out the national, regional rural housing policy that informed the rural housing policy and specifically the Serviced Sites initiative in the draft Kildare County Development Plan 2023-2029.

'Project Ireland 2040 National Planning Framework'

Chapter 5.2 of 'Project Ireland 2040 National Planning Framework' states that a tailored approach is required to residential developments in rural towns to ensure that a suburban or high density urban approach is not applied to a rural setting and that development responds to the character, scale and density of the town.

National Objective Policy 18b states the need to *'Develop a programme for new homes in small towns and villages with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages'*

National Objective Policy 19 limits the provision of single housing to those who have an intrinsic need to work and live in the countryside having regard to the viability of small towns and rural settlements. (This Objective has been cited by An Bord Pleannala in a recent decision (PL09. 308402, KCC 20/569) as putting further restriction on those who are eligible to provide their own housing in the rural countryside than that envisaged in the Kildare County Development Plan 2017-2023)

The Eastern and Midland Assembly Regional, Spatial and Economic Strategy' 2019-2031

Chapter 4.8 of 'The Eastern and Midland Assembly Regional, Spatial and Economic Strategy' 2019-2031 sets out the policies and objectives for Rural Places: Towns, Villages and the Countryside. It states that '*Support for housing and population*

growth within rural towns and villages will help to act as a viable alternative to rural one-off housing.'

Proposals to support population growth in towns, villages and rural settlements by the provision of 'Serviced Sites' designation contained in the draft KCC CDP 2023-2029:

The proposals for village/rural settlement expansion and the 'Serviced Sites' initiative are set out in volumes 1 and 2 of the draft KCC CDP 2023-2029.

Section 3.13.7 provides for alternatives to one off rural housing. It acknowledges the strong connection of people in Ireland with rural areas for several reasons.
It recognizes that an important challenge for national and local policy makers is maintaining the viability of villages, which is critical for rural Ireland.
It further states that a priority of the plan is to provide a model for serviced sites in established communities as a sustainable alternative to one of rural housing in the open countryside.

The draft plan proposes to establish a 'County Kildare Serviced Sites Initiative' that will attract new residents to live in villages and rural settlements and thus sustain the communities and economies of these areas.

This section contains a number of policy statements and proposed actions.

Policies:

HO P22: Promote and facilitate the provision of sustainable alternatives to one off housing by designation of lands for serviced sites in villages and rural settlements.

HO P23: No development to take place on serviced sites until the KCC 'Serviced Sites Initiative Scheme' has been agreed (adopted) by the elected members.

HO O54: Applicants for dwelling units in these serviced sites must comply with local needs criteria set out in Table 3.4 of the draft CDP

HO O55: The 'Serviced Sites' should provide for small scale housing with densities of no more than 10 units/Hectare.
Actions:

HO A8: To prepare a KCC 'Serviced Sites Scheme Policy Document' within six months of the adoption of the KCC CDP 2023-2029.

Residential Densities for villages & rural settlements and extent of proposed service sites:

Table 3.1 of Volume 1 sets out the general densities for the various settlement types. The densities for villages are 15-20 units/Hectare and for rural settlement expansions they are 15 units/Hectare.

Table 3.1 of Volume 2 sets out the 17 villages and 19 rural settlements in the settlement hierarchy.

Table 3.3 of Volume 2 identifies only 5 of the 17 villages that will benefit from the 'Serviced Sites' designation. In total 10 Hectares are designated.

There does not appear to be a similar table for the rural settlements. An audit of the development strategies for the 19 rural settlements indicate that only 9 of the 19 rural settlements have 'Serviced Sites' designation. In total 14 Hectares are designated.

In all, it is proposed to provide 24 Hectares for the 'Serviced Sites Initiative'. The maximum density for these lands are 10/Hectare (HO O55). This will provide for 240 units county wide over the period o the plan. This averages at 40 units/annum.

It should be noted that in 2021,161 applications for one off rural houses were refused in Kildare and in the period January- April 2022 a further 39 applications have been refused.

Proposed 'Serviced Sites' and 'New Residential' Zoning in Naas in Draft CDP 2023-2029

The introduction of the Serviced Sites initiative is welcomed, however if it is to be successful in reducing the demand for one off housing in rural countryside there will need to be a greater quantum of land designated, the number of villages and rural settlements with this designation needs to be significantly increased.

There are no sites with the 'Serviced Sites' zoning in Naas.

The 'serviced sites' zoning is more appropriate for land away from the core of the town. The 'serviced sites' zoning (with max. density of 10/Hectare) is more appropriate for lands away from the core of the town. In this way the 'serviced sites' land use

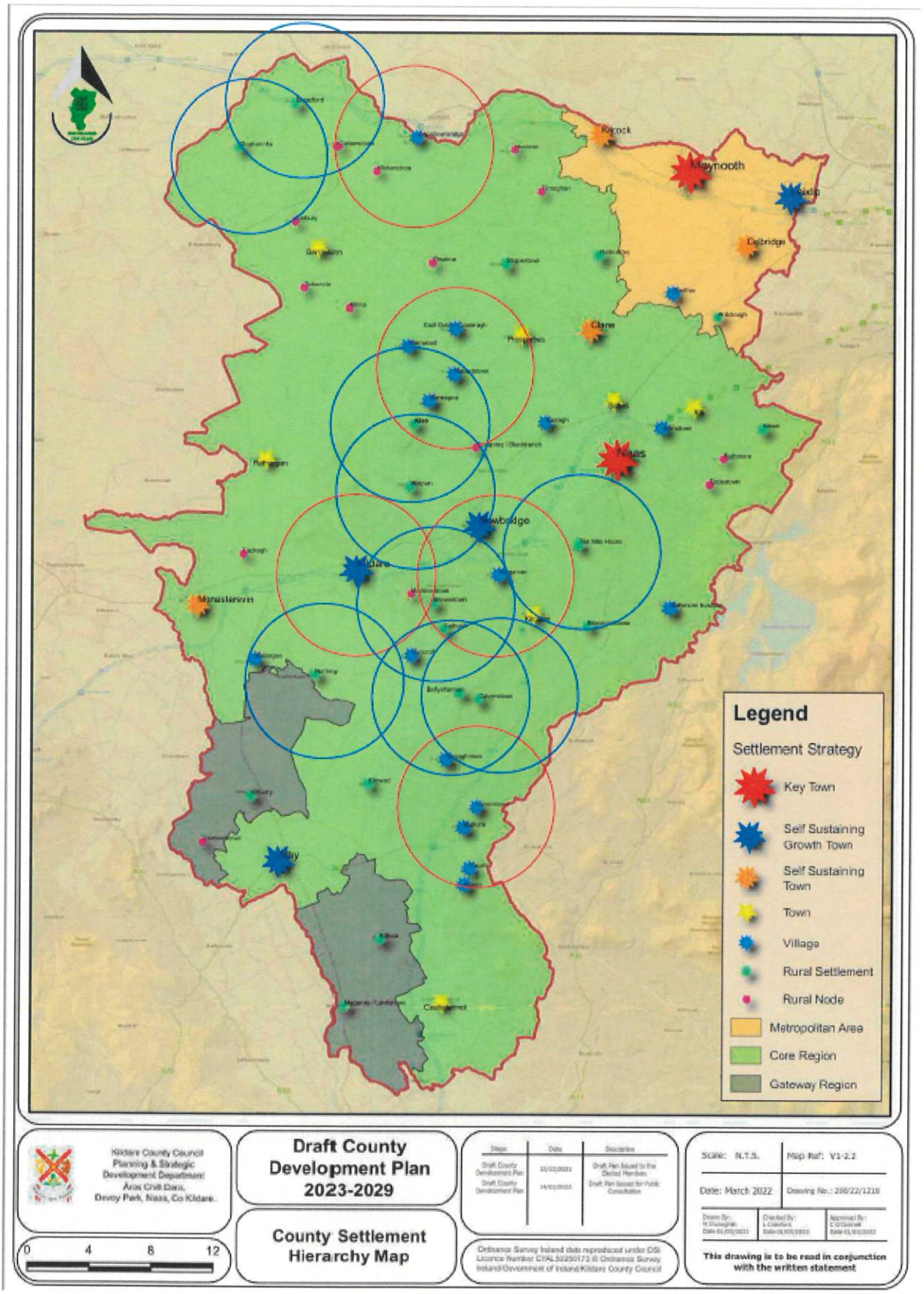

Figure 2. Map V1-2.2 with serviced sites iniative shown with 5.0km radius

is a transition from the higher density lands at the core of the town and one off housing in the open countryside.

While our client's site is adjoining the town boundary, it is on the periphery of it (as shown on attached map) and is suitable and appropriate for 'serviced sites' zoning of the following reasons:

Chapter 4.8 of 'The Eastern and Midland Assembly Regional, Spatial and Economic Strategy' 2019-2031 sets out the policies and objectives for Rural Places: Towns, Villages and the Countryside. It states that '***Support for housing and population growth within rural towns and villages will help to act as a viable alternative to rural one-off housing.'***

However, a realistic viable alternative will need to provide a sufficient quantum of serviced sites to meet the needs of those who wish to build their own house in a rural environment.

The draft CDP only provides for 'serviced sites' designation in 5 of the 17 villages and 9 of the 19 rural settlements. The total area of land to which this designation applies is 24 Hectares with a max. density of 10/Hectare. Even if all this land was developed to its full potential in the life of the CDP (which is highly unlikely), it would only facilitate the provision of 240 residential units, an average of 40/annum, Given that there have been 161 refusals for one off rural houses in Kildare in 2021 and a further 39 in the first four months of 2022, the number of units that are proposed in the draft CDP 2023-2029 goes nowhere near meeting the demand and need for this type of housing in Kildare. Additional serviced sites will be required if the initiative is to be successful in achieving its stated objectives.

There are two types of land use zoning that facilitate new residential development in towns, 'new residential' and 'serviced sites' zoning.

Land at the periphery of the town or immediately adjacent to the town boundary are more appropriate for the lower densities that apply to the 'Serviced Sites' zoning.

Our Clients lands benefit from the availability of mains water and public sewer. A report hase been prepared by Donnachadh O

Brien in relation to the infrastructure to accompany this submission, see Appendix A.

The development of these lands will be the sequential development of the existing residential lands. This will not be a case of 'leap frogging' undeveloped land.

Furthermore, the imposition of restrictions as set out in HO O54 of the draft CDP, which requires that applicants for dwelling units in these serviced sites must comply with local needs criteria set out in Table 3.4 of the draft CDP i.e they must have grown up within 5Km of the relevant settlement/village. The attached map of Kildare demonstrates how those who grew up in a large portion of the county would be excluded from benefiting from this new designation/zoning.

HO P23 states that no development will be considered on serviced sites until the KCC 'Serviced Sites Initiative Scheme' has been agreed (adopted) by the elected members. It could be argued that identifying specific sites for this designation in advance of the Scheme being prepared is also premature

Summary:

The introduction of the 'Serviced Sites' Initiative detailed in the draft KCC CDP 2023-2029 is to be welcomed. However, if it is to be a successful alternative to one off rural housing, the quantum of land designated for this initiative (24 Hectares) is clearly insufficient in light of the number of unsuccessful planning applications for one off rural houses in Kildare in recent years

The draft CDP does not identify any site for 'Serviced Sites' Zoning in Naas despite including Kildare town. If the new 'Serviced Sites Initiative' is to achieve its stated objectives, there will have to be provision for this type of zoning in all villages and towns like Naas and the appropriate location for this zoning is land at the periphery or edge of the village for this less dense zoning.

Furthermore, the imposition of restrictions as set out HO O54 of the draft CDP, which requires applicants for dwelling units in these serviced sites must comply with local needs criteria set out in Table 3.4 of the draft CDP i.e they must have grown up within 5Km of the relevant settlement/village. The attached map of Kildare demonstrates how those who grew up in a large portion of the county would be excluded from benefitting from this new zoning/designation.

As stated above the development of our client's land in Naas would represent the sequential development, as they are adjacent to lands currently in existing residential use.

This submission is intended to offer a realistic alternative to those who do not qualify under the current Rural Housing Policy yet aspire to live in a rural type development.

APPENDIX A
Infrastructural Report prepared by Donnachadh O'Brien.

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Engineering Constraints and Feasibility Report

for

Lands at Craddockstown Demesne, Naas, Co. Kildare

May 2022

DONNACHADH O'BRIEN
& ASSOCIATES CONSULTING ENGINEERS

Document Control

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1	30th Oct 2020	Issue 1	Client	1E	Donnchadh O'Brien
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DONNACHADH O'BRIEN
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Contents

1 Introduction

Donnachadh O'Brien and Associates Consulting Engineers Ltd. (DOB&A) have been appointed by Mr. David Osborne to prepare a desktop engineering constraints and feasibility report for a greenfield site located at Craddockstown Demesne, Naas, Co. Kildare, with particular reference to infrastructural services . The purpose of the report is to support an application to Kildare County Council for re-zoning of the lands for new residential use. The site location and site boundary are indicated in Figure 1 below. This report has been compiled using information gathered from the following;

- Site visit and visual inspection of the lands
- Publicly available information from Kildare County Council and Irish Water,
- A review of publicly available information on utility services.

Figure 1 Site Location Map

2 Existing Greenfield

The 9.5 Ha greenfield site is situated between R410 and R411, to the Southeast of Naas, approximately 2.0km from Naas Town Centre. The site location is shown outlined in red in Figure 1. The site's Topography generally falls from the West to the East of the site. Access to the site is off the Craddockstown Road (L6043) and there is approximately 435m of the site fronting onto the Craddockstown Road. The existing lands are bounded by a residential development undertaken by KCC to the North (Part 8 Development), by Craddockstown Road to the west, by Craddockstown Golf Club to the East and by greenfield to the South as shown in Figure 1 above.

3 Site Development Assessment of Infrastructure

3.1 Water Supply

Irish Water and Kildare County Council maps received for the area indicate the presence of an existing 9" cast-iron pipe to the west of the study area along Craddockstown Road. This watermain serves the private properties along the Craddockstown Road and would appear to be sufficiently sized to cater for a new residential development. Typically, a new residential development would be served by a 150mm or 200mm diameter watermain. The integrity and available water pressure of the existing watermain to supply a new development site would be subject to a formal pre-connection enquiry and confirmation of feasibility from Irish Water The review of surrounding planning application drawings also indicates the presence of a 150mm watermain running along the north of the site. This watermain serves the social housing development undertaken by Kildare County Council and it does not appear to be taken in charge by IW. From a preliminary desktop study, it appears that water supply for the site could potentially be connected to the existing watermain located at the adjacent residential development subject to confirmation that the service sin this estate are taken in charge. The ability to meet minimum firefighting flow requirements would be subject to a hydrant pressure tests along the watermain. The location of the existing water supply is shown in Figure 2. KCC and IW public maps are included in Appendix A.

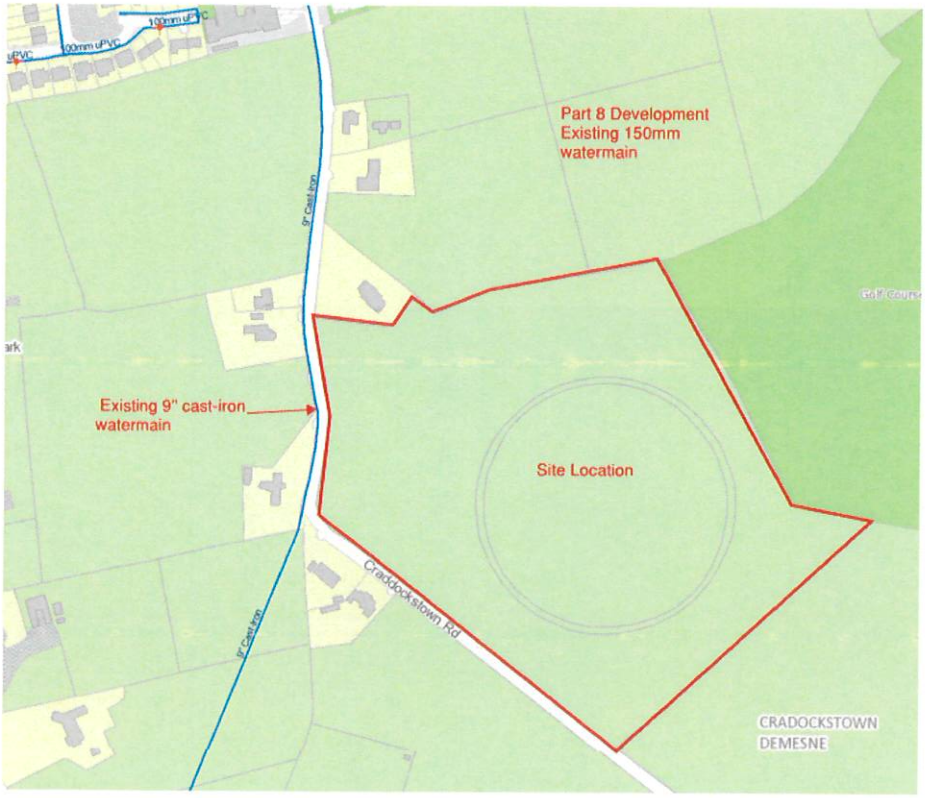

Figure 2 Existing Water Supply Map

3.2 Flooding

In order to determine the risk to a site from flooding, areas are divided into specific flood zones which outline the likelihood of flooding being experienced at certain locations. According to the Planning System and Flood Risk Management Guidelines for Planning Authorities, the flood zones are defined as:

- **Flood Zone A** – where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding);
- **Flood Zone B** – where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding);
- **Flood Zone C** – where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). Flood Zone C covers all areas of the plan which are not in zones A or B.

Figures 3a and 3b below highlight the proposed development lands relative to the lands at risk of fluvial flooding according to the CFRAM study. These flood risk lands are located approximately 1.5km from the site location. The site is therefore located in Flood Zone C.

Lands situated in within Flood Zone C are adequate for highly vulnerable development such as residential housing. It is therefore unlikely that flood risk will form any major constraint in the development potential of the site, however, Kildare County Council may require a site-specific Flood Risk Assessment for any future major developments on the lands. The CFRAM Flood Maps indicating the extents of flooding for a 1 in 1000 year storm event is included in Appendix B.

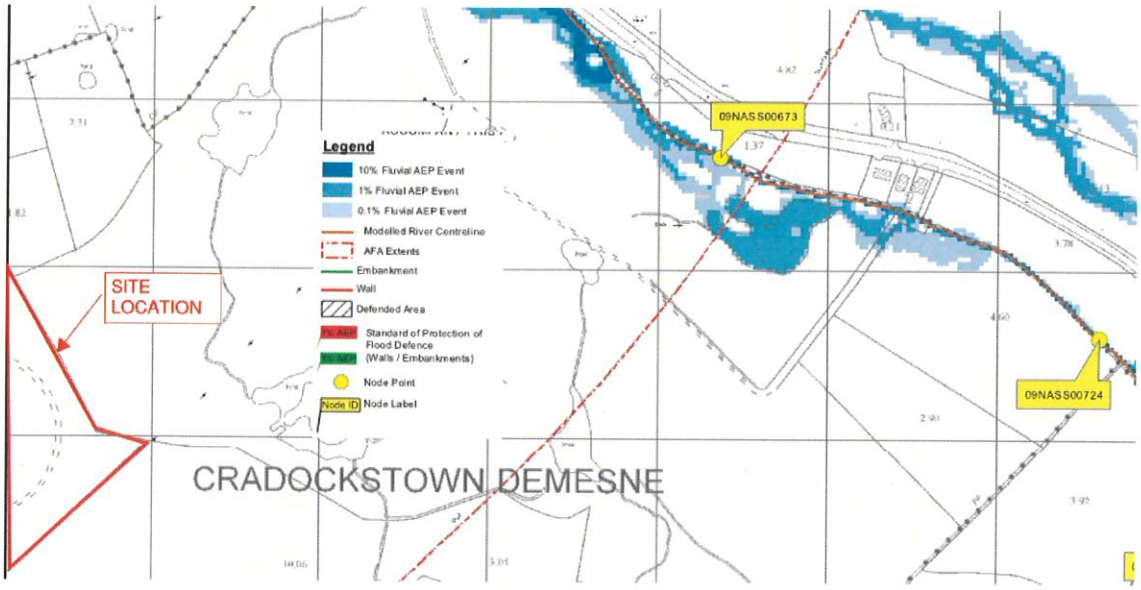

Figure 3a Extract from CFRAMS drawings

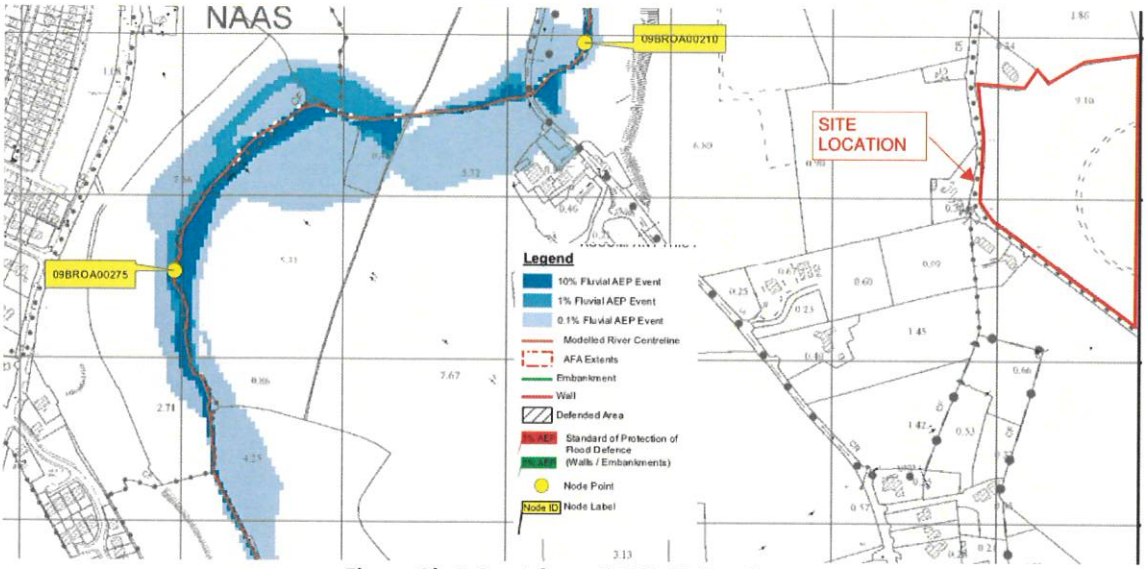

Figure 3b Extract from CFRAMS drawings

3.3 Surface Water

Surface water drainage maps received from Kildare County Council for the Craddockstown area do not indicate any existing surface water drainage pipe network immediately adjacent to the subject lands. From review of historic OSI mapping, it appears that there is no dedicated watercourse on the subject lands and any identified streams are to the east and are now incorporated into the lakes and watercourses within Craddockstown Golf course. It is likely that some of the shared boundaries with the golf course facilitate drainage in an easterly direction form the site. The drainage from Craddockstown Golf course discharges towards the Blessington Road and there are significant flooding issues on the Blessington Road, identified through the relevant CFRAMS mapping. A key consideration of any future development will be that there is no increase in flows to the existing watercourses compared to greenfield run off rates that could potentially lead to increased flooding downstream. A more comprehensive review of the topography and local drainage field boundaries / ditches will provide further insight into the existing natural drainage regime and there may be some possibility of reusing natural drainage ditches and watercourses as part of any future development strategy on the site for surface water.

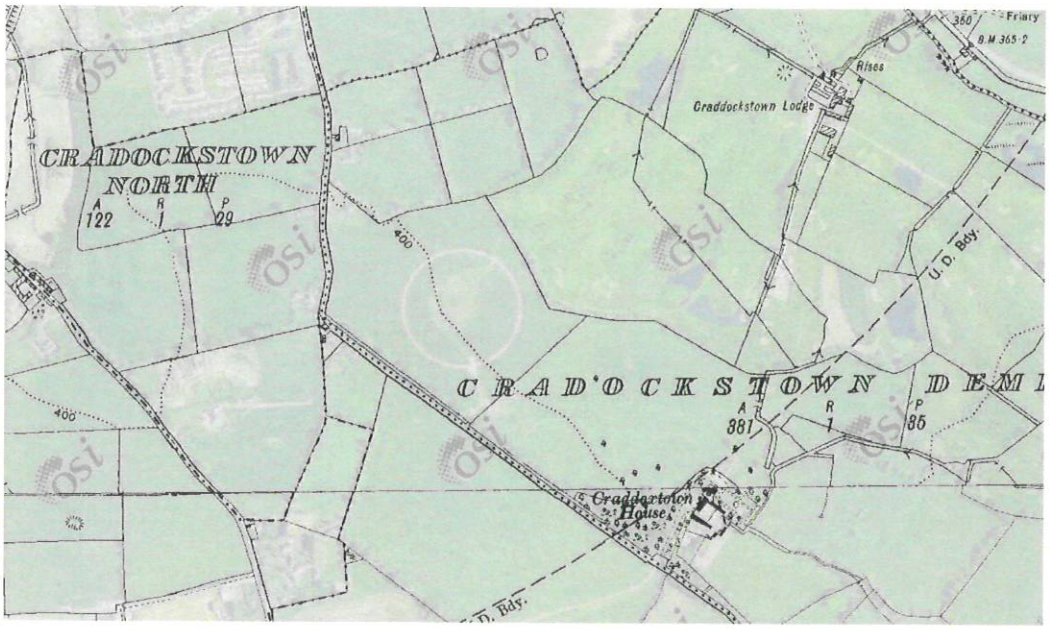

Figure 4a- Extract from OSI Historic map records

The review of surrounding planning application drawings indicates the presence of a 225mm surface water drainage network serving the adjacent social housing development to the north of the site. As this is a KCC Part 8 housing scheme, it is likely that the infrastructure within this estate is in charge of KCC and subject to levels and capacity, there may be an opportunity to facilitate a connection to the existing surface water network in this development.

Clause SW18 of the Kildare County Development Plan 2017-2023 states that proposed development in an un-serviced area must demonstrate compliance with the policies of the Greater Dublin Strategic Drainage Study (2005), in particular those of Sustainable Urban Drainage Systems (SUDS). In order to assess the suitability for the ground it would be necessary to carry out BRE 365 soakaway tests to determine the possible infiltration rates to the ground. Generally, soils around the Naas are exhibit poor infiltration rates unless gravelly or sandy soils can be proven. If infiltration to ground is not possible, any development would require the construction of underground attenuation structures to store a 1 in 100-year flood event + 20% climate change factor. If positive infiltration rates are achieved it may be possible to use infiltration trenches to treat the stormwater runoff from the developed site. The results of BRE 365 soakaway tests would enable a decision on the optimum solution for the site and would also assist in determining the site area required to be used for the SUDs techniques to be implemented.

The key strategy for SUDs measures are likely to be:

- Discharge from the site will be limited to greenfield runoff rates, Q_{bar}, in accordance with the GDSDS. This is typically 2l/sec /ha and would approximately equate to a total site discharge of 19l/sec from the entire landholding, if fully developed.

- In accordance with KCC Water Service Department current policies on sustainable drainage, nature-based SUDS features can be first incorporated as part of any master planning of the site. The exact nature of these will be subject to further detailed site investigation and assessment, but could include integrate wetlands, bio-retention ponds / swales with direct flow form paved surfaces, tree pits, green and blue roofs etc. Where such features are not possible, infiltration and filtration techniques will be assessed including soakaways, permeable paving and will be subject to site assessment of ground conditions and groundwater monitoring
- It is likely that some residual detention systems such as underground attenuation storage or detention basins for storms up to a 1 in 100-year event (1% Annual Exceedance Probability) + 20% climate change will be required.
- Bypass petrol interceptor will be required prior to discharge.

From a preliminary desktop study, it appears that disposal of surface water is feasible, and is unlikely to be an impediment to future development of the lands. This would be subject to topographical survey and further site assessment of the natural drainage and ground conditions for adaption of SUDS measures and infiltration techniques. The potential SW outfall on the adjacent KCC Part 8 Housing scheme is shown in Figure 4 below.

Figure 4 Potential Foul and SW Outfall

3.4 Foul Drainage

Foul drainage maps received from Kildare County Council and Irish Water for the area do not indicate any existing foul drainage network adjacent to the site. KCC and IW public maps are included in Appendix A.

The review of surrounding planning application drawings indicates the presence of a 225mm foul water drainage network serving the adjacent KCC social housing development to the north of the site. The existing foul network is not included on current IW maps but is likely to be in charge as the development was constructed by KCC.

The topography of the site seems to gently fall in an eastern direction. Based on information from planning application for adjacent sites, the potential outfall foul manhole located in the north of the proposed site (as shown in Figure 4) is 3.24m deep and a full topographical survey of the site and existing adjacent manhole levels would be required to confirm whether a gravity connection form the site is feasible. If drainage by gravity is not possible, a pumping station may be required tr serve any proposed future development of the land. Any future connection would be subject to a formal pre-connection enquiry and confirmation of feasibility from Irish Water.

From a preliminary desktop study, it appears that foul water for the site could potentially be discharged to the existing foul drainage located at the adjacent residential development and this would be subject to a formal pre-connection enquiry and confirmation of feasibility from Irish Water.

3.5 ESB, Gas Network & Eir

ESB: From a preliminary desktop study, it does not appear that there are cables crossing the proposed site. DOB&A have no access to ESB maps at the moment and further investigation is required.
Gas & Eir services: The adjacent residential development at the north of the site is served by utilities services which can be extended to the proposed site.

4 Conclusions

Based on our desktop assessment, the site appears to be serviceable for future development. There are two feasible watermain connection location for the proposed site. Connection to the existing watermain appears feasible and would be subject to a formal pre-connection enquiry to Irish Water to confirm feasibility for both potable and firefighting water supply.

An existing 225mm diameter foul network serves the adjacent residential development and is likely to be taken in charge as the development was a KCC social and affordable housing development. A full topographical survey of the subject lands would be required to confirm levels and to determine if a gravity connection or a pumping station is required. Any connection to the public foul network would be subject to a formal pre-connection enquiry to Irish Water to confirm feasibility

From a preliminary desktop review, it appears that disposal of surface water from the site could potentially be accommodated via a combination of:

- the existing natural surface water drainage network of boundary fields and ditches
- pipes SW drainage located at the adjacent residential development subject to levels, capacity and confirmation that such drainage is taken in charge
- infiltration techniques to ground if soil conditions are favourable.

All drainage design would require SUDS techniques and compliance with KCC and GDSDS requirements

Based on the information available on CFRAMS it is not expected that flooding would be a design constraint for the proposed site.