

Submission by Tommy Cullen, [REDACTED]
in relation to the Draft Kildare County Development Plan 2023—2029,
(published in March 2022).

The purpose of this submission is to request that a portion of land, owned by me, Tommy Cullen at Killybegs, is zoned for residential purposes. This land, which contains approximately 8.7 Hectares, is shown bounded by a strong red line on the attached maps;

Map No. 1. Copy of map from the Draft Kildare County Development Plan 2023—2029

Map No. 2. Extract from Land Registry, not to scale.

The land referred to is part of the land contained within Folio KE4375F and is presently used for agricultural purposes. It is good solid ground, dry and well drained and falling away from public road. In fact, this land has never been subject to flooding. Vehicular access is from the local road linking Hatter's Cross-Roads to Firmount Cross-Roads. There are two access points to the land from this road, both of which are in my ownership. These can be improved by widening and upgraded etc. when required.

Water and Wastewater services are available in close proximity to the land and any shortfall in provision of these can be made good by means of a special levy. The land is perfectly suited to rainwater drainage by either soakage into the ground or by run-off into local water courses.

Positive Reasons for Zoning this Land.

There is presently a great demand for residential property in an around the Prosperous Area. This is obvious from the number of small housing schemes presently under construction in the village. Despite this, Prosperous is still experiencing a strong market demand for new houses.

The most desirable area for the future development of Prosperous is to the South of the existing village. Development to the east or west along the Regional Road, R403, should now be restricted as this road is not capable of catering for the traffic now using it. In addition to this the land to the north of Prosperous is not suitable for large scale housing as it is heading into badly drained land and boglands, etc.

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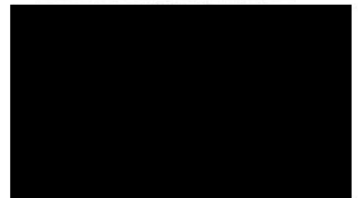
- The land now proposed by me has good access to the village and also the village can be by-passed by using the existing county road to Firmount Cross, Hatters Cross and to the village. This county road could be upgraded and the cost of this should not prove prohibitive. There are also good footpaths in the area which can be extended to service the land. These footpaths give easy access to a very good bus service in the village.
- There are no serious restrictions to servicing this land due to the close proximity of the water and wastewater facilities.
- Prosperous has very good educational facilities, primary and secondary, both of which are located at the southern edge of the village and can be accessed by the existing and improved footpaths.
- There are a good number of sports, community and recreational facilities in close proximity to the land and these can also be accessed by the existing and improved footpaths.
- The land in question does not contain any archaeological or other heritage features which would in any way impede the development of the land.

Signed

Tommy Cullen

20th May 2022.

Tommy Cullen,



MAP NO. 1
Cullen's Land outlined with heavy Red Line



Kildare County Council
 Planning & Strategic
 Development Department
 Áras Chill Dara,
 Devoy Park, Naas, Co Kildare.

Prosperous
 Draft County Development Plan
 2023 - 2029

Legend :

- Small Town Boundary
- A: Town Centre
- B: Existing / Infill Residential
- C: New Residential
- E: Community and Education
- F: Open Space and Amenity
- H: Industry and Warehousing
- R: Retail and Commerical
- SS: Serviced Sites
- U: Utilities and Services
- Flood Risk Area
- Canal/Lakes/Ponds
- Distance from Town Centre (at 400m intervals)

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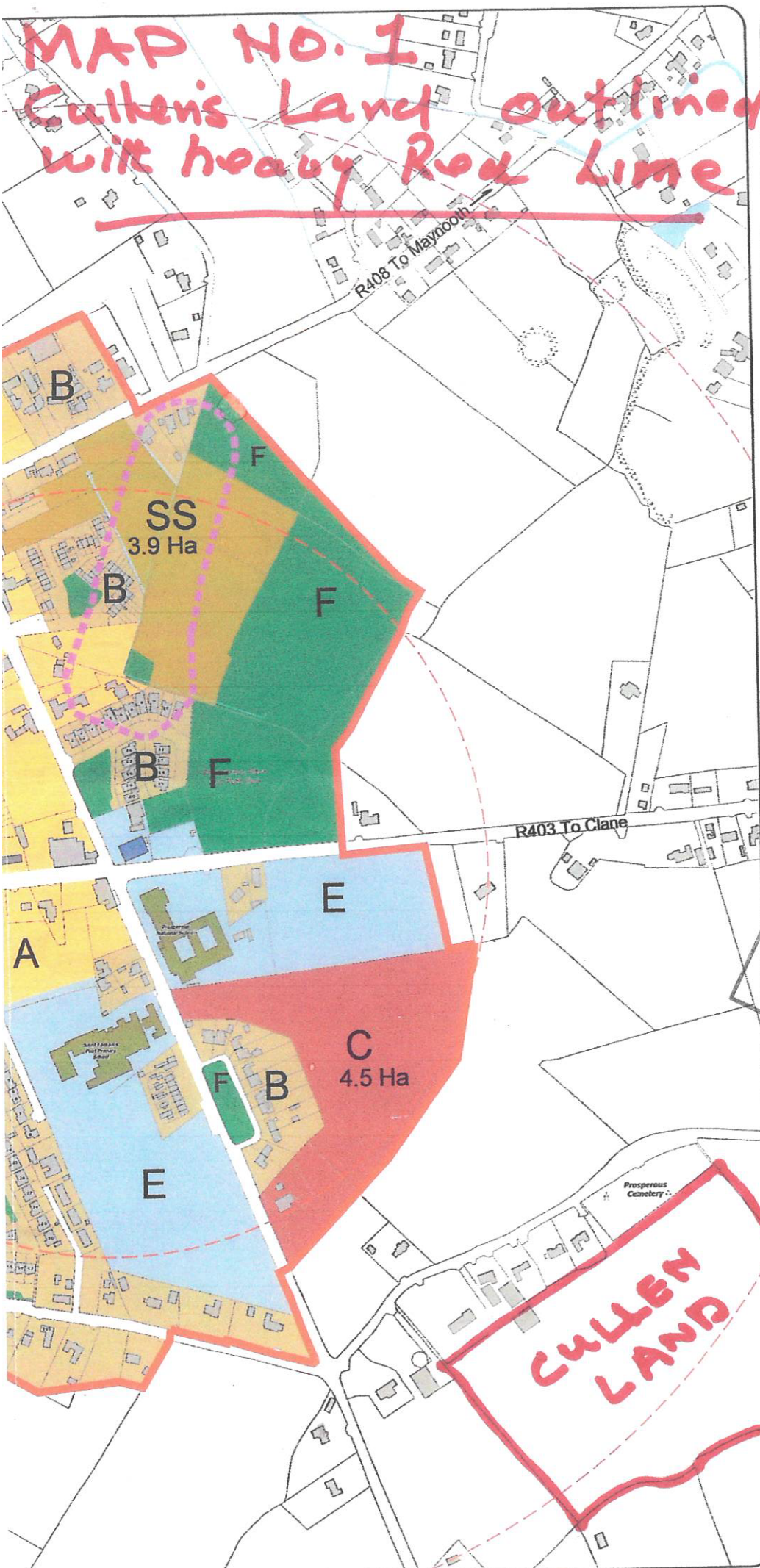
Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan Issued for Public Consultation
Draft County Development Plan	12/12/2021	Draft Plan Issued to Elected Members

Land Use Zoning Map

Scale: N.T.S.	Map Ref.: V2-1.4a
Date: January 2022	Drawing No.: 200/22/1201

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This drawing is to be read in conjunction with the written statement





**The Property
Registration Authority**
**An tÚdarás
Clárúcháin Maoine**

Official Property Registration Map
This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. When maps are printed at a scale that is larger than the OSI public accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, and other conditions relating to Land Registry Maps, see www.p

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- Sub-Leasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act, 1964, and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
 - Turbary
 - Pipeline
 - Well
 - Pump
 - Septic Tank
 - Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Map identifies properties not boundaries meaning neither the of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent (see Section 85 of the Registration of Title Act, 1964). As in Section 62 of the Registration of Deed and Title Act 2006.

