



24th May 2022.

Senior Executive Officer,
Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare,
W91X77F.

Re:

**Submission towards Draft Kildare County Development Plan 2023-2029
on behalf of Kelland Homes Ltd
re lands in Blessington.**

Dear Sirs,

On behalf of our client, Kelland Homes Ltd, we wish to make the following submission towards the preparation of the new Kildare County Development Plan 2023 -2029, based upon the Draft Plan that is currently on public display. This submission relates directly to our client's lands located at Newtown Little, Blessington, County Kildare.

1.0 Site Location & Context

1.1 The subject lands are c. 13 hectares in area, located on the border of the Kildare County Council and Wicklow County Council administrative areas i.e. traversing the townlands of Blessington Demesne (County Wicklow) and Newtown Little (County Kildare) – refer to Fig. 1 over which identifies the subject lands in red.

1.2 The vast majority of our client's lands are located within the Kildare County Council authority area and are zoned for new residential development in the current Kildare County Development Plan 2017-2023. However, a portion of our clients' lands are within the Wicklow County Council authority area, in the townland of Blessington Demesne, and are zoned as open space in the Blessington Local Area Plan 2013-2019 – refer to Fig. 2 over which illustrates the current land use zoning of the subject lands. It should be noted that in the 2011-2017 and 2017-2023 Plans, our client's lands have been zoned for residential land use.



2.0 Proposed Kildare County Development Plan 2023 – 2029

2.1 We have examined the Draft Kildare County Development Plan 2023 -2029 that is currently on public display and note that a significant proportion of our client's land are proposed to be zoned objective F for "Open Space & Amenity" use – refer to Fig. 3 below. Furthermore, objective BE O1 of the Draft Plan is directly applicable to our client's lands (i.e. lands outlined in yellow on Fig. 3 below), requiring: "Ensure the development of a masterplan for the total extent of the site as illustrated on Map V2 – 2.1 which includes the C1 New Residential lands and the F: Open Space and Amenity lands (as identified within the yellow boundary on Map V2 – 2.1) and ensure the development of the new road/cycle/pedestrian link route objective and the amenity lands in full as part of Phase 1 of the development".

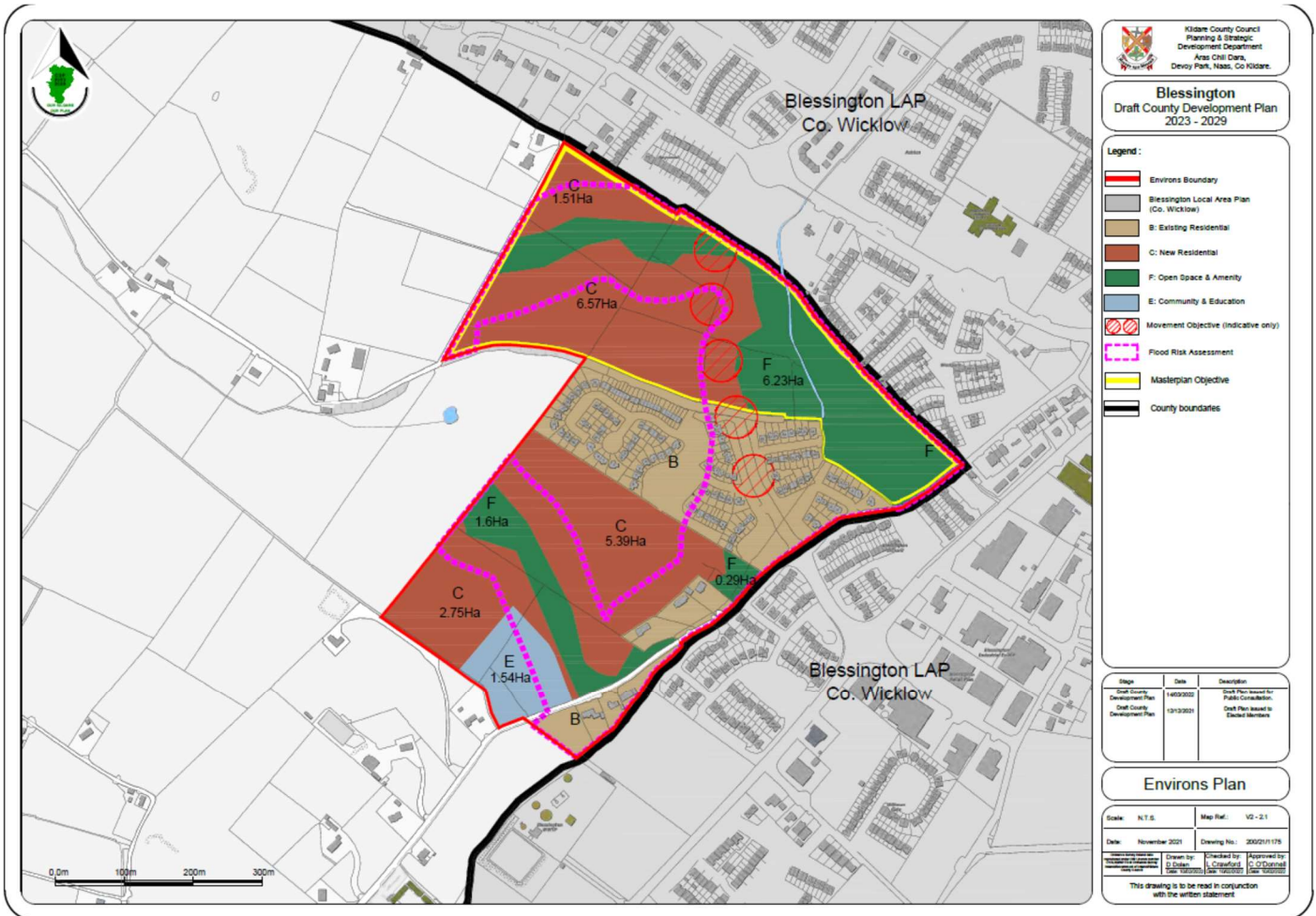


Fig. 3 – Draft Kildare County Development Plan 2023-2029 land use zoning map for Blessington

2.2 The area delineated by the pink dotted line on the Draft Plan map for Blessington above refers to flood risk assessment and it is our opinion that the lands proposed to be zoned "F" for open space and amenity use, i.e. that traverses the north-western part of our client's lands is directly related to flood risk. However, it should be noted that our client's lands have already been the subject of a Site Specific Flood Risk (SSFRA) carried out by Kilgallen & Partners, Consulting Engineers and the following information should be judiciously considered by the Planning Authority, in determining the future land use zoning of the subject site.

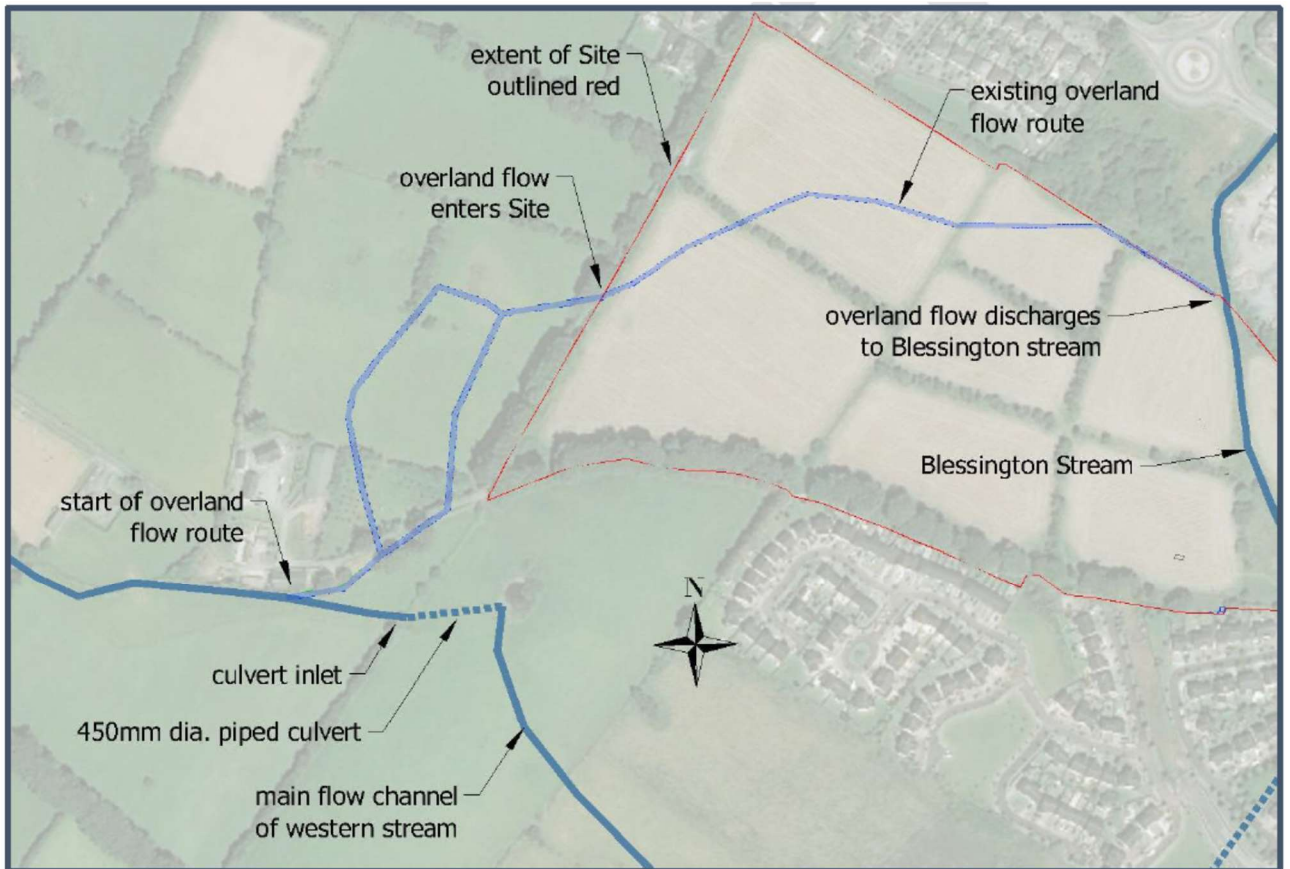


Fig. 4 – Subject Site Context

2.3 A stream enters the subject site from the Naas Road and flows through the middle of the site in a south-easterly direction to the southern boundary (i.e. the boundary with Blessington Manor). The stream is culverted through Blessington Manor using a 1,200mm pipe. Downstream of Blessington Manor the culvert discharges to an open channel. Fig. 4 illustrates the subject site in context of its immediate surroundings and also shows that the stream flows through the Site.

2.4 We understand that CFRAM mapping also identifies flood risk from overland flow. The source of this overland flow is a watercourse ("the Western Stream") which flows in a southerly direction to the west of the Site. The mapping suggests that during extreme rainfall events, the hydraulic capacity of the watercourse will be exceeded and the exceedance water will flow overland to the western boundary of the Site. This overland flow pattern is similar to and consistent with the flood risk identified in the SFRA prepared for the draft County Development Plan 2023 – 2029.

2.5 The Western Stream is culverted at a point approximately 100m west of the subject site. The culvert comprises a 450mm dia. pipe and is of lower hydraulic capacity than the channel / ponds upstream and downstream of it. This lower hydraulic capacity is the primary cause the overland flow which occurs upstream of the culvert.



2.6 The current proposal to extend the “F” zoning i.e. open space and amenity land use, dissecting the existing and proposed “C” residential land use zoning is a direct result of the overland flow route and we respectfully request that Kildare County Council considers an alternative route for same such that a more pragmatic residential land use zoning can be applied to our client’s lands. The rationale and justification for same is as follows and is supported by the accompanying report prepared by Kilgallen & Partners Consulting Engineers – please refer to same.

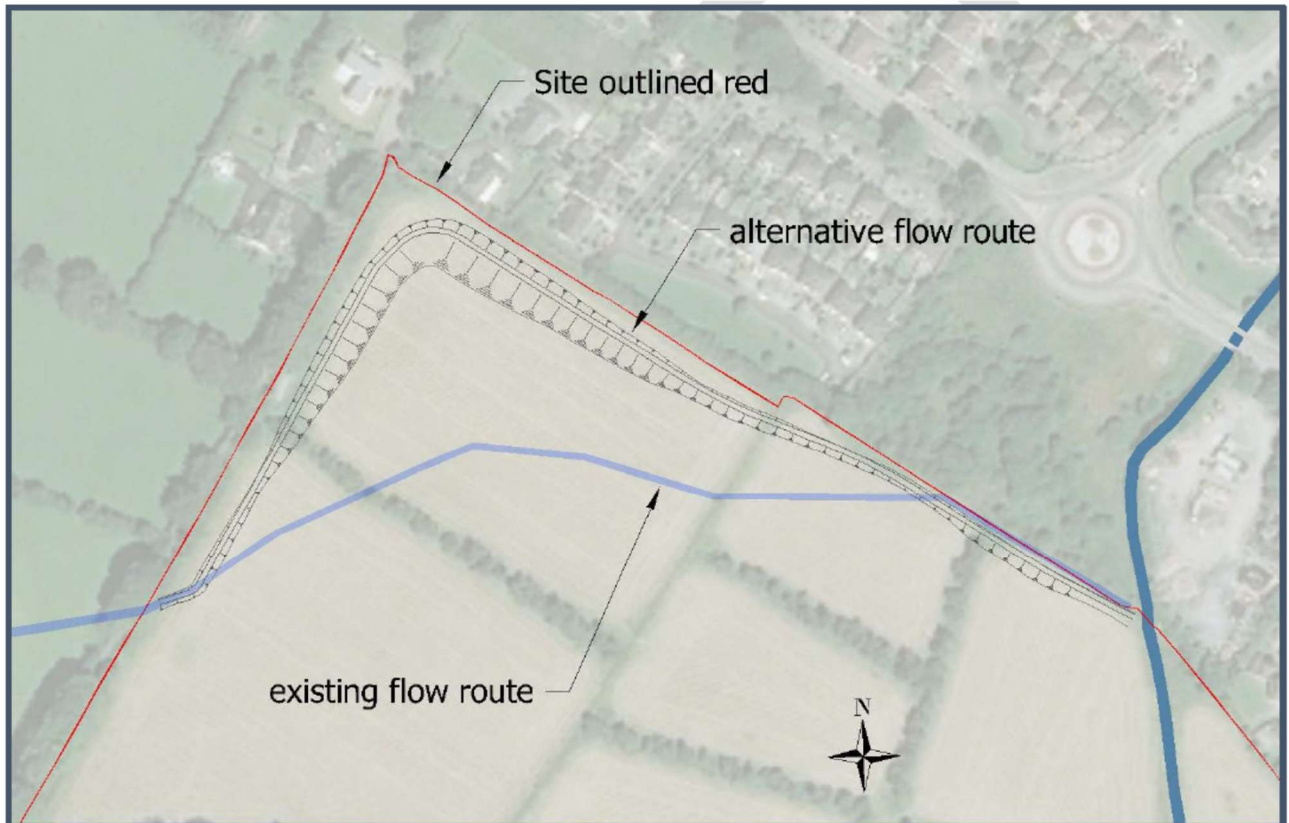


Fig. 5 – Proposed Alternative Route for Overland Flow

2.7 We propose that the overland flow route be moved north-westwards into the “C” residential zoning and this alternative route is created by forming an open channel to the north of the existing route which has the capacity to carry the overland flow rate associated with the 0.1% AEP event. The alternative route is selected to be as close to the northern boundary of the site as possible and thus minimises the severance caused by the need to accommodate this overland flow risk.

2.8 The proposal rationalizes the “C” zoning of our client’s lands as the current proposal in the Draft Plan dissects the “C” zoning which makes the north-western part of the subject site extremely difficult to develop, in effect sterilising same, which we do not consider is appropriate nor would it assist in achieving the objectives of the Plan in terms of accommodating future growth/housing. We consider that the zoning of the existing overall land flow route as open space use through the middle of the residential zoned lands is effectively sterilising the lands and rendering them useless for development. A pragmatic alternative approach is to reroute the overall land flow path north-westwards, essentially swapping the “F” open space zoning for this route with the current and proposed north-western part of the land that is zoned “C” for residential use. The



overall land flow path will still be accommodated, and open space zoning also provided, albeit in an alternative location. We propose that Kildare County Council apply this proposal to our client's lands in the making and adoption of the new County Development Plan rather than sterilising lands unnecessarily. The proposed rerouting of the overland flow path is technically feasible from an engineering viewpoint and therefore we respectfully put forward that the Planning Authority adopts this pragmatic approach in the making of the new Plan.

2.9 Any future development proposal for our client's lands will be the subject of a Site Specific Flood Risk Assessment. In conjunction with Kilgallen & Partners, we know that the proposed development of our client's lands is not at risk of flooding and will not increase flood risk elsewhere and is therefore appropriate from a flood risk perspective. Therefore, Kildare County Council can be assured that any future development proposal for the lands will be subject to SSFRA and a Justification Test.

2.10 We note that the previous two Development Plans i.e. the 2011-2017 Plan and current 2017-2023 Plan, identified that Flood Risk Assessment of the subject lands be undertaken, and the accompanying report by Kilgallen & Partners demonstrates that our client's lands can be developed without causing flood risk. The current Draft Plan is a significant deviation from the two preceding Plans by proposing the eastern part of the site be zoned "F" for open space and amenity. The submitted details demonstrate that these lands can be developed for residential use without having a negative flood risk impact. Our client has no objection to undertaking the necessary flood risk assessment for the entirety of their lands, but it is imperative that in considering this submission, the relevant technical persons in Kildare County Council examine the submitted details and understand that our client's lands can be developed and should not unnecessarily be sterilised from development. The proposal to zone circa half of the subject lands "F" for open space and amenity use due to a perceived flood risk is unwarranted. The overall lands have been zoned for residential land use for many years, abutting existing residential development on either side, with future residential use proposed to the west and further south, including a new school site. Therefore, as the lands are within the development boundary for Blessington and are currently zoned for residential land use, they should retain their existing zoned status for residential land use as it is in line with the sequential approach to zoning and is capable of being developed from a flood risk perspective.

3.0 Conclusion

3.1 Given the housing crisis at present we request that Kildare County Council amends the land use zoning map for Blessington and move the proposed "F" zoning to accommodate the overland flow route north-westwards and accordingly apply the C zoning from the north-west corner southwards to adjoin the remainder of the C zoning on our client's lands. This will allow for a more pragmatic development proposal for housing to be designed and delivered which will meet the objectives of the Plan. In addition, we request that the eastern part of the subject lands currently proposed to be zoned "F" for open space retain their current "C" residential land use zoned status. We respectfully request that the Planning Department, in conjunction with their Water Services Department, closely examine this submission and the accompanying report prepared by Kilgallen & Partners and to implement the proposals set out in this submission towards the preparation of the new Kildare County Development Plan.



3.2 Kelland Homes Ltd are long established and well-respected house builders and will be fully cooperative with the Planning Authority in establishing any requirements for the overland flow route. Therefore, we request that the distribution of residential and open space land use zoning be revised from the current Draft Plan to reflect the details put forward in this submission, and that all of the subject lands retain their existing status as being zoned for residential land use.

We trust all the above is in order however, if you require any further information, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in blue ink that reads "Tracy Armstrong".

Tracy Armstrong

Armstrong Fenton Associates
Planning & Development Consultants

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