

DM	DAVID MULCAHY
	PLANNING CONSULTANTS LTD
	67 The Old Mill Race, Athgarvan, Co. Kildare
	PH: 045 405030/086 350 44 71 E-mail: david@planningconsultant.ie www.planningconsultant.ie
Company No: 493 133 Directors: D. Mulcahy & M. Mulcahy	

SUBMISSION

to

DRAFT KILDARE TOWN LOCAL AREA PLAN 2023-29

regarding lands at

RATHBRIDE ROAD, KILDARE TOWN, CO. KILDARE

Client: Maurice & Karen Meaney

25th April 2023

EXECUTIVE SUMMARY

The subject lands east of Rathbride Road, Kildare Town (0.67 hectares) are currently zoned Greenbelt under the Kildare Town Plan 2012-2018

This submission seeks for these lands to be rezoned '**B**', '**Existing Residential/Infill**'.

The lands were previously zoned for residential development under the 2002 plan for the town.

The subject lands are considered to be suitable for Existing Residential/Infill for the following reasons:

- The lands are located within 1km of the Kildare train station where residential development should be promoted under national planning guidelines.
- the lands represent infill development with the adjoining lands to the north and south already developed for residential use.
- The lands are serviceable and 'ready to go' as evidenced by the Confirmation of Feasibility from Irish Water.
- There are no known built heritage or natural heritage constraints associated with the lands or on adjoining lands.
- The rezoning of the subject lands would only result in a very minor element of the Greenbelt zoned lands and would not materially affect this buffer zoning.
- There is an established footpath providing access to the train station and town centre (and this is to be improved by the provision of a missing link on the near side of the road under other planning permissions).
- The applicant owns the residential zoned lands to the west and therefore a co-ordinated scheme can be provided on both landholdings, with access from the lands to the west.



Suggested new 'B' zoning for subject lands.

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been instructed by **Maurice & Karen Meaney**¹ to prepare a submission to the Draft Kildare Town LAP Plan 2023-29 ('Draft KTLAP').

This submission meets the 3rd May 2023 deadline.

Our client owns lands measuring approximately **0.67 hectares** at Rathbride Road, Kildare Town, Co. Kildare which are currently zoned Greenbelt.

This submission seeks to have the lands **zoned Existing Residential/Infill**.

Engineering issues including foul, surface water, water supply, flood risk and traffic are addressed separately in a report by Donnachah O'Brien Consulting Engineers.

¹ Address: Brooklyn, Rathbride Road, Kildare, R51 FX61

2.0 BACKGROUND

2.1 Location

The subject site is located on the east side of the Rathbride Road (R415), Kildare Town, Co. Kildare - see Fig No.1 below.

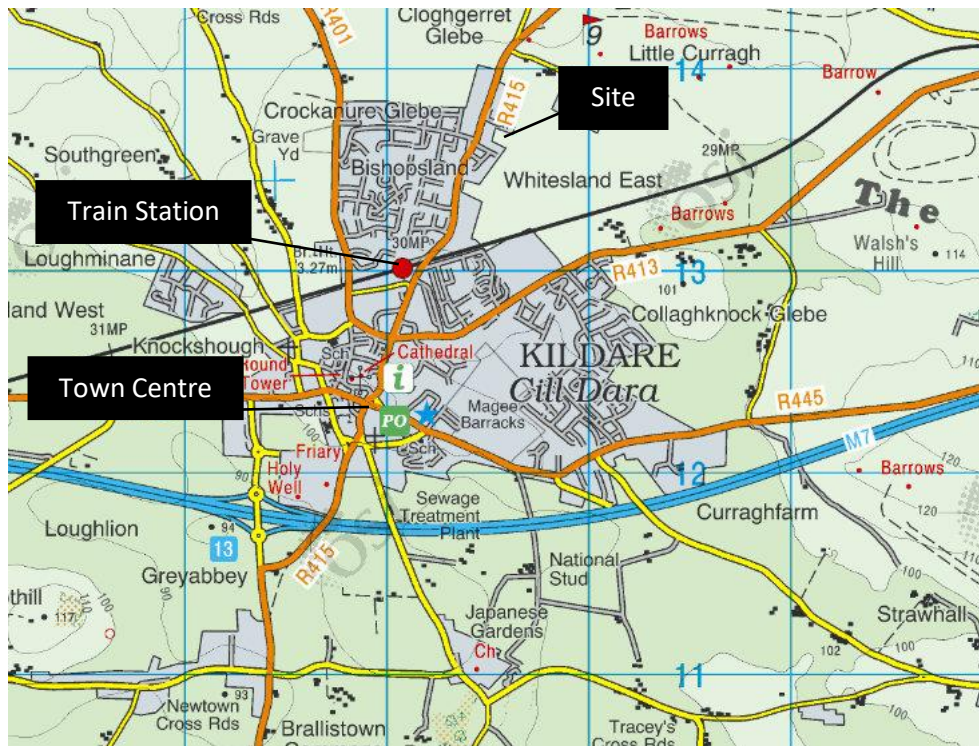


Fig No.1 Location of subject lands (Source: MyPlan.ie - OSI Licence No.EN 0080915)

2.2 Description

The subject site measures 0.67 hectares. It forms part of a larger landholding owned by the Meaney's.

The site is currently in agricultural use and is enclosed in the main by a mature hedgerow.



Fig No.2 Subject context (Source: MyPlan.ie - OSI Licence No.EN 0080915). Blue line shows additional lands in Meaney ownership.



Fig No.3 Aerial Photograph of the subject lands (source: Google Earth Pro) with subject site outlined in red.



Fig No.4 View of site from the R415.



Fig No.5 View of 'Brooklyn' from the R415.

2.3 Adjoining Lands

North

The lands to the north of the site are divided into two uses. The majority of the lands to the north comprise a residential estate (Curragh Beag), consisting of two storey detached dwellings, with a gable end of No.19 facing toward the subject

site. The remainder of the land adjoining the northern boundary of the site is in agricultural use.

South

To the south of the site there is a row of two storey semi-detached dwellings (Cloughgarrett Abbey). The rear gardens of 5 of these dwellings back onto the subject site.

West

To the west of the house there are two detached dwellings² on large plots and a vacant agricultural field (also owned by the Meaney's).

East

The lands to the east of the site are in agricultural use.

2.4 Site Context

The subject site is located in an area which is dominated by residential development. The lands to the east are in agricultural use

2.5 Built and Natural Heritage Constraints

There are no known built or natural heritage features associated with the subject site or in the vicinity.

2.7 Planning History for Subject Site

A review of the Kildare on-line planning maps confirmed that there is no planning applications associated with the subject site.

Planning permission have recently been granted for multi-unit housing developments on nearby lands to the south and north of the site.

² The address of the southern dwelling is Whitesland, Kildare, R51 HC56. The address of the northern dwelling is The Cottage, Whitesland, Kildare, R51 H240.



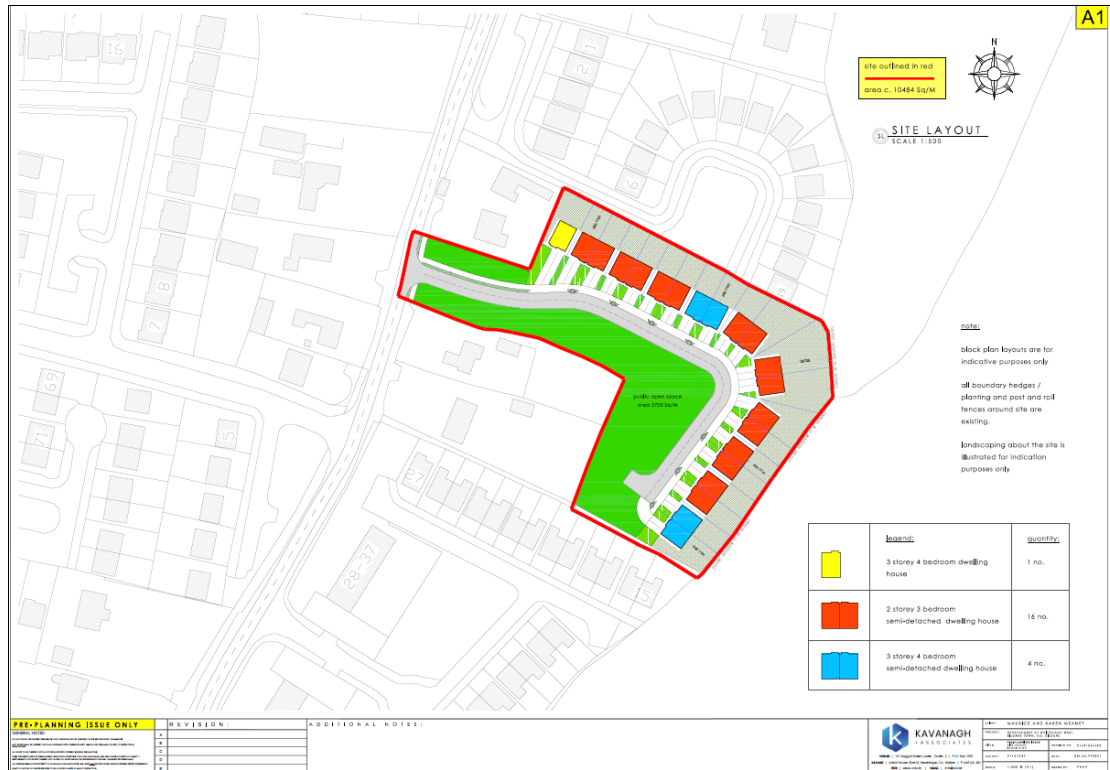
Fig No.6 Extract from Kildare Co. Co. on-line mapping showing planning applications in blue.

2.8 Pre-Planning Meeting

A pre-planning meeting was held on 29th September 2021 with **Ms. Elaine O'Donohue** to discuss a multi-unit residential development involving 21 units on the subject site and the lands to the west - **ref PP5174**.

- Show an urban streetscape, moving them closer to the edge of the road.
- Like to see density to suit the area and comply with the surrounding area.
- Trees at the front of the site to be considered
- Joe Keane noted that a traffic assessment was not warranted as there was off street parking.
- He also noted that there should be sockets for electric vehicle chargers on the site.
- The footpath was in situ and a 3rd party agreement or contribution to pass the existing houses to join the pathway further towards the town.
- Linda Behan noted that Part 5 new legislation (2021) would need to be considered.

David Hall emailed a separate reply.



2.9 Drainage Services & Access

Donnachadh O'Brien and Associates Consulting Engineers Ltd. (DOBA) prepared a desktop engineering constraints and feasibility report dated November 2022 which confirmed that:

- Site access from the R145 road is feasible
- A Confirmation of Feasibility has been received from Irish Water in regards to domestic water and foul connections for 40 units and no upgrades are required to facilitate the development.
- It is likely that surface water discharge from roof and paved areas of any future development will be discharged to ground through infiltration trenches based on infiltration rates determined through BRE Digest Infiltration testing carried out by DOBA and preliminary calculations.

A Pre-Connection enquiry was submitted to Irish Water for a draft scheme of **40 dwellings** on the subject site and adjoining lands. Irish Water issued a confirmation of feasibility in August 2022 confirming that the site was serviceable – ref. CDS22004741.

3.0 PLANNING CONTEXT

3.1 Kildare Town Plan 2002

The subject lands were **previously zoned New Residential** (or the equivalent thereof) under the Kildare Town Plan 2002.

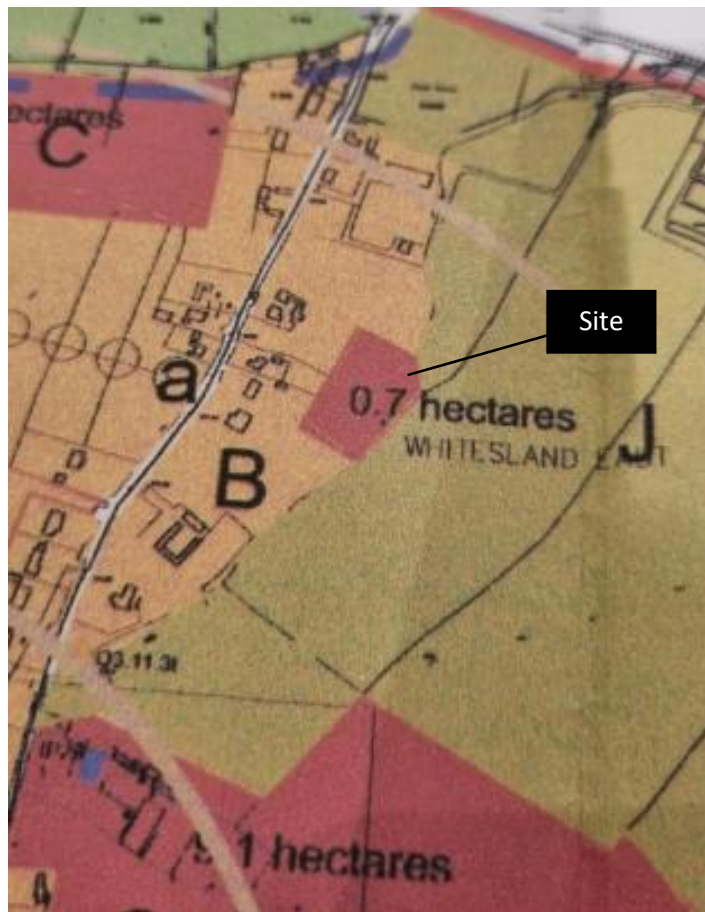


Fig No.8 Extract from Kildare Town Plan 2002 (source: client).

3.2 Kildare Town LAP 2012-18

The site is zoned Greenbelt under the current Kildare Town LAP 2012-18.

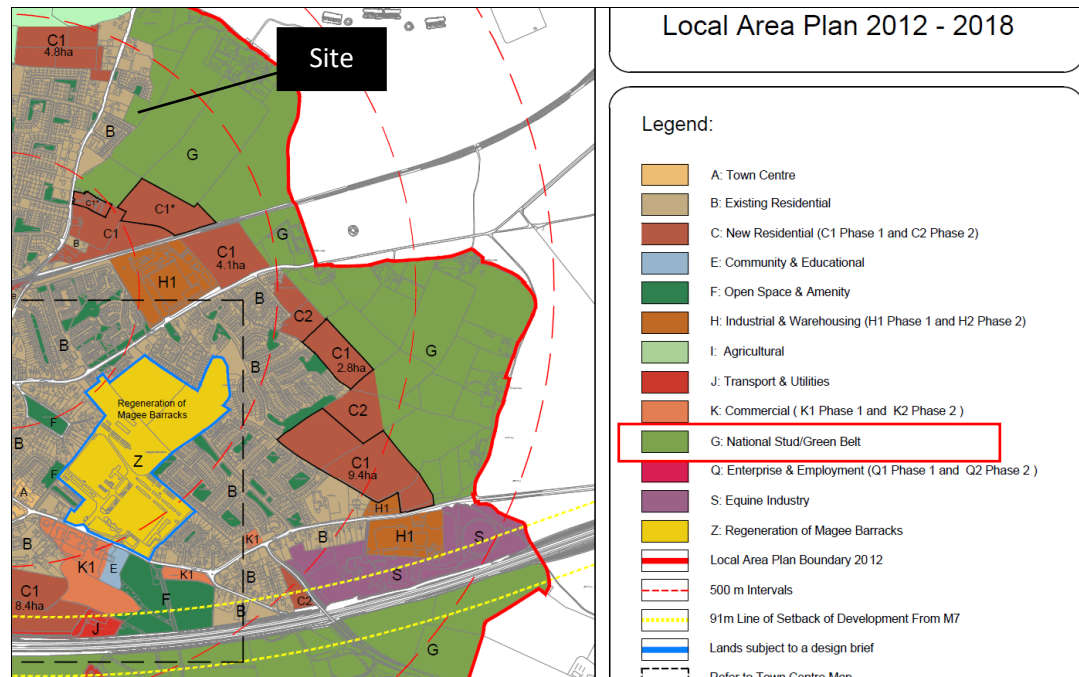


Fig No.9 Extract from Kildare Town LAP 2012-18 zoning map showing the site zoned Green Belt.

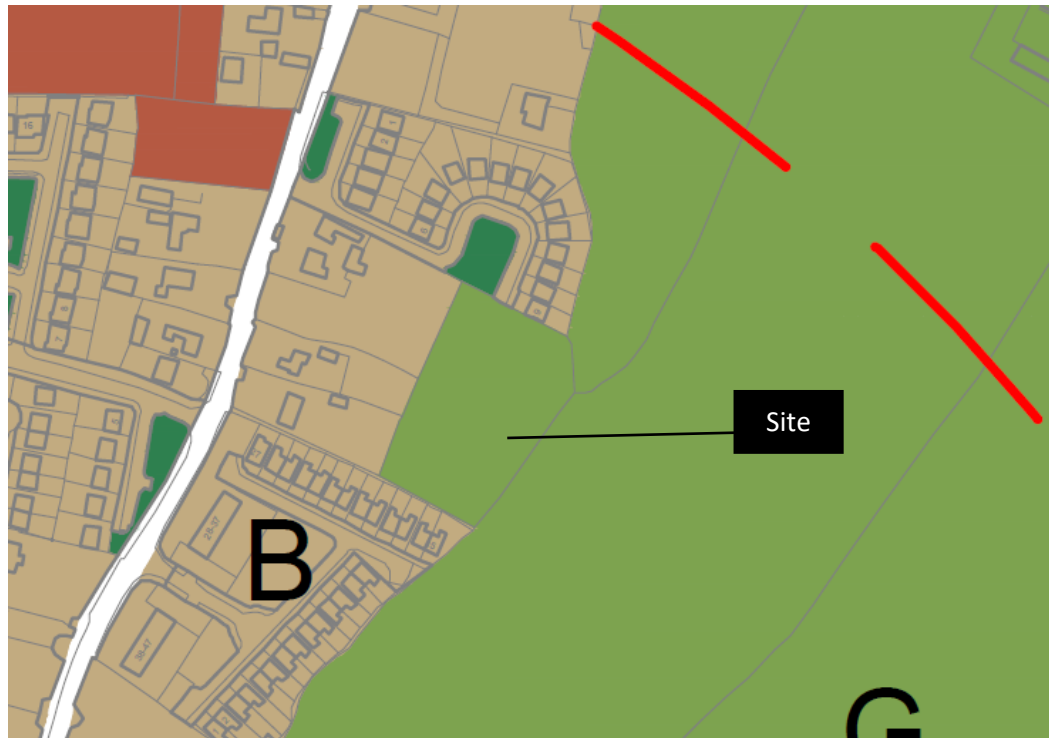


Fig No.10 Extract from Kildare Town LAP 2012-18 zoning map – higher scale.

The Kildare Town LAP 2012-18 shows that the hedgerow to the east of the site is a **Key Hedgerow** and therefore any future development of the lands would need to retain this hedgerow.

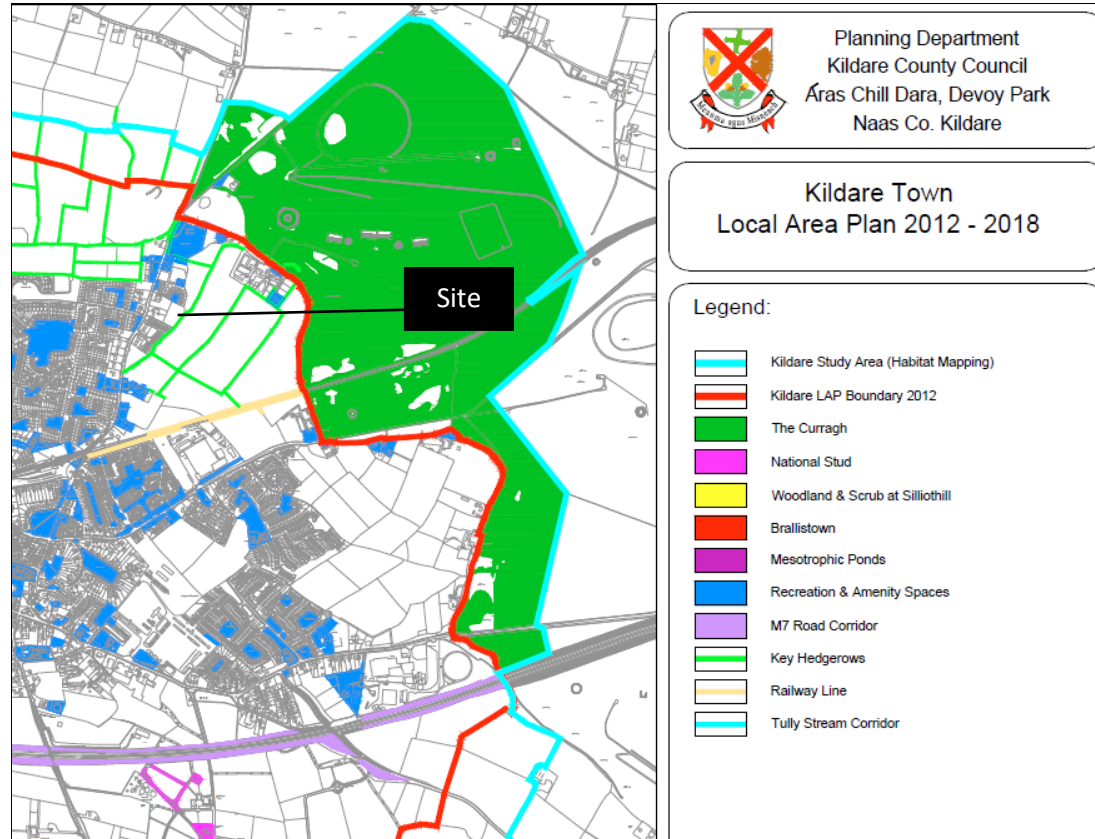


Fig No.11 Extract from Kildare Town LAP 2012-18 Map showing the eastern boundary of the site to contain a Key Hedgerow.

3.3 Kildare County Development Plan 2023-29

The KCDDP notes that:

Preliminary census data was published in June 2022 which indicated that County Kildare has a population of 246,977 persons, representing an **11% increase** from Census 2016 (up by 24,473 persons from 222,504 in 2016) and is now the county with the fourth highest population, after counties Dublin, Cork, and Galway.

Over a 20-year period (1996 to 2016), Kildare experienced a 64.8% (+87,512) increase in its population base, the second highest rate in the State.

Under the Core Strategy Kildare Town is located within the Core Region and is identified as Self-Sustaining Growth Town.

The Plan identifies a housing target of 430 units for Kildare Town by Q4 2028 – however as noted in the Plan The 2021 population estimate is a **holding figure** and is used as a guide only until a detailed 2022 county profile is published by the Central Statistics Office (CSO). Given preliminary Census results have noted an 11% increase in the population of the county it is highly likely that there will be an increase in housing targets for all towns.

Table 2.8 – Core Strategy Table

Settlement Type ⁸	Settlement Name	Census 2016 Population	Settlements percentage per total County population	2021 Population Estimate (based on % growth from 2011-2016) ⁹	Housing & Population Target %	Population Target 2023 to 2028 (end of Q4) (persons)	Housing Target 2023 to 2028 (end of Q4) (units) in accordance with HSTGs	Residential Zoned Land Requirement (ha)	Target Residential Density (UPH)
County	Kildare	222,504		235387		260533	9144		
Key Town	Naas	21,393	9.60%	22632	14.9%	3747	1362	40	35-50
	Maynooth (MASP)	14,585	6.60%	15429	10.90%	2741	997 ₁₀		35-50
Self-Sustaining Growth Towns	Newbridge	22,742	10.20%	24059	11.60%	2917	1061	35	35-50
	Leixlip	15,504	7%	16402	10.20%	2565	933	31	35-50
	Kildare Town	8,634	3.90%	9134	4.70%	1182	430	14	35-40

3.4 Sustainable Residential Development in Urban Areas, 2009

The SRDUA Guidelines seek to promote increased residential densities in close proximity to high quality public transport nodes such as train stations: -

*“Walking distances from public transport nodes (e.g. stations / halts / bus stops) should be used in defining such corridors. It is recommended **that increased densities should be promoted** within 500 metres walking distance of a bus stop,*

or **within 1km of a light rail stop or a rail station** ... In general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors, with the highest densities being located at rail stations / bus stops, and decreasing with distance away from such nodes". (s.5.8).

3.0 DRAFT KILDARE TOWN LOCAL AREA PLAN 2023-29

3.1 Zoning Objective

The lands which are the subject of this submission are zoned '**G**' **National Stud/Green Belt** under the draft Kildare Town LAP 2023-29.

The lands are shown to be contained **within the CSO boundary**.

Part of the lands are within **800m of the rail station** and part are just outside 800m.

The lands adjoin lands zoned **Existing Residential/Infill** to the north, west and south, the objective of which is *"To protect and enhance the amenity of established residential communities and promote sustainable intensification"*.

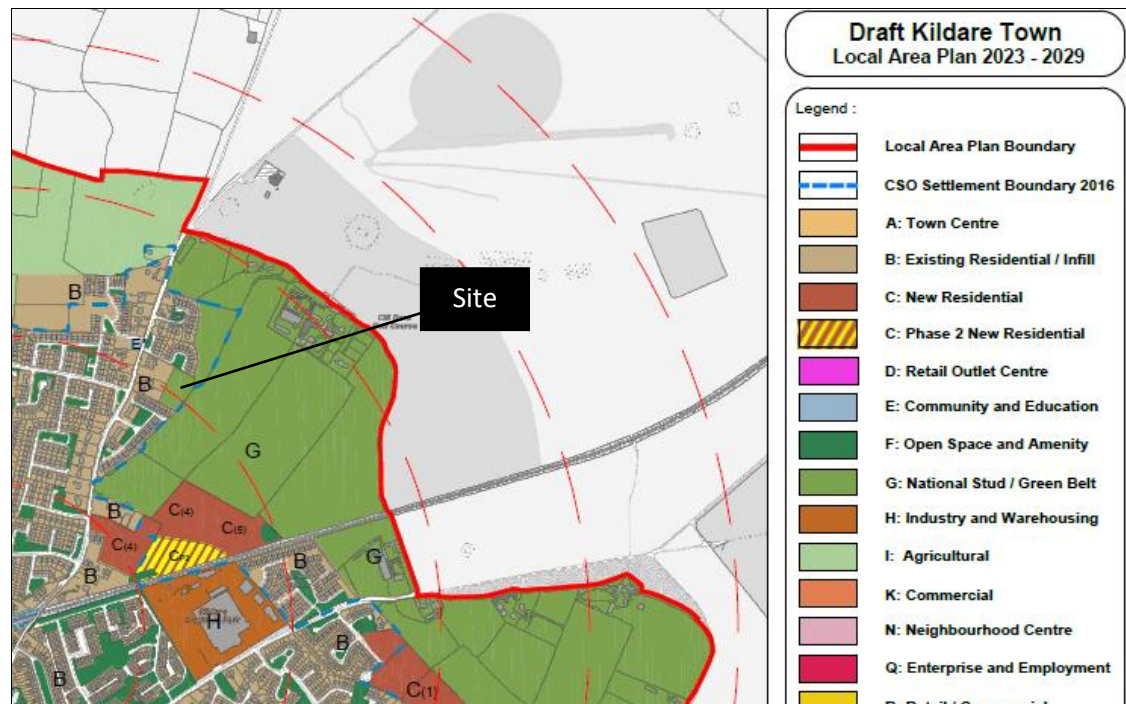


Fig No.12 Extract from Kildare Town LAP 2023-29 Zoning Map.

The hedgerows around the perimeter of the lands are identified on the Natural Heritage and Green Infrastructure Map. There are no other constraints associated with the lands.

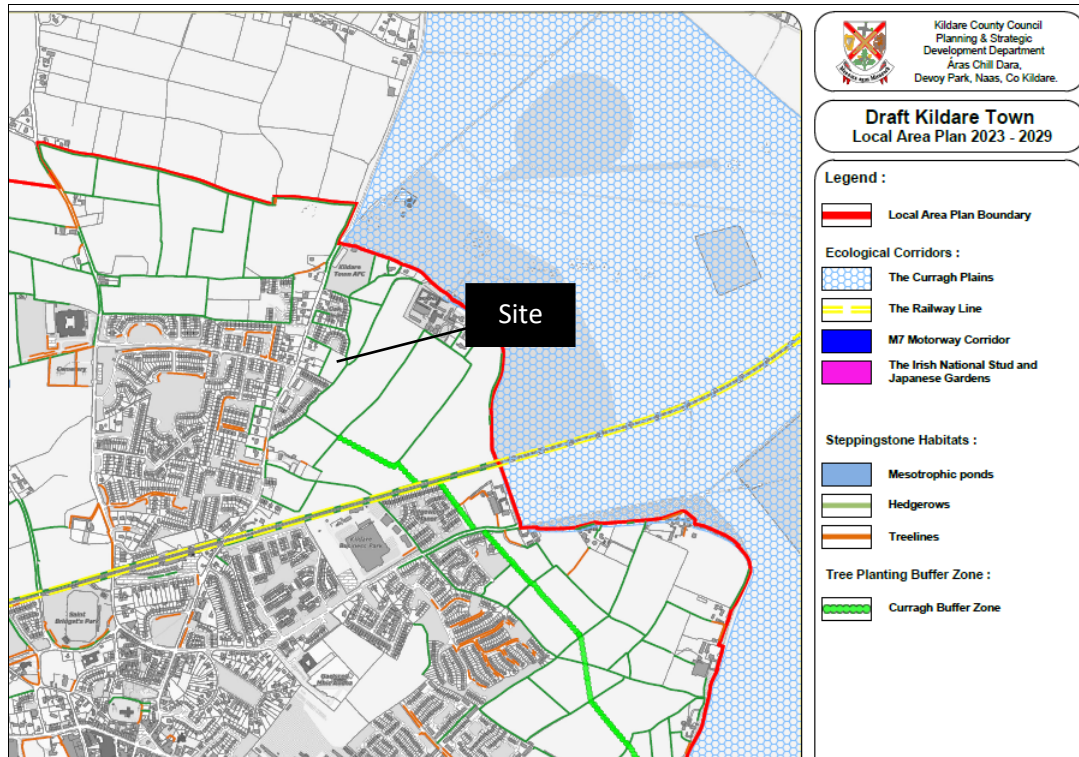


Fig No.13 Extract from Natural Heritage and Green Infrastructure Map.

3.2 Relevant Policy

Creating Compact and Connected Communities

Consolidation and infill development underpin the development strategy in this Plan in line with National Strategic Outcome No. 1 (Compact Growth) of the National Planning Framework (NPF). Accordingly, the Plan provides for circa 65% of all new homes to be developed **within the defined settlement boundary of the town**³. This approach to land use zoning therefore seeks to consolidate the built urban form by prioritising the development of identified sequentially preferable lands in order to ensure the delivery of sustainable compact development in the town whilst also preventing further urban sprawl.

³ As defined by the CSO.

3.5. Delivering Compact Growth

*The National Planning Framework (NPF) states that all urban settlements contain many potential development areas, centrally located, that are suitable and capable of re-use. A priority of national planning policy is to ensure that these sites are utilised ensuring consolidation and effective density is achieved throughout our urban areas, rather than the historical patterns of urban sprawling development. ... In order to deliver compact growth within the Kildare Town Local Area Plan **a greater proportion of residential development will be focused on urban infill ...***

4.0 SUBMISSION

4.1 Introduction

This submission seeks to have the site zoned **Existing Residential /Infill**.



Fig No.14 Suggested new 'B' zoning for subject lands.

4.2 Rationale for New Residential Zoning

4.3.1 Underutilised, brownfield lands

The subject lands represent **underutilised lands within 1km of the train station** which is where the SRUDA guidelines recommend residential development to be located at higher densities.

4.3.2 Infill Development

The subject lands represent an infill site surrounded on 3 sides by existing residential development.

4.3.3 'Ready to Go' Lands

The lands are fully serviceable from a drainage perspective (foul, water supply and surface water) as confirmed by Irish Water.

4.3.4 Compatibility with Adjoining Land Uses

The subject lands adjoining established residential development and 'clean' employment uses. Residential use would be fully compatible with same.

The Existing Residential /Infill zoning would also be compatible with the zoning objectives associated with these lands which is also Existing Residential /Infill zoning.

4.3.5 Co-ordinated Residential Development

The applicant owns the lands to the west and therefore can potentially facilitate a co-ordinated residential development on both landholdings with access off Rathbride Road.

4.3.6 Constraints

There are no known constraints associated with the subject lands that would restrict residential development. The need to preserve hedgerows can be accommodated in any future planning application for a residential scheme.

4.3.7 Serviced Site

The subject site is serviceable as confirmed by Irish Water which is a vital consideration in terms of zoning lands for residential development.

4.3.8 Previous Zoning

The lands were previously zoned for residential development indicating their suitability for residential development.

5.0 CONCLUSION

This submission makes the case for zoning the subject lands Existing Residential/Infill.

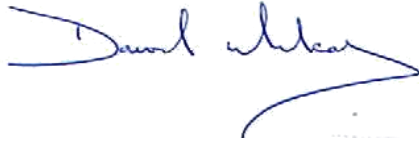
The subject lands are relatively small and are surrounded by residential development on three sides and therefore rezoning the lands Existing Residential/Infill will not have a significant material impact on the large Greenbelt Zoning or the buffer it seeks to provide.

The key points of the submission are as follows:

- The subject lands represent underutilised lands within 1km of the train station
- The subject lands represent an infill site surrounded on 3 sides by existing residential development.
- The lands are fully serviceable from a drainage perspective
- The Existing Residential /Infill zoning would be compatible with the zoning objectives with adjoining lands
- The applicant owns the lands to the west and can facilitate a co-ordinated residential development
- There are no known constraints associated with the subject land.
- There is established footpath access to the train station and town centre
- The lands were previously zoned for residential development indicating their suitability for residential development.

In view of the above it is submitted that an Existing Residential/Infill zoning accords with proper planning and sustainable development of the area.

Signed:



David Mulcahy

David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS

Separate Enclosure

1. Engineering Constraints & Feasibility Report from Donnacadh O'Brien & Associates Consulting Engineers, dated November 2022 addressing the 'ready to go' nature of the lands from a drainage infrastructure perspective and including Irish Water Confirmation of Feasibility for 40 units on the subject site and adjoining site to the west.