

Pre-draft Consultation  
Newbridge Local Area Plan 2025-2031  
Senior Executive Officer  
Planning Department  
Áras Chill Dara  
Naas  
Co. Kildare

28<sup>th</sup> Newbridge 2023

Ref: Loughlin 01

Dear Sir/Madam

**Re: Submission to Newbridge Local Area Plan 2025**

### 1.0 Introduction

On behalf of my client, Ms Bridget Loughlin of [REDACTED] I wish the following submission to the pre-Draft Newbridge Local Area Plan 2025-2031.

We welcome the preparation of the Local Area Plan and the opportunity to comment on the issues Papers published on the Council's website.

My client owns a land holding of approx. 26 ha (approx. 64 acres) (land registry Folio Ref no. KE8573) at Borahard in Newbridge.

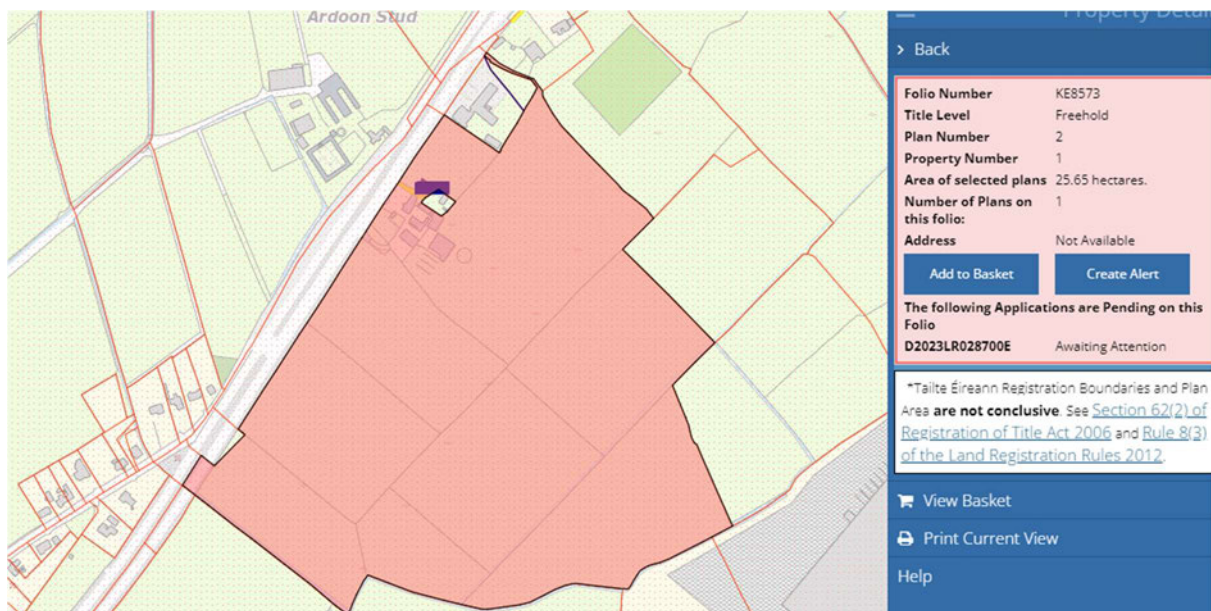


Fig 1: extract from Land Direct website identifying subject lands.



Fig 2: approximate location of the subject lands (in red) in the context of the sketch map of Newbridge published in the Issues Paper

## 2.0 Description of Lands

The subject lands are largely flat and currently in agricultural use. They are bounded to the northwest by the R445 dual carriageway and Willowbrook Nursing Home, to the south by lands in the ownership of the IDA, to the southeast by the new Penneys warehouse and distribution centre and to the north by Newbridge United FC.

The subject lands are outside any flood zone and have no known archaeology, National Monuments or Protected Sites.

**We propose that the subject lands be zoned *H: Industrial and Warehousing* in the Newbridge Local Area Plan.**

### **3.0 Lands in the context of the Kildare County Development Plan 2023-2029**

We note that Newbridge is designated a Self-Sustaining Growth Town in Chapter 2 (Core Strategy) of the *Kildare County Development Plan 2023-2029*, one of four such towns in the county. The Development Plan aims to grow the status of Newbridge so that its share of the county's population increases from 10.2% to 11.6% of the population. Meanwhile Naas, to the north of the subject lands, is targeted to grow from accommodating 9.6% to 14.9% of the population. Thus, the twin towns will together accommodate over 26% of the county's population by 2028.

Par 2.14.4 of the Development Plan identifies a need for the Self-Sustaining Growth Towns to *'attract a moderate level of jobs and services through a range of employment types'*.

Clearly, employment opportunities should grow in tandem with the population so as to maximise sustainable commuting practices.

Chapter 4 of the Development Plan (Resilient Economy and Job Creation) identifies the *'Naas to Newbridge Strategic Economic and Employment Zone.'* My client's lands are in the heart of this zone.

Objective RE 026 of the County Development Plan is;

*'to Continue to support and develop the Self-Sustaining Growth Towns of Newbridge and Leixlip as an attractor but not limited to Biotechnology, ICT, professional services, High-tech manufacturing and research employment. Kildare County Council will work with Irish Water and other agencies to ensure the delivery of key infrastructure to facilitate future development.'*

Objective RE 034 of the Development Plan is to;

*Promote and facilitate the development of the Sallins-Naas-Newbridge Economic Cluster, including the proposed Naas to Newbridge Strategic Economic and Employment Zone, by supporting identified key sectoral opportunities along with requisite targeted infrastructural investment, in accordance with the Regional Spatial and Economic Strategy 2019-2031.*

Action RE A3 of the Development Plan is to;

*Develop a strategy for the lands between the settlements of Naas and Newbridge, to consolidate existing development whilst also preventing the coalescence of these settlements.*

The County Development Plan also zoned a substantial tract of lands for *'H3: Industry and Warehousing'* at Ladytown in a Newbridge 'Environs Plan'

## **Development of the Naas-Newbridge Economic Cluster**

We suggest that the Newbridge Local Area Plan 2025 is an opportunity to ‘flesh out’ the concept of the *Naas to Newbridge Strategic Economic and Employment Zone* by zoning the lands between the existing Newbridge Great Connell Business Park and the Ladytown Business Park. These two business parks have been phenomenally successful over the last 20 years and have emerged as a key driver of Kildare’s economy. With excellent access onto the R445 high-capacity dual carriageway and from there to the M7 motorway, this location has proven to be particularly attractive for the location of logistics and distribution while also accommodating key employers such as Pfizer and Diageo. However, the two business parks emerged in isolation and operate independently of each other.

The emergence of this economic and employment zone should be considered in the wider context of other development in the Greater Dublin Area. Dublin City Council and South Dublin County Council are currently developing the City Edge concept for industrial lands within the M50 centred around the Naas Rd. This plan is centred on the development of existing industrial lands for higher order uses which will be mainly residential. The existing uses, which are ‘space extensive’, will relocate to more peripheral areas. There is a major opportunity for Kildare to capture a significant part of this investment.

Modern industrial facilities require large tracts of flat land in single ownership with good access and services. The subject lands are ideal in this regard.

There is huge potential to achieve significant synergies by consolidating the two business parks into a single entity for planning purposes. This has the potential to rationalise the delivery of services such as electricity, gas, water supply, drainage and access.

As Naas and Newbridge grow, the potential exists to establish a high-quality public transport corridor between the two towns with a bus service connecting the two town centres via the business and employment zone. Parallel cycleways and footpaths can be established, with HGV traffic directed onto the R445.

The potential also exists to establish;

- a District Heating System to serve the entire industrial zone,
- a single coherent landscape plan with
- wildlife corridors and surface drainage swales for the entire employment zone.

My client is open to the idea establishing such linkages with both business parks.

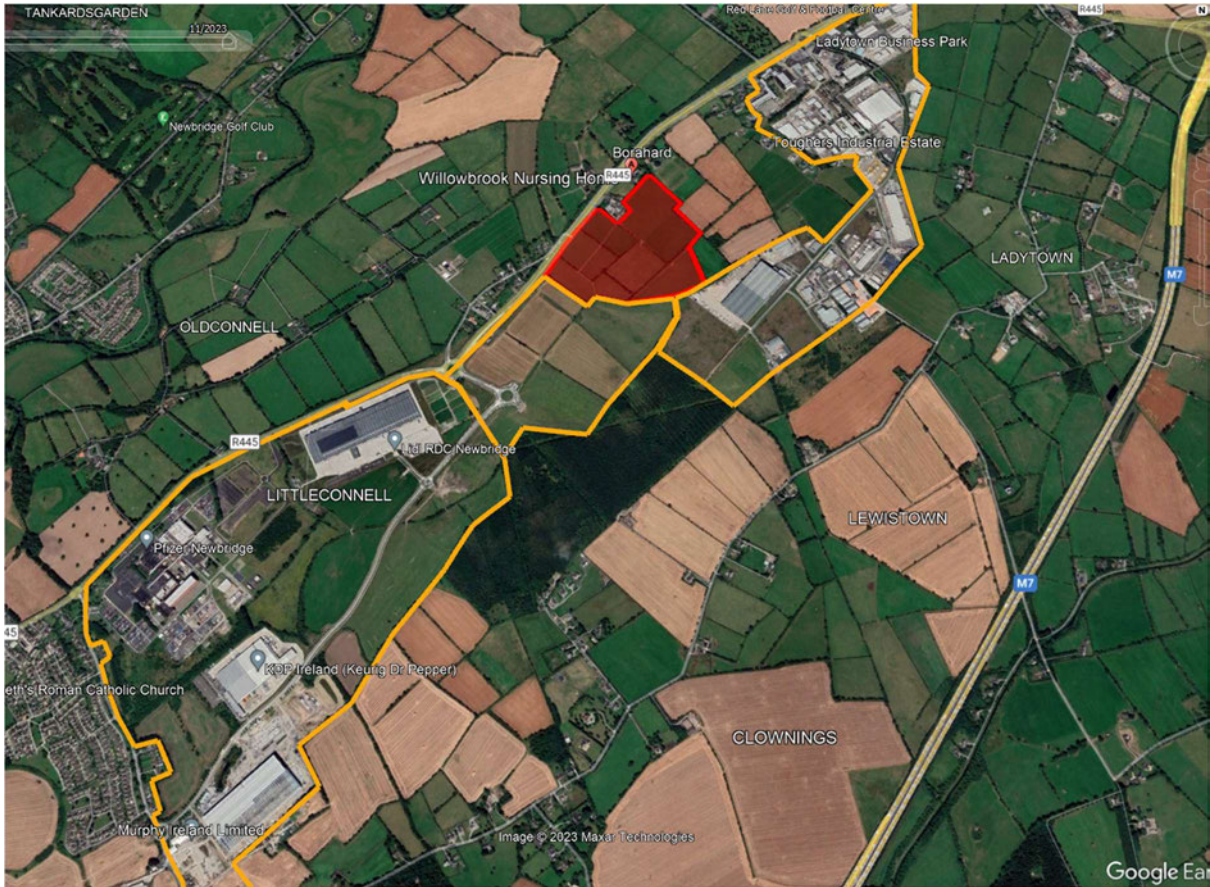


Fig 3: Google Earth image of the Old Connell and Ladytown business parks with subject lands outlined in red. The subject lands are strategically located between the two business parks and have the potential to link the two together, achieving substantial synergies and environmental benefits.

There is now virtually no land left in either of the Old Connell or Ladytown business parks for further development. The IDA is one of the few landowners in the area with undeveloped lands. While the IDA has done an excellent job in promoting foreign direct investment into Newbridge, it is restricted in the range of enterprises it can accommodate. There is a need for additional privately owned lands to be zoned also, to accommodate indigenous enterprise.

We therefore respectfully request that my client's lands be considered for zoning for industrial and employment use in the context of the Newbridge Local Area Plan. We look forward to the publication of the draft Local Area Plan.

Should the Planning Department wish to further explore any of the ideas put forward in this submission, we would be delighted to discuss further.

I remain,

Yours sincerely

Kieran Rush Dip Ach, B (SC) Arch, MRUP MEnv Econ, MIPI, MRTPI

Kieran Rush Consult Ltd., Planning and Development

24 Templeville Rd, Templeogue, Dublin D6W W529

[kieranrush@gmail.com](mailto:kieranrush@gmail.com)