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DRAFT KILDARE COUNTY DEVELOPMENT PLAN 2023-2029

Submission for: Alice and George Ryan
For lands located in Townland of Tully west, Kildare,
County Kildare.

Introduction

This submission responds to the publication of "The Notice of The Preparation of Draft Kildare County Development Plan 2023 -2029."
The area identified contains 2.27 Ha. (5.60 Acs.) as outlined on the attached Site Location Map (Drg. No. AO 1) Scale 1;1000
OS Ref.3718A, ITM Centre Coordinates 671961/ 711124. (Appendix 1)

The site is located on the boundary of Kildare Town Local Area and County Development Plan area but is zoned agriculture although it contains a residential block as identified. (Appendix 1)

The site is situated on the Local Road L 7024 approximately 600 metres west of its Junction with R 415 Regional Road at "Newtown Crossroads". The site has residential development adjacent to it on either side, with existing access located within the 60-k.p.h. speed limit. The area adjoining the northern boundary of the site containing 31.27 Ha., has a current permission Pl. Ref. 17/523 for high density residential development containing 207 units and other commercial structures. Access to utilities and services is catered for in this planning permission. (Appendix 1)

Kildare County Council
Planning Department

24 MAY 2022

RECEIVED

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Kildare County Council Analysis of Rural Housing

“The All-Ireland Research Observatory” (AIRO) carried out a review of rural one- off housing in County Kildare on behalf of Kildare County Council for preparation of Kildare County Development Plan 2017- 2023.

“As of Q4 2015 the total number of residential dwellings in Kildare was 80,096. As such there have been only 1,553 residential dwellings completed during the lifetime of the current plan, an increase of only (1.9 %) from 2006 -2011 CDP.”

Residential and Commercial Regeneration south of M7 Kildare Bypass

The supply of residential development land, catered for in the existing County Development Plans and Local Area Plans is not sufficient to meet the growing demands for housing in County Kildare, from an ever-increasing younger indigenous population, urban migration from north Kildare and the Greater Dublin Area. This is a significant problem for The Greater Kildare Town area and its hinterland for the following reasons.

1. Kildare town and the surrounding area, has commuter access to Dublin via Rail and Motorway infrastructure.
2. The lack of additional housing sites for potential development land, is now a problem, because of the encompassment of the greater town area by The Curragh Plains, The National Stud and other smaller stud farms around the residential perimeter of Kildare town and the surrounding area.



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3. Demand for more commercial development adjacent to M7 Motorway Interchange and Kildare Village expansion may also reduce the amount of possible additional residential development.

4. The availability of suitable land (zoned agricultural) in Kildare town local area inside the perimeter of local town boundaries needs to be assessed, in this review of the Draft County Development Plan 2023-2029, as the time frame for the next Kildare Town Local area plan could take another five years to review and a further 2 years to implement. The existing availability of this land for agriculture is limited because the subject site by landlocked by surrounding residential and commercial development, rendering it un -usable for any agricultural use.

Rural Housing Strategy

The future limiting of rural housing by National and Regional Development Strategy's specifically "One Off Rural Housing Restrictions", also Transport Infrastructure Ireland have introduced restrictions to any residential developments on National and Regional Roads outside existing Town Boundaries and speed limits in recent years. The combined effects of these restrictions will put the existing targets well below the actual demand for the Kildare Town area over the New Development Plan period. If sufficient affordable housing is not available in Kildare, to cater for future housing needs, of a "Growing Town", the younger population may be forced to seek alternative accommodation in adjoining towns such as Monasterevan, Athy or Portlaoise. This may cause additional longer commuter traffic movement, that's provided additional housing is available in these locations.



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Summary

Proposal to include additional land for residential zoning in Draft County Development Plan 2023 -2029.

I refer to attached Site Location Map Drg. No. 100: Scale 1/1000
And Key Map with proposed site (Appendix 1).

We submit land parcel containing 2.27 ha. (Outlined in red) which is the subject of this proposal.

This proposal is being submitted on behalf of George and Alice Ryan, Tully west, Kildare, Co. Kildare.

Yours sincerely,

Signed: 
Mr.D.P. Cleary A.M.R.I.C.S.



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APPENDIX 1



Land Registry Compliant Map

Planning Ref 17 / 523
207 Residential Units

G r e y a b b e y

31.27

1.49

1.90
Site Area: 2.27 Ha

A n T u l l a i g h T h i a r
T u l l y W e s t

Adjoining Residential

Adjoining Residential

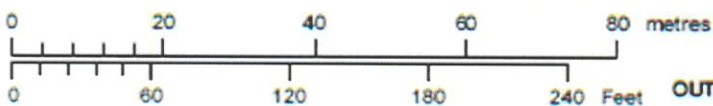
Adjoining Residential

Adjoining Residential

Location of Existing Entrance

N e w t o w n

SITE LOCATION MAP
DRG. No. A01
Scale: 1:1000



OUTPUT SCALE: 1:1,000



CENTRE COORDINATES:
ITM 671961,711124

ORDER NO.:
50192367_1

PUBLISHED:
12/05/2021

MAP SERIES:
1:2,500
1:2,500
1:5,000
1:2,500

MAP SHEETS:
3659-D
3660-C
3717
3718-A

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**SITE OUTLINED
IN RED**

**KEY MAP AREA
OF PROPOSED
ZONING
OUTLINED IN RED**

Cleburne Lane

Personal Training
Temporarily closed

Centra Junction 13

Grey Abbey Rd

Grey Abbey Veterinary Hospital

ALDI

Tully Rd

Oaktree Rd

Oaktree Ave

Priors

Messers

Kildare House

Moduslink Corporation
Kildare Village
Shopping Tourist

Sprouts Co
Kildare Village
Primary School

St. Bridget's
Primary School

Grey Abbey
The Grey Abbey

Grey Abbey Rd

Messers

Kildare House

Kildare Village
Luxury Shopping Tourist

Kildare Village
Primary School

Grey Abbey
The Grey Abbey

Grey Abbey Rd

Messers

Kildare House