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Our Ref: 602-2021

23rd May 2022

Kildare County Council,
Planning Department,
Aras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

**PLANNING SUBMISSION
DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029**

Re: Our Client: Fernside Homes Limited
Lands at: Derrinturn, Carbury, Co. Kildare.

Dear Sir/Madam,

We have been instructed by Fernside Homes Limited to make a Planning Submission in respect of the Draft Kildare County Development Plan 2023-2029.


We enclose copy of our written Planning Submission with attaching maps for your attention.

We would be obliged if the above will be taken into consideration in preparing the Kildare County Development Plan 2023-2029.

Kindly confirm receipt of this Planning Submission.

Yours sincerely,




THOMAS MAGUIRE
Managing Director
MAGUIRE & ASSOCIATES

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Our Ref: 602- 2021

DRAFT Kildare County Development Plan 2023-2029

PLANNING SUBMISSION

ON BEHALF OF
Fernside Homes Limited

FOR
CHANGE OF ZONING
OF LANDS
AT
Derrinturn,
Carbury,
County Kildare .



May 2022

INTRODUCTION

We have been instructed by Fernside Homes Limited to make a Planning Submission on their behalf to Kildare County Council on the Draft Kildare County Development Plan 2023-2029 in respect of lands at Derrinturn, Carbury, Co. Kildare. The total area of the lands amount to 5.51 hectares (13.60 acres).

PROPOSAL

This Planning Submission is being made in respect of the Land Use Zoning Objectives of the Draft Kildare County Development Plan 2023-2029 to change the land use zoning from Agricultural I to and H Industry and Warehousing and C New Residential in respect of the existing Lands.

In the current Kildare County Development Plan 2017-2023, the lands are located within the Development Plan boundary for Derrinturn, while part of the lands are currently assigned the following Land Use Zoning Objective: -

H Industry and Warehousing

To provide for new warehousing and industrial development
and

Agricultural

To retain and protect agricultural uses.

In the proposed Draft Kildare County Development 2023-2029 it is proposed to move the Development Plan boundary of Derrinturn and exclude our clients land and change the Land Use Zoning Objectives to Agricultural

Agricultural

To retain and protect agricultural uses

There is an existing site entrance from the R403 Regional Road to the lands located in the southeast corner of the lands.

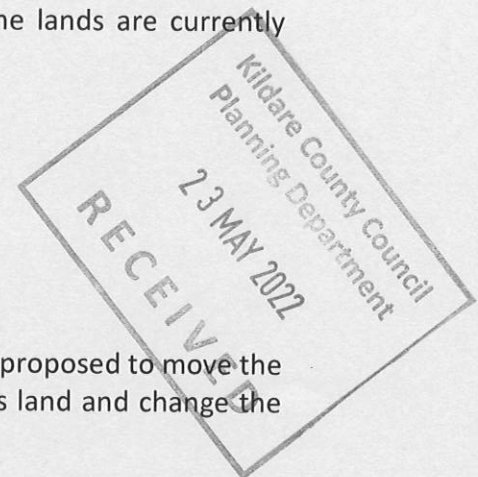
Our client's requests that the proposed Kildare County Development Plan 2017-2023 boundary of Derrinturn should be retained, to contain our client's whole landholding and that one half of the land should be zoned Industrial/ Warehousing and the other half of the land zoned to New Residential.

The land uses are set out below

H Industry and Warehousing

To provide for new warehousing and industrial development

and



C New Residential
To provide for New Residential Development.

The proposed site entrance to these lands will be from the R403 Regional Road

LOCATION OF LANDS

We are attaching to this Planning Submission copy of O.S. Drawing No. 602-2101 Scale: 1:2500 showing the lands edged blue in **Appendix I**. The boundary of the overall land holding is shown edged in Blue, while the two areas for the different land use zonings are Lettered H for the Industrial Land Use Zoning and C for the new Residential Land Use Zoning. The site area for the respective land holdings is shown on this drawing.

Please refer to Site Location Map, extract from Land Use Zoning Objectives Map – Draft Kildare County Development Plan 2023-2029 Scale: NTS Drawing No: 602-2102 in **Appendix II**.

For the existing Land Use of the lands, please refer to Site Location Map, Land Use Zoning Objectives Map Kildare County Development Plan 2017-2023 in **Appendix III**.

SITE LOCATION

The site is located to the north of the R403 Regional Road within the 50km/hr speed limit in the town of Derrinturn directly opposite Cluain Dara Housing Estate. There are agricultural lands to the northwest of the land while there is an existing dwelling house in the fields to the southwest of the lands. There is a farm entrances into the land at the southwestern side of the land.

SITE DESCRIPTION

The land comprises a single agricultural field laid out in grass with mature hedgerows on all sides of the land, save for the site entrance into the land. There is a water supply on the land with a water trough as you enter the lands. There is a small amount of fencing on the land near the site entrance. In general, the land is reasonably level.

PLANNING HISTORY

Planning Register Reference: 14/213

Application by Dermot Holt on 20/03/2014 for Bungalow and Associated development at Derrinturn, Carbury.

This Planning Application was deemed withdrawn.

Planning register reference: 14/53

Application by Dermot Holt on 30/01/2014 for Bungalow and Associated development at Derrinturn, Carbury.

This Planning Application was an incomplete application.

EXTRACTS FROM DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023 – 2029

The principles governing the categorisation of each settlement type have been defined in the RSES and are summarised below

The RSES **Settlement Hierarchy** defines settlements as follows:

Town and Villages are settlements with local service and employment functions.

Table 2.8 Settlement Hierarchy – Population and Housing Units Targets Q1 2023-2028 sets out population target of 151 and a housing target of 55 for the town of Derrinturn.

2.14 Employment in Kildare.

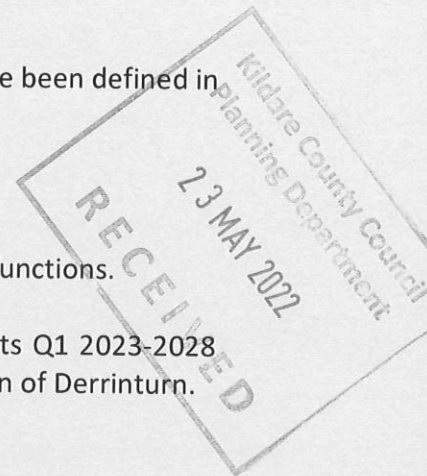
The Guidance Note on Core Strategies (2010) states that while the Act does not expressly require core strategies to contain information concerning other land uses such as employment it is stated that planning authorities should undertake an appropriate level of analysis to ensure that sufficient lands are identified for employment purposes at suitable locations, taking proper account of national planning policies such as those above and the availability of the required physical infrastructure, particularly access and water services.

The aim of this Plan is to co-locate employment centres near homes and communities, thereby reducing the need for unsustainable commuting patterns into, within or outside of the county.

Core Strategy and Settlement Strategy

It is an objective of the Council to:

CSO 1.7 Promote and facilitate the development of sustainable and socially integrated communities through land use planning, by providing for land



uses capable of accommodating employment, community, leisure, recreational and cultural facilities having regard to the quality of the environment, landscape character and the archaeological and architectural heritage.

CSO 1.10 Inform and engage with the preparation of the emerging Local Economic and Community Plan (LECP) for the county which will promote and support the economic and community development of Kildare.

CSO 1.15 Review the existing quantum of employment related land use zonings in each of the Local Area Plan (LAP) towns as part of the review of each of the LAPs. Additional lands may be zoned for employment purposes, as necessary and appropriate in accordance with the principles of proper planning and sustainable development.

8.7.3.2 Village Centres

- Derrinturn

EXTRACT FROM “DERRINTURN SMALL TOWN” in KILDARE COUNTY DEVELOPMENT PLAN 2017-2023.

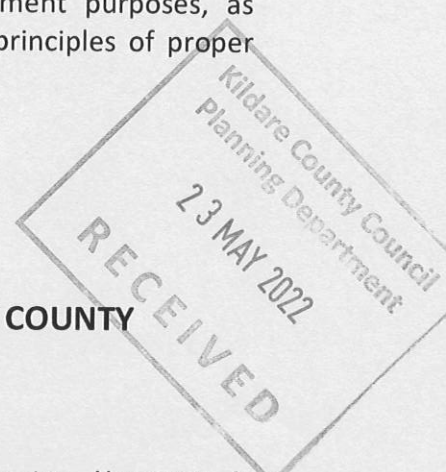
1.4.7.2 Economic Development.

Derrinturn is designated as a local employment centre. However, it provides limited employment opportunities. Within the town, employment is provided in a number of convenience stores, takeaways, public houses, hairdressers, butchers, and a health centre. There are no light industrial uses located in Derrinturn. Approximately 3ha has been zoned for industrial purposes since the 2001 Local Area Plan and the majority of these lands remain undeveloped.

It is an objective of the Council to:

DT 4 Promote Derrinturn as a local employment centre to reduce long distance commuting patterns.

DT 5 Facilitate and encourage the provision of new employment generating opportunities on appropriately zoned lands within the town in accordance with the proper planning and sustainable development of the area.



EXISTING SITUATION IN THE AREA

The lands on the far side of the R403 regional road are currently zoned B Existing Residential/Infill while the land to the immediate east of this site is zoned B Existing Residential/Infill. There no land zoned for H Industrial/Warehousing available in the town of Derrinturn. However, the current Draft County Kildare Development 2023-2029 proposes that the land currently zoned H Industrial/Warehousing should be removed under the current proposals in the Draft Kildare County Development Plan 2023-2029.

INFRASTRUCTURAL ASSESSMENT OF LANDS

It is noted that Infrastructural Assessment of these lands was carried out by Kildare County Council in their review of lands contained within the town of Derrinturn and found to be adequate.

We have examined these lands for existing infrastructure as follows: -

ROADS AND TRANSPORTATION

Currently the R403 Regional Road through Derrinturn appears to be adequate. There are footpaths on the opposite side of the Regional Road to these lands as well as public lighting. The lands are located within the 50km/hr speed limit. Further away where the R403 meets the R402, major road improvements have been carried out enhancing the town connections with the Motorway and the surrounding area.

WATER SUPPLY

There is an existing water supply along the R403.

WASTEWATER

There is an existing wastewater manhole close to the site.

SURFACE WATER

There is an existing surface water pipe along the R403

DEVELOPMENT CAPACITY OF DERRINTURN, SMALL TOWN

According to Table 2.1 – Development Capacity of Small Towns, the population capacity for the town of Derrinturn is 151, while the housing target is 55 housing units, and the amount of Residential zoned land requirement is 2 hectares with a target residential of 30-35 per hectare.



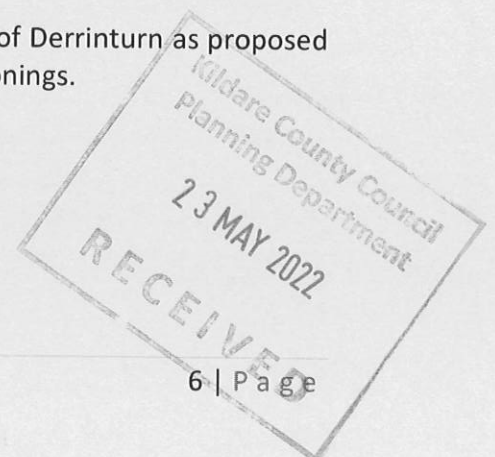
SUMMARY

There are some small inconsistencies in the current Draft Kildare County Development Plan 2023-2029 in relation to the town of Derrinturn. The town of Derrinturn is defined as a **small town**, yet reference is made in section 8.7.3.2 as Village Centres in Derrinturn, surely this should be Town Centres in Derrinturn. We have been unable to locate the site ST D3 on map V2-1.2b.

Firstly, the proposed change to the development plan boundary of Derrinturn will ensure that there will be no H Industrial/Warehousing land available for future building. The proposal to change the existing land use zoning on our client's land is contrary to the Core Strategy of The Kildare County Development Plan 2017-2023 and the Draft Kildare County Development Plan 2023-2029, and the economic development of the town of Derrinturn. This proposal would be against Government Policy of providing jobs for people in the area where they are living. Surely this is also against the economic and employment policy of Kildare County Council. The lands would be ideal for the provision of a government hub to enable people to work from home thereby reducing commuting. The town of Derrinturn is in reasonable proximity to the Motorway with good road connections which would enable small operators to use this site for the storage of goods. We understand that there is a huge demand for this type of site. It is evident that the existing development plan and zoning of these lands should be retained as it will provide lands for economic development in Derrinturn.

We have reviewed some of the lands proposed to be zoned C New Residential in the Draft plan. It is difficult to understand the planning rationale for some of these proposed New Residential zonings. It is our opinion that the lands to be zoned C New Residential in the town of Derrinturn should be more evenly distributed to the differing landowners/developers to enable any of the building contractors to retain the workers that they have employed. It is for this reason the rezoning of the lands owned by our clients at the current location should be considered. We think that our clients' lands would be ideally suited for zoning for New Residential, having regard to its prominent location in the town of Derrinturn and the availability of the services during the Plan in the period 2023-2029.

In conclusion the Kildare County development plan boundary of Derrinturn as proposed should be modified to reflect these proposed these land use zonings.



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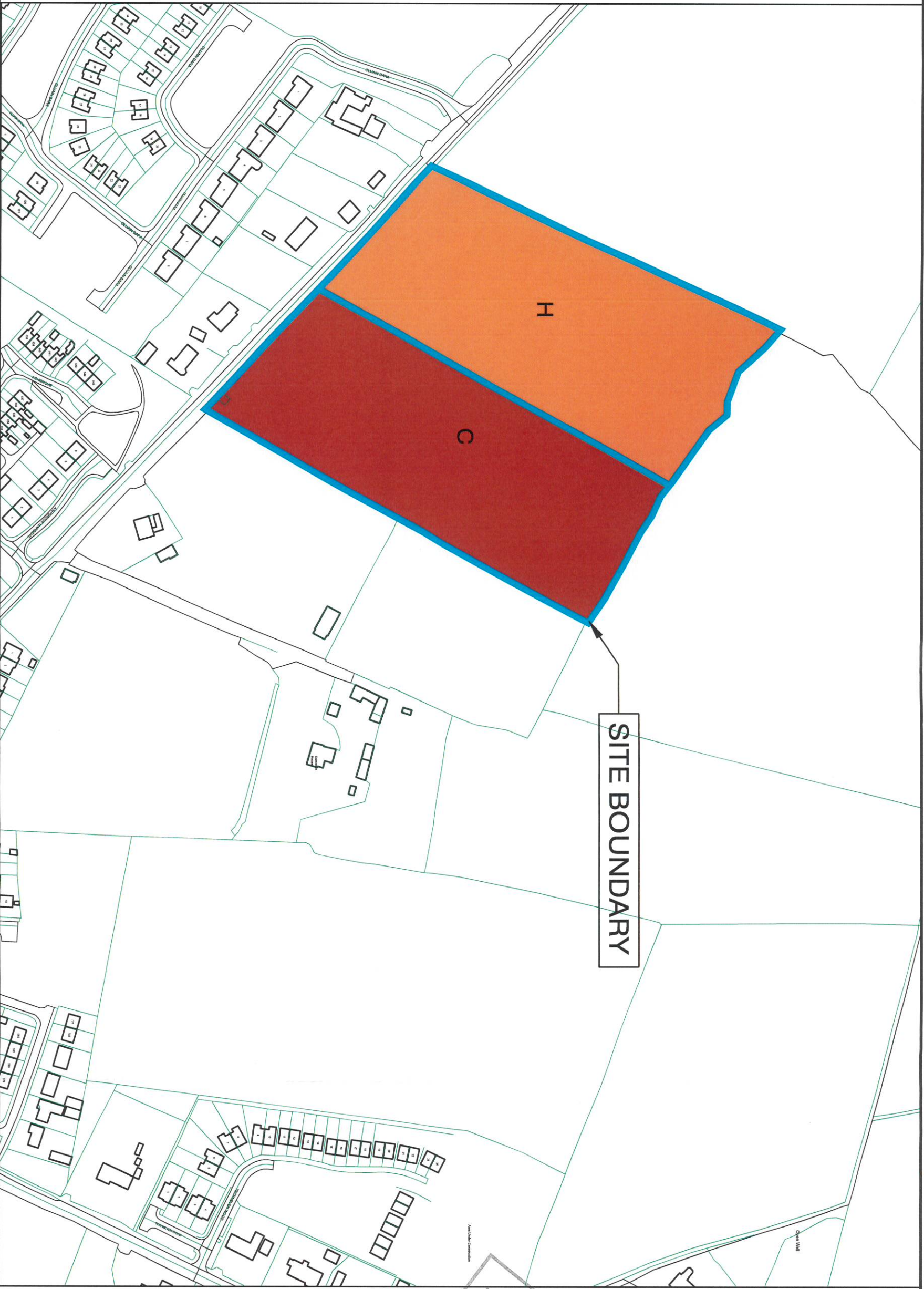
6, Railway Terrace, Dublin Road, Naas, County Kildare W91 NYK3
Tel No. (045) 876384. Mobile No. (087) 2680888. E-mail: admin@manda.ie.

APPENDIX I

Site Location Map

DRAWING NO: 602-2101





SITE BOUNDARY

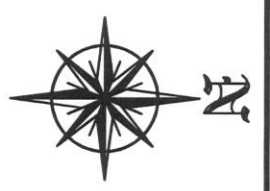
MAGUIRE & ASSOCIATES
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 NAAS,
 CO. KILDARE.
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 E-MAIL: info@manda.ie

TITLE: SITE LOCATION MAP
O.S. MAP NO.:
SCALE: 1 : 2500
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CLIENT: FERNISIDE HOMES LIMITED
PROJECT: PROPOSED CHANGE OF ZONING AT DERRINTURN, CARBURY, CO. KILDARE
DATE: 17th MAY 2022
DWG NO.: 602-2101
DRAWN BY: THOMAS MAGUIRE

NOTES:
 1. SUBJECT SITE OUTLINED IN BLUE
 2. AREA TOTAL 55,183 m² 5.51 Hectares
 3. AREA 'C' 27,591 m² 2.75 Hectares
 2. AREA 'H' 27,591 m² 2.75 Hectares

LEGEND:
 PROPOSED NEW RESIDENTIAL ZONED LAND
 PROPOSED INDUSTRY & WARE HOUSING ZONED LAND



RECEIVED
 23 MAY 2022
 Kildare County Council
 Planning Department

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APPENDIX II

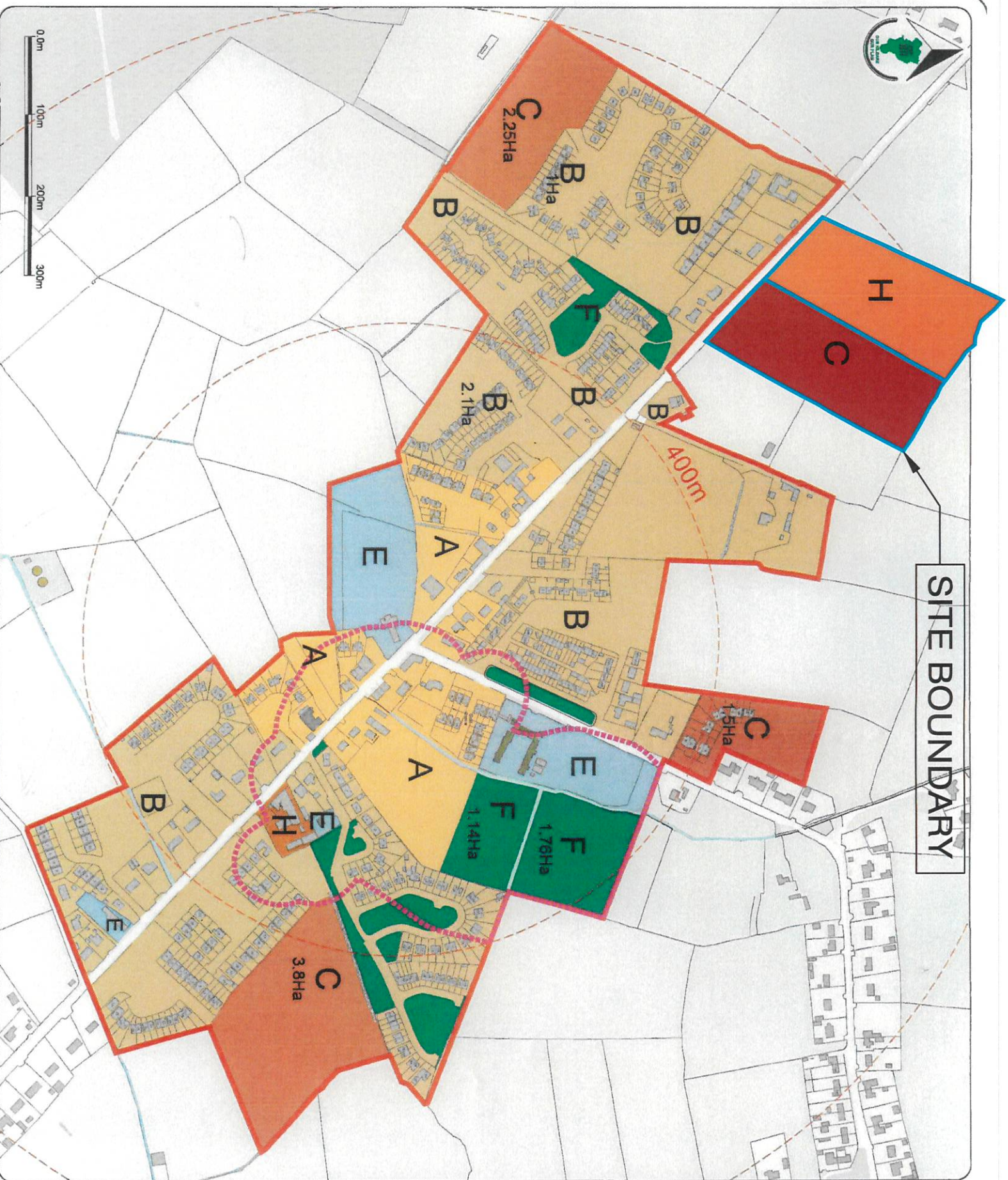


SITE LOCATION MAP

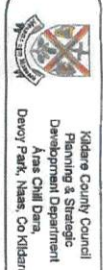
EXTRACT FROM LAND USE ZONING OBJECTIVES MAP

DRAFT COUNTY KILDARE DEVELOPMENT PLAN 2023-2029

DRAWING NO: 602-2102



SITE BOUNDARY



Derrinturn
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
- Flood Risk Assessment
- Distance from Town Centre

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Planning Department
23 MAY 2022

Stage	Date	Description
Draft County Development Plan	14/03/2022	Draft Plan issued by Draft Plan Panel to Public Consultation
Draft County Development Plan	12/12/2021	Draft Plan issued to Public Consultation

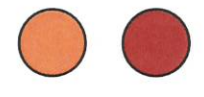
Scale	N.T.S.	Map Ref.	V2 - 1.2a
Date:	February 2022	Drawn by:	L. Crawford
Checked by:	D. Doherty	Approved by:	C. O'Donnell
Drawn by:	L. Crawford	Checked by:	D. Doherty
Checked by:	D. Doherty	Approved by:	C. O'Donnell

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

Land Use Zoning Map

LEGEND:

- PROPOSED NEW RESIDENTIAL ZONED LAND
- PROPOSED INDUSTRY & WARE HOUSING ZONED LAND



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TITLE: LAND USE ZONING OBJECTIVE MAP
DRAFT KILDARE COUNTY
DEVELOPMENT PLAN 2023 - 2029

SCALE: NTS

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CLIENT: FERNISIDE HOMES LIMITED

PROJECT: PROPOSED CHANGE OF ZONING AT
DERRINTURN,
CARBURY, CO. KILDARE

DATE: 17th MAY 2022
DWG NO.: 602-2102
DRAWN BY: THOMAS MAGUIRE

NOTES:

- 1. SUBJECT SITE OUTLINED IN BLUE
- 2. AREA TOTAL 55,183 m² 5.51 Hectares
- 3. AREA 'C' 27,591 m² 2.75 Hectares
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APPENDIX III

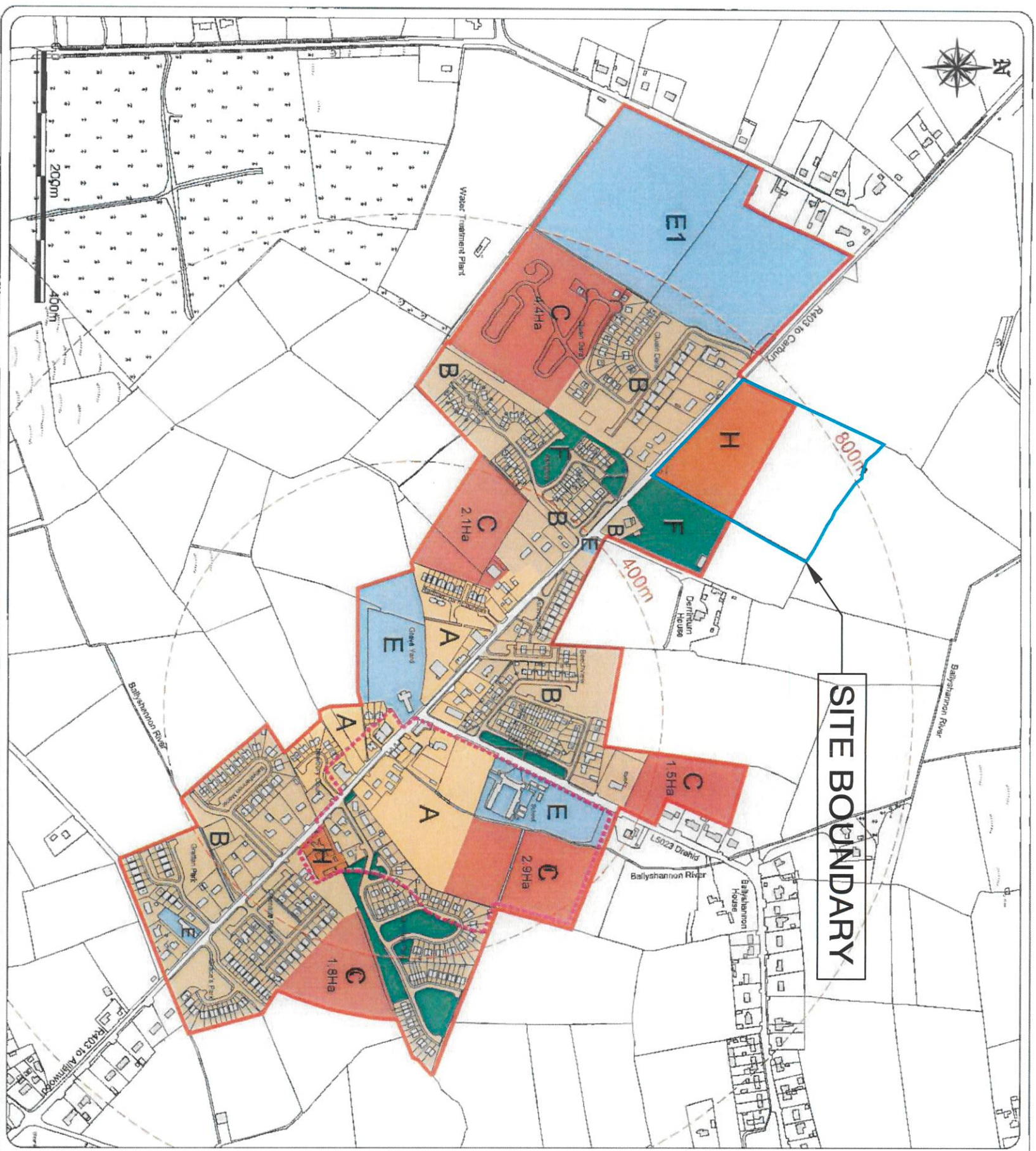
SITE LOCATION MAP

EXTRACT FROM LAND USE ZONING OBJECTIVES MAP

COUNTY KILDARE DEVELOPMENT PLAN 2017-2023

DRAWING NO: 602-2103





SITE BOUNDARY



Kildare County Council
 Planning Department,
 Áras Chill Dara,
 Deyvy Park, Naas,
 Co Kildare.

Derrinturn
 County Development Plan
 2017 - 2023

- Legend:**
- Town Plan Boundary
 - A: Town Centre
 - B: Existing Residential / Infill
 - C: New Residential
 - E: Community and Educational
 - F: Open Space and Amenity
 - H: Industry and Warehousing
 - Flood Risk Assessment
 - Distance from Town Centre (at 400m intervals)

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

Land Use Zoning Objectives

Date:	February 2017	Map Ref:	V2-1.4A
Scale:	N.T.S.	Dwg No.:	200/15/744
© Ordnance Survey/Ireland. All rights reserved. Licence No.: 2009/26/COMA (Kildare County Council)		Drawn by:	NH
		Checked by:	GMG



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TITLE: LAND USE ZONING OBJECTIVE MAP
 KILDARE COUNTY DEVELOPMENT
 PLAN 2017 - 2023

SCALE: NTS

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CLIENT: FERNISIDE HOMES LIMITED
PROJECT: PROPOSED CHANGE OF ZONING AT
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DATE: 17th MAY 2022
DWG NO.: 602-2103
DRAWN BY: THOMAS MAGUIRE

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LEGEND:

EXISTING
 INDUSTRY & WARE HOUSING
 ZONED LAND

