



NESSELSIDE
BUILDERS UC

Tel: (059) 9139486 | **Address:** Exchequer House, Potato Market, Carlow

Senior Executive Officer
Planning department
Carlow county Council
Athy Road
Carlow

1st of October, 2021

Re: Draft Carlow county Development Plan 2022-2028

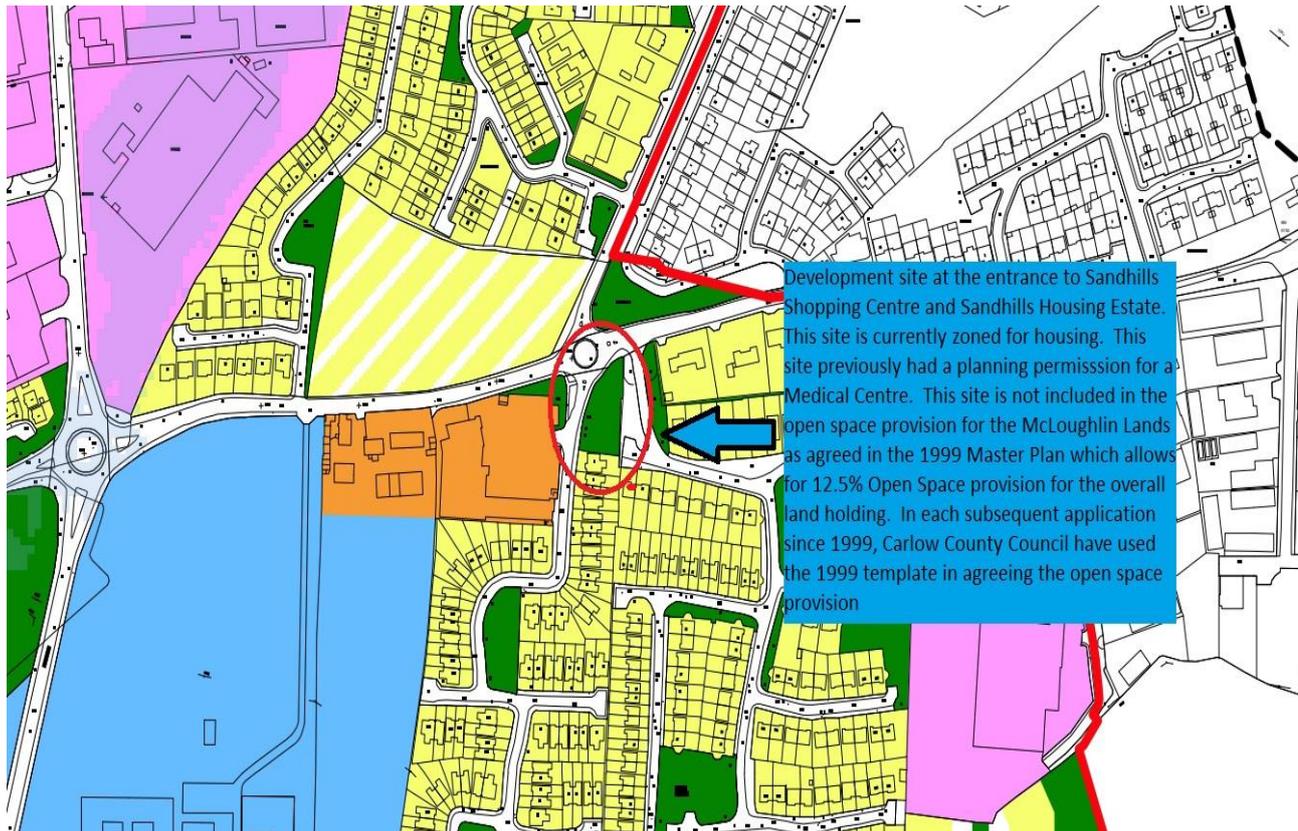
Dear Sir / Madam,

We make this submission within the context of the current review of Carlow County Development Plan 2022-2028 and in response to the Carlow County Council's recently published public notices inviting submissions on the published Draft Plan.

This submission is made on behalf of the McLoughlin Family and it's associated companies. The submission is made specifically in relation to three separate pieces of land in our family's ownership, which form part of the new draft plan in the Browneshill area of Carlow Town.

The first piece is located on the left as you enter the Sandhills estate from the Hacketstown Road in Carlow town. I attach a map (Figure 1.0) below for ease of reference. This development site previously had planning permission (09/6206) for a medical centre under the same zoning.

Figure 1.0



The site is currently zoned residential, as per the map below in Figure 2.0.

Figure 2.0



In 1999, the McLoughlin Family and Carlow County Council agreed an open space template for the provision of open space for the McLoughlin land holding in the Hacketstown Road / Browneshill Road / Tullow Road area. This template designated that 12.5% of all the said lands would be open space. This template is still in use today. This site was not included as open space at the time, nor in any development plan since then. It is an appropriately zoned and serviced residential development site, and we respectfully request that it remains so. At a time when central government are seeking to build more houses, it would seem strange to dezone a serviced residential site in the heart of an urban area. It would also be contrary to the agreed template that both Carlow County Council and the McLoughlin Family have been using for the last twenty-two years in their approach to the design of planning applications.

Lands at Browneshill accessed from the Browneshill Road.

For your convenience, I attach two separate maps that have been used in planning applications by the McLoughlin Family on their lands in Browneshill in the very recent past. The first one in Figure 3.0 was part of the planning application for 59 units, 17/154. Planning permission was granted for this development in November, 2017, and the estate known as Browneshill Rise is completed and fully occupied. This map shows the provision of public open space on the all lands covered by this map in the ownership of the McLoughlin Family and accessed from the Browneshill Road. The map covers both the old Carlow UDC area, and the Carlow County Council environs area. Both areas are considered together for the calculation of the open space provision. The green areas represent a public open space calculation of 12.5% of all the lands in question. The public open space requirement in the *Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018* is ten per cent.

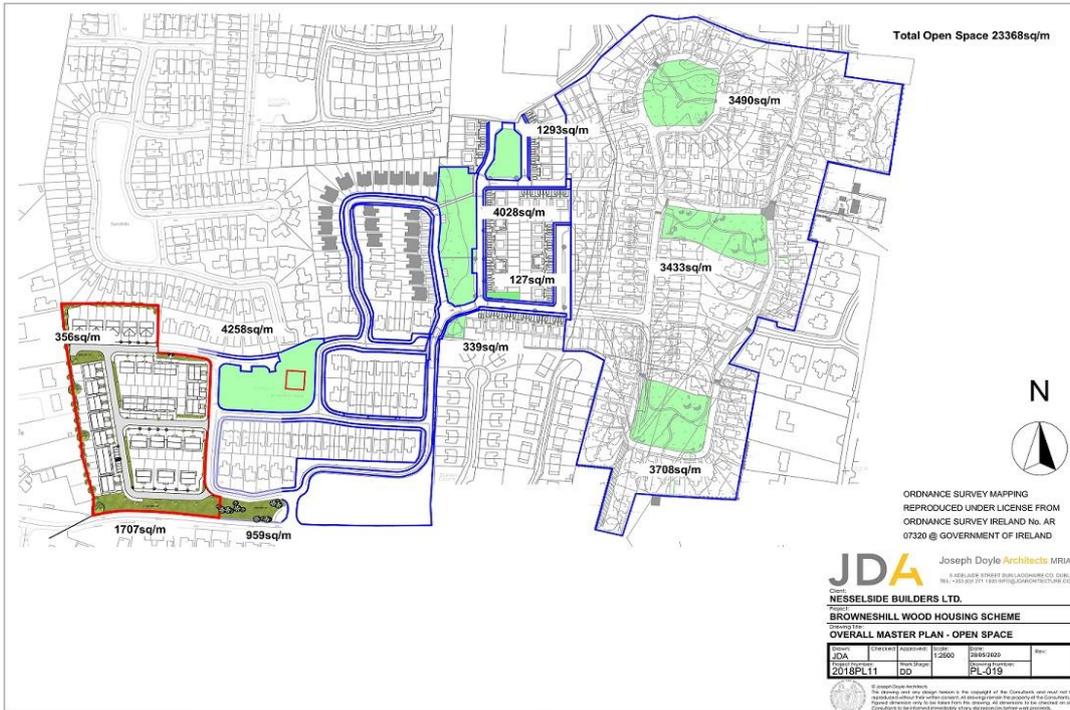
Figure 3.0



As you can see, the areas of open space are designated, even though not all of the lands are yet developed, and this is the agreed template we have been using for the last twenty-two years, and will continue to do so for future planning applications on these lands.

I attach a second map below, Figure 4.0, which is a map used as part of the planning application 20/179, which was granted planning permission on the 6th of April 2021.

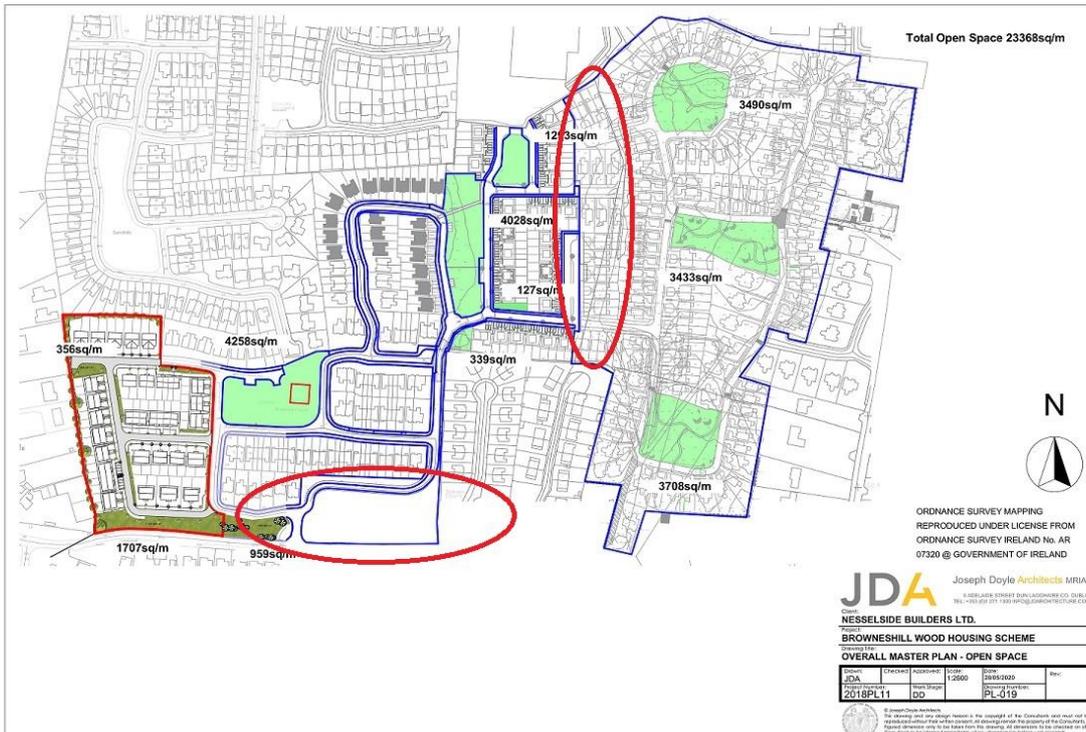
Figure 4.0



This is the most current example of how Carlow County Council and the McLoughlin Family continue to use the open space template as a method of deciding the open space provision for the lands in question. This map clearly illustrates the different areas of open space that Carlow County Council require in the development of the lands. The green areas represent open space, and everything else is development land. If this was not the case, they would not have granted planning permission in both instances. This template has allowed us to design our development with a modicum of certainty over the years. If we did not know where Carlow County Council wanted the open space to be located, it would have made forward planning of the lands in a cohesive way impossible.

Despite this however, in the draft Carlow County Development plan 2022-2028, there are now two sections of the same lands located in Brownseshill that Carlow County Council want to dezone. These lands are not included in the agreed open space provision. Please see Figure 5.0, which outlines in red the two sites in question on the most recently submitted map to Carlow County Council setting out the long established and agreed position between the parties on the provision of public open space on our lands at Brownseshill.

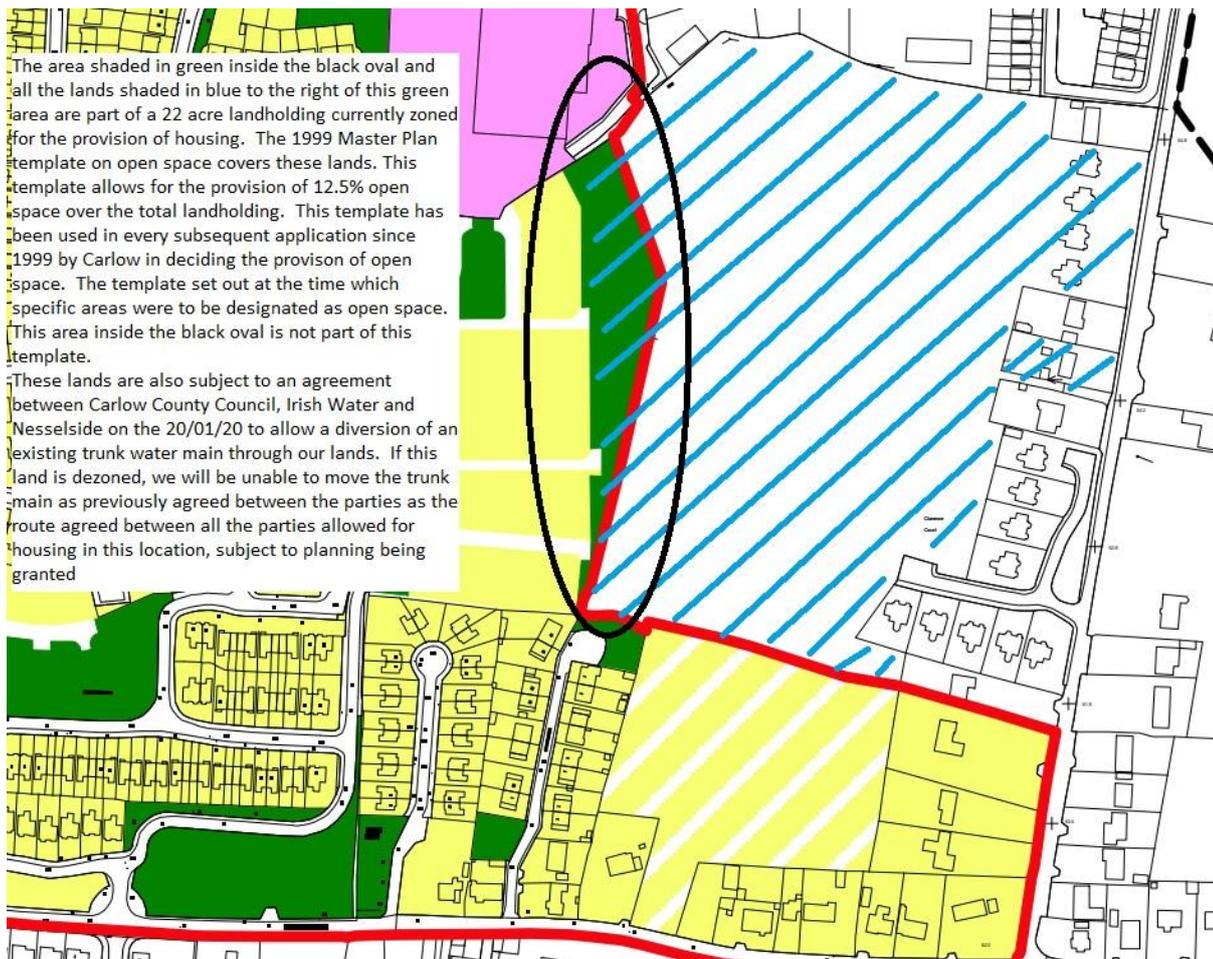
Figure 5.0



The first site is located behind the recently completed development 17/154, and is shown in Figure 6.0 below. The map in Figure 3.0 above was submitted as part of the planning application for this development, and was accepted by Carlow County Council as being the agreed designated public open space for the lands in question. Carlow County Council are now seeking to dezone serviced lands to the east of these recently completed units. These lands are outside the agreed lands to be designated as public open space. In granting permission 17/154, Carlow County Council accepted that this is the position. There is more designated public open space set aside than is required in the development plan, and yet Carlow County Council are seeking to increase the level of open space to way above what is required in the development plan.

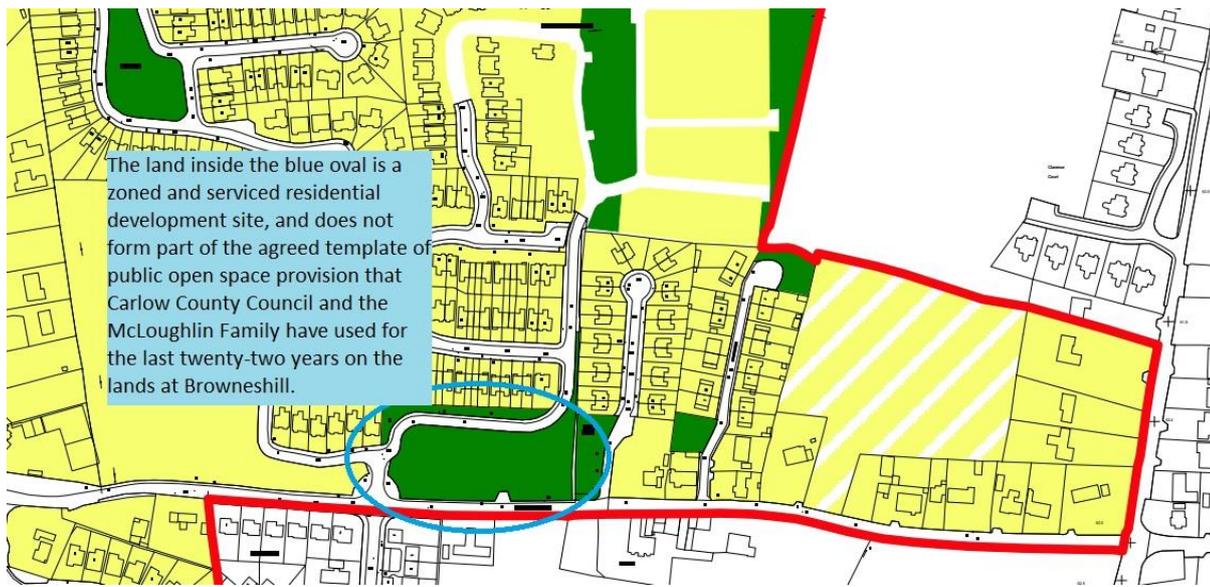
These lands are also subject to an agreement between Carlow County Council, Irish Water, and Nessleside Builders which was agreed on the 20/01/2020 to allow the diversion of an existing trunk main through our lands. If this land is dezoned, we will be unable to re-route the trunk main as previously agreed between the parties, as the route agreed between the parties allowed for housing at this location subject to planning. This will not be possible if the proposal to dezone the land in question proceeds.

Figure 6.0



The second site in this area is shown in Figure 7.0 below. This site is on the right as you enter the Browneshill Wood estate on the Browneshill Road in Carlow. It is approximately an acre in size. The site is serviced and is zoned Residential 1 in the current development plan. It is not open space, it a residential housing site, in a residential housing estate, with a long established and mutually agreed public open space provision. Yet once again, Carlow County Council seem to be moving away from this position. We would respectfully request that Carlow County Council do not dezone this serviced residential site, at a time when housing need is at an all-time high. We have agreed to provide public open space at a higher figure than is required in the development plan. We do not understand, why Carlow County council are seeking to increase the percentage of open space they require to far in excess of what they say is necessary in the current development plan.

Figure 7.0



We would respectfully ask that Carlow County Council would review the proposed draft development plan with respect to the three sites discussed above. We have consistently delivered more open space in our development than what was required by all the various development plans since 1999. The sites in question are not currently designated as open space in the current development plan. We would ask that this remains to be the position.

Yours sincerely,
Sean McLoughlin
DIRECTOR