



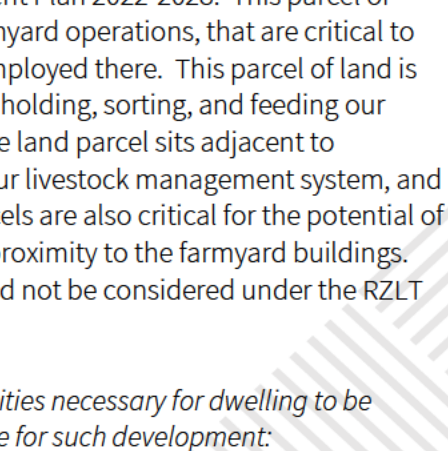
Senior Executive Officer
Residential Zoned Land Tax (RZLT)
Planning Department
Carlow County Council

31 May 2024

Dear Senior Executive Officer,

I confirm that I, [REDACTED] am the Owner/Director of Conway Farms Ltd in which the lands in question are held/owned. I am writing to request zoning exclusion of our farmland area (1-A & 1-B identified on the attached OSI Map & Development Plan Extract) situated in Kildavin village which was included in the Draft Carlow County Development Plan 2022-2028.

Our request for zoning exclusion is justified based on the following:

1. *Land is zoned for residential use:*
 - a. I request to have the land market 1-B and part of 1-A (refer to Ordinance Survey Map markup & extract from the Draft Carlow County Council Development Plan 2022-2028 mark up attached) removed from residential use zoning. Currently the land parcel is zoned for existing/infill residential, I highlight that this land forms part of our working farmyard business (refer to extract from the Draft Carlow County Council Development Plan 2022-2028 mark up attached) and is not suited for development based on its existing farmyard use meaning the land is not vacant or idle.
 - b. I confirm that the lands referred to above are not intended for development in the lifetime of the Carlow County Council Development Plan 2022-2028. This parcel of land forms an integral part of our day-to-day farmyard operations, that are critical to the survival of our farming business and those employed there. This parcel of land is used daily as part of our farmyard, it is critical for holding, sorting, and feeding our cattle livestock herd [REDACTED]. The land parcel sits adjacent to farmyard livestock sheds and forms the core of our livestock management system, and our physical farmyard boundary. These land parcels are also critical for the potential of future expansion into dairy farming due to their proximity to the farmyard buildings. This parcel of land is not vacant or idle and should not be considered under the RZLT remit.
 2. *Access to or be connected to public infrastructure and facilities necessary for dwelling to be developed, that there is sufficient service capacity available for such development:*
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- a. These land parcels are not serviceable by Irish Water as the current village treatment plant is earmarked for upgrade with no date scheduled for these works from 2024 to 2028. The current treatment plant is at overcapacity and is being emptied by tanker on a daily/weekly basis.
 - b. Land parcel 1-B and part of 1-A (refer to Ordinance Survey Map markup & extract from the Draft Carlow County Council Development Plan 2022-2028 mark up attached) is landlocked - by the graveyard to the north, the village boundary to the east, the operating farmyard to the south (as per point 1 above we deem this parcel of land to be part of our operating farmyard, included in its boundary and therefore not vacant or idle), and the land parcel 1-A to the west, meaning no adjacent immediate access to allow connection to public infrastructure and facilities such as roads, footpaths, foul & surface water drains, water supply, power and telecoms necessary for dwelling to be developed. All such services are noted to be approximately 200m away from parcel 1-B, through parcel 1-A.
 - c. Such connections could not be made accessible without significant infrastructure works, where access is only available from the main village road to the west of parcel 1-A (approximately 200 meters away) and through parcel 1-A. These works if carried out would warrant considerable cost and would be prohibitive for commercial viability for any development in parcel 1-B given the minimal m² area of the land available and its use under current planning guidelines stating low density development (noted in Carlow County Council Development Plan 2022-2028).
 - d. I confirm that land parcel 1-A is not intended for development in the lifetime of the Carlow County Council Development Plan 2022-2028, it currently supports our day-to-day farming operations. This parcel of land is part of the required grasslands needed to facilitate the health and well-being of our current cattle herd, which is critical to our farm business and those employed there.
3. *Presence of known archaeological or historic remains.*
- a. *Kildavin House, which sits at the forefront of our farmyard is a historical protected structure and deemed an important item of heritage significance in the village. This is addressed within point KD.P11 of the Carlow County Council Development Plan 2022-2028. Routing any significant infrastructure and scaled development in land parcel 1-B or 1-A adjacent to this historic and protected structure would not be in keeping with point KD.P11, which sets out support for future restoration of Kildavin House, landscape and lawns, to retain and maintain for future generations given it is an important item of heritage significance in the village.*
4. *Farmyard:*
- a. The land parcel 1-B and part of 1-A (refer to Ordinance Survey Map markup & extract from the Draft Carlow County Council Development Plan 2022-2028 mark up attached) is currently zoned for existing/infill residential use. As highlighted above, this land forms part of our working farmyard business and boundary is not suited for development based on its existing farmyard use in support of our cattle herd, meaning the land is not vacant or idle, therefore should be deemed exempt from liability of the RZLT.

5. *Development Plan Housing Targets:*

- a. As identified within the Draft Carlow County Development Plan 2022-2028, the objective of the Council development plan is to facilitate low density residential development within Kildavin to a maximum of 15 No. Units. It is evident that other lands zoned within Kildavin already provide sufficient area to fulfill and exceed this objective.

If any further information is required to support this submission, please don't hesitate to contact me on the number above. I look forward to a positive conclusion regarding this zoning exclusion request.

Warm Regards,

[Redacted Signature]

Section 15.4.7 Kildavin

(Amendment No. 155) Insert new policy under Section 15.4.6, new text in green as follows:

Flood Risk Management

KD. P17: Manage flood risk in Kildavin in accordance with the following provisions:

1. Village Core and utilities lands to the East and West of the R724 within Flood Zone A and B shall comply with the following provisions:

Any future expansion of the WWTP or Childcare facility Village Core and Utilities Lands should be subject to an FRA which should follow the general guidance provided in Section 6 of the SFRA and must specifically address the following:

- *Existing flood data is indicative and does not provide flood levels. An appropriately detailed hydraulic model will be required to confirm flood levels and extents;*
- *The sequential approach should be applied, and highly vulnerable elements of the site should be located in Flood Zone C, or raised/bunded/protected;*
- *FRA should address climate change scenarios in relation to operational levels and potential mitigation measures;*
- *Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas; and,*
- *Emergency evacuation plan and defined access / egress routes should be developed for extreme flood events.*
- *Any development shall also be required to be built in accordance with Carlow County Council SuDS Policy.*

2. Areas of the existing residential zoning within the Glasheen Estate within Flood Zone A and Flood Zone B shall comply with the following provisions:

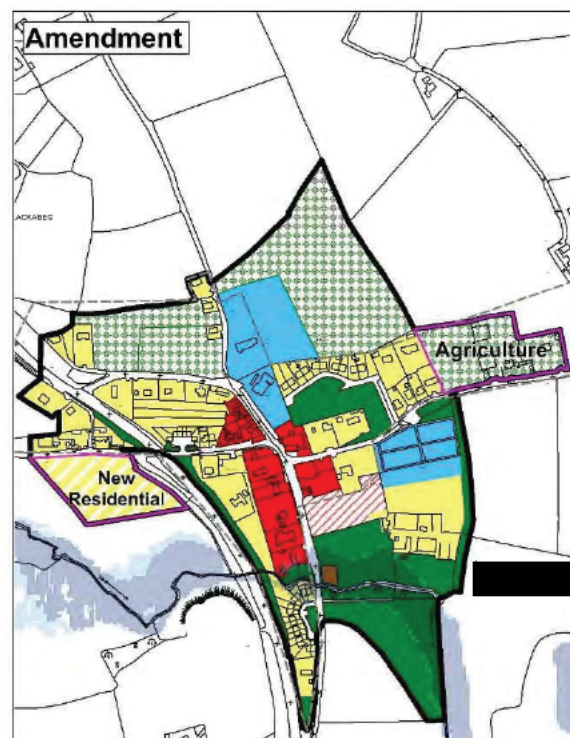
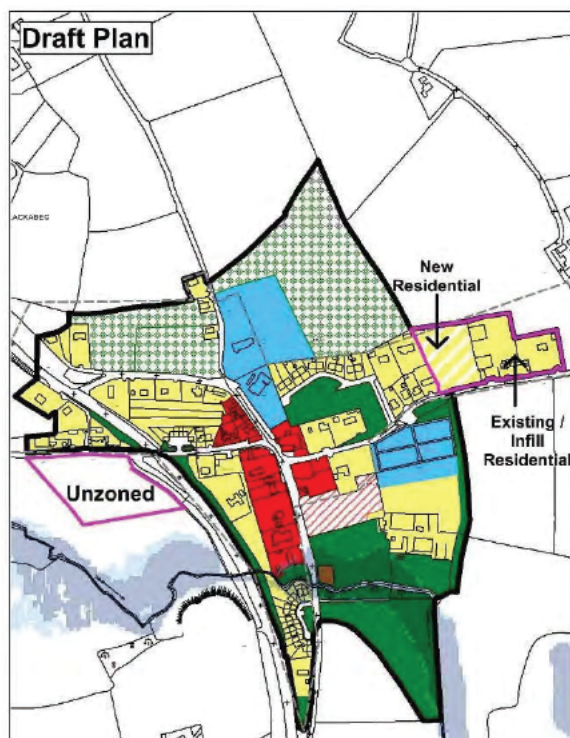
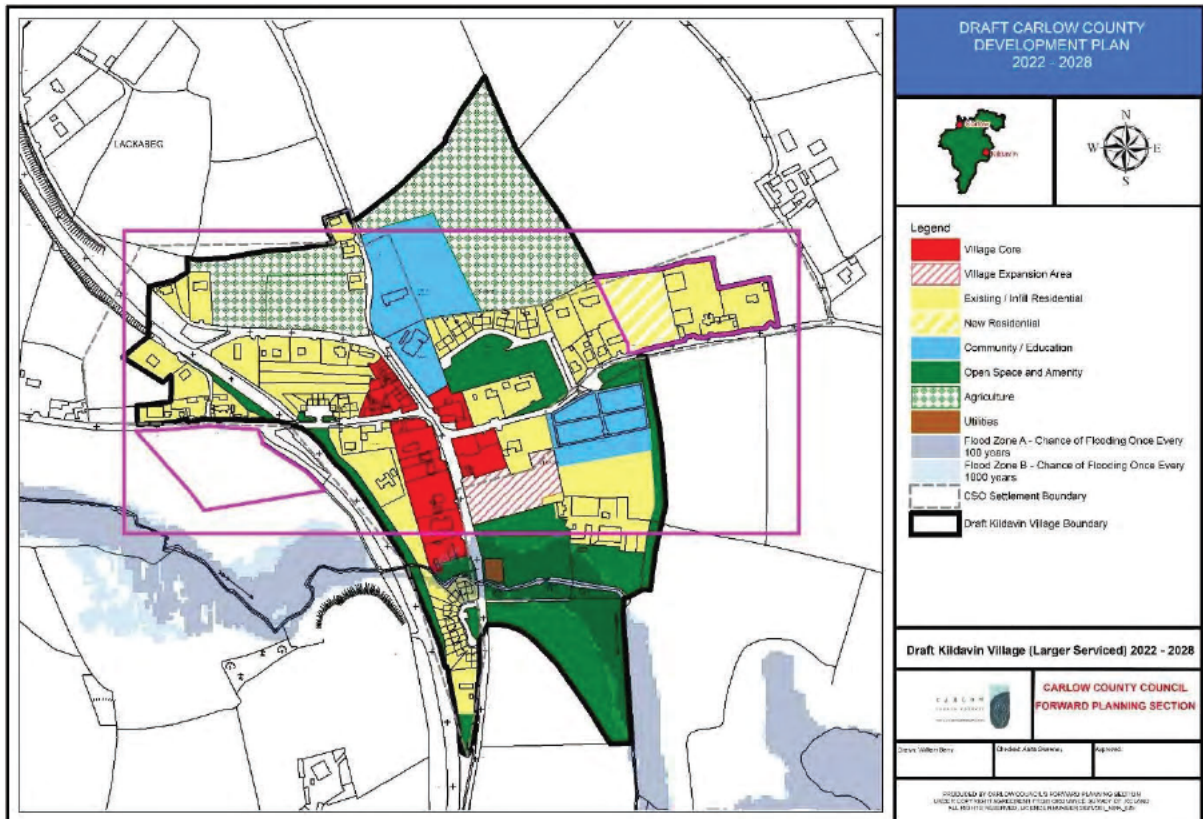
Development shall be;

- *Limited to extensions, renovations and change of use; and,*
- *Infill residential development and demolition and reconstruction can only take place in Flood Zone C.*

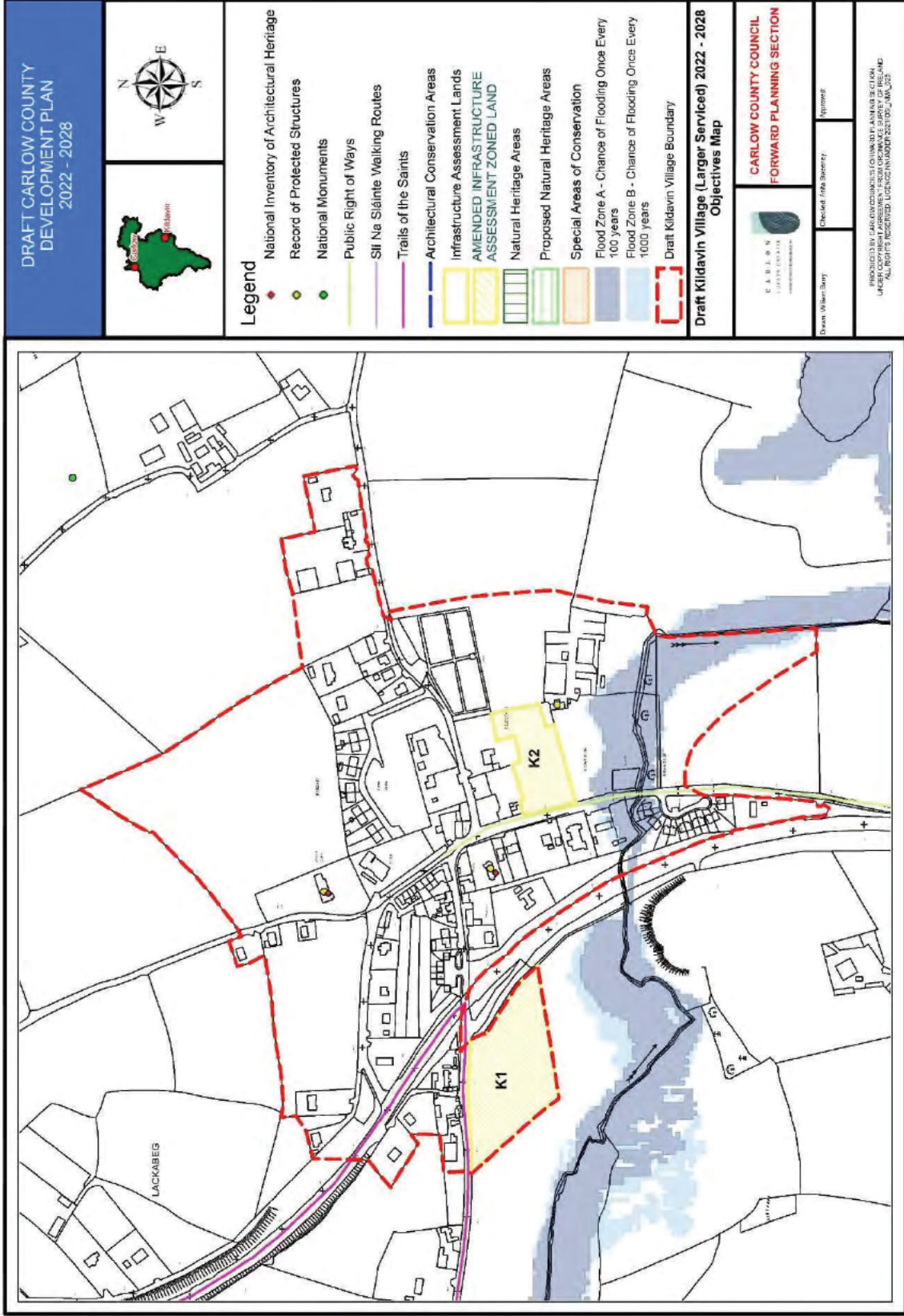
Any future development should be subject to an FRA which should follow the general guidance provided in Section 6 of the SFRA and must specifically address the following:

- *Existing flood data is indicative and does not provide flood levels. An appropriately detailed hydraulic model will be required to confirm flood levels and extents;*
 - *The sequential approach should be applied, and highly vulnerable infill and redevelopment shall not be permitted in Flood Zone A or B;*
 - *FRA should address climate change scenarios in relation to FFLs and potential mitigation measures;*
 - *Finished floor levels should be above the 1% AEP level plus climate change and freeboard;*
 - *Bedrooms should be located in the upstairs of two-storey buildings when extending existing property;*
 - *Flood resilient construction materials and fittings should be considered if in Flood Zone A/B;*
 - *Proposals should not impede existing flow paths or cause flood risk impacts to the surrounding areas;*
 - *Emergency evacuation plan and defined access / egress routes should be developed for extreme flood events; and,*
 - *Any development shall also be required to be built in accordance with Carlow County Council SuDS Policy.*
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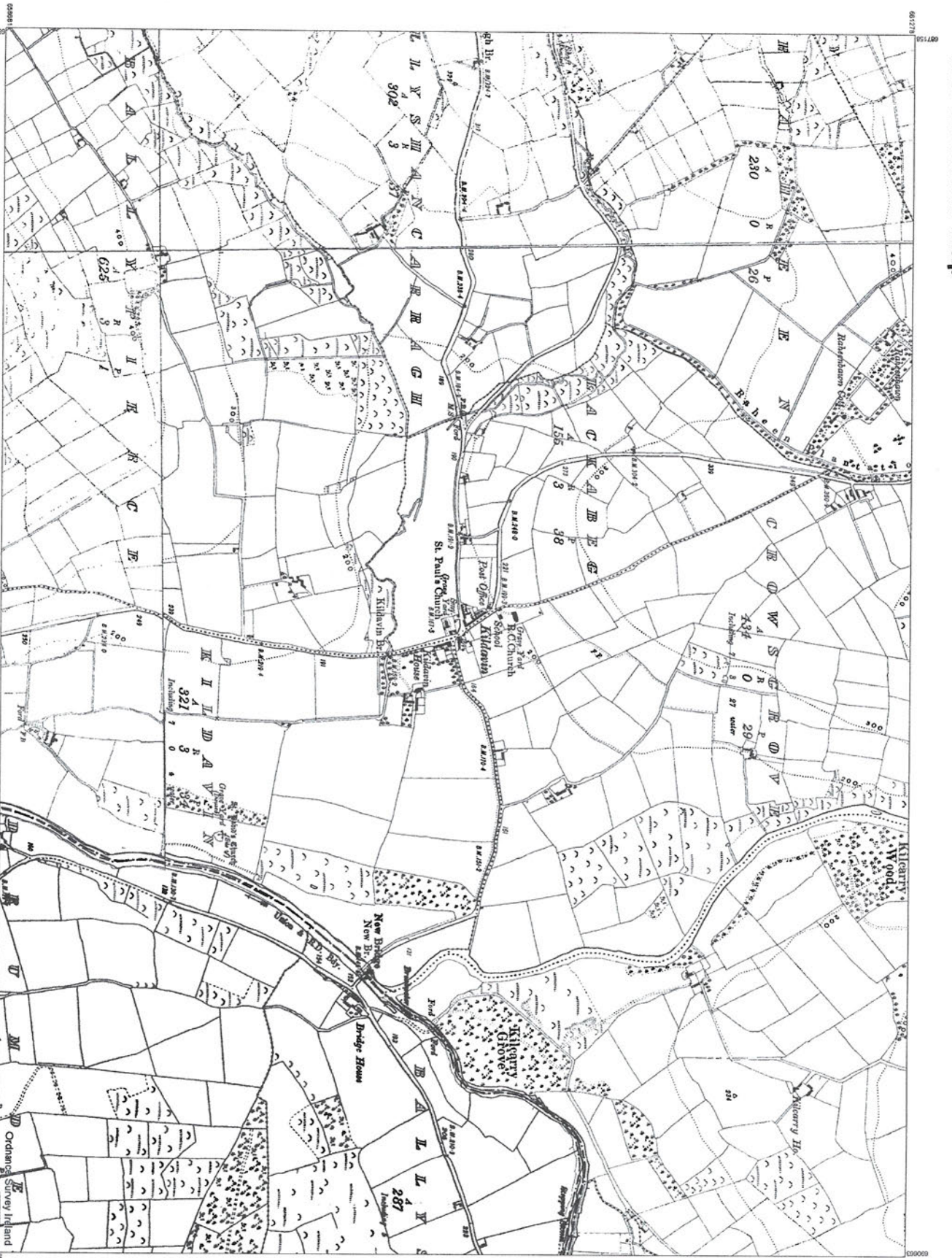
(Amendment No. 156) Amend Kildavin Land Use Zoning Map to rezone land from 'New Residential' and 'Existing Residential/Infill' to 'Agriculture', and extend village boundary to zone land (1.5ha) 'New Residential' with corresponding specific objective *It is an objective of the Council to facilitate low density residential development (max. no. 15 no. units) subject to high-quality design and siting considerations, which will provide for an integrated development, and which shall also provide high-quality landscaping and public open space provision and shall comply all other proper planning and sustainable development considerations as appropriate.*



(Amendment No. 157) Amend Kildavin Objectives Map to include additional sites / proposed residential zoning(s) for consideration as part of the Infrastructure Lands (Vol 2- Appendix X).



Site Location Map



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CENTRE COORDINATES:
 ITM 688911,659980

PUBLISHED: 29/12/2022
ORDER NO.: 50308520_1

MAP SERIES:
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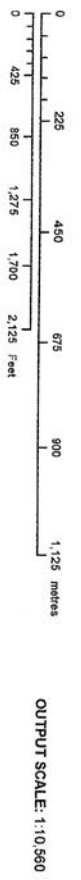
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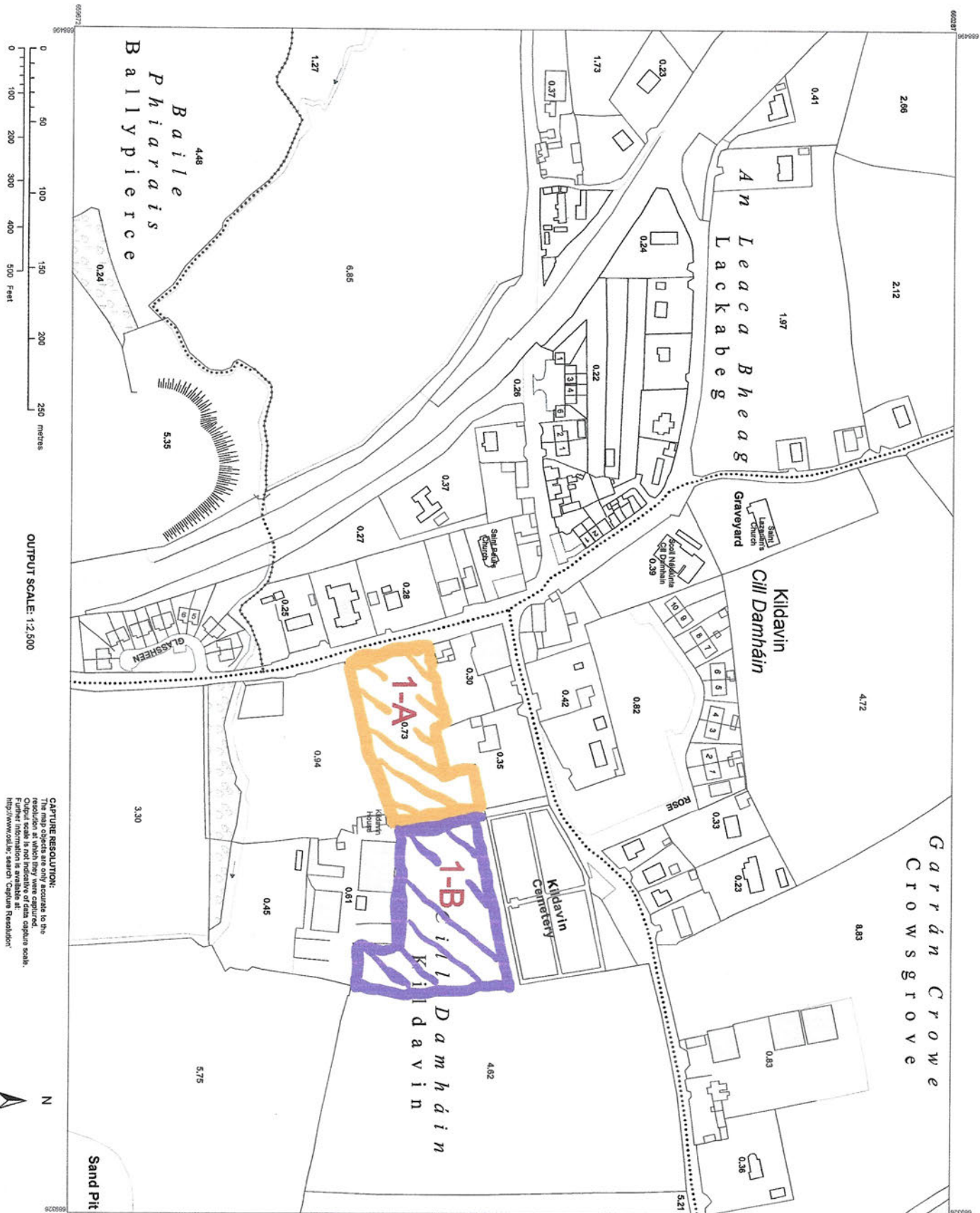
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Planning Pack Map



OUTPUT SCALE: 1:2,500

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MAP SERIES: 1:2,500
MAP SHEETS: 4855-C, 4715-A

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