

Director of Services (Planning),
Kilkenny County Council,
County Hall,
Kilkenny

20 December 2018

Re: Draft Callan Local Area Plan 2019-2025

Dear Sir/Madam,

Introduction

I act on behalf of Bolton Homes Limited and am making this submission in respect of land in the ownership of the company at Bolton Woods, Callan, County Kilkenny.

Background

The land in question extends to 2.8 ha and has been zoned Residential since the first Development Plan for Callan in 2002 (Volume 2 of the County Development Plan 2002).



Site at Bolton Woods

It is a partially developed brownfield site.

Planning permission for the development of the site, and the adjoining site to the east which is now complete, was granted permission in December 2005 (Ref: P00/1213). This permission was in respect of the construction a 165 residential housing

estate, creche, neighbourhood shop and associated works. The scheme was amended under planning permission P06/405 and provided for an additional house (166 house in total).

The permission was extended in 2010 to 12 January 2016 (application ref: P10/646).

To date phases 1 and 2 have been completed (82 houses).

In the final phase, which is the subject of the current submission, 3 houses have been substantially complete, the house foundations and bases are in for a further 33 houses and full road, service connections and water services are in for the entire phase.

My client has a revised scheme prepared for the site which provides for a total of 88 houses in the final phase; the 3 substantially completed houses, 33 on the existing houses foundations and bases and 52 on the remainder of the site. The existing permitted roads and services will remain unchanged.

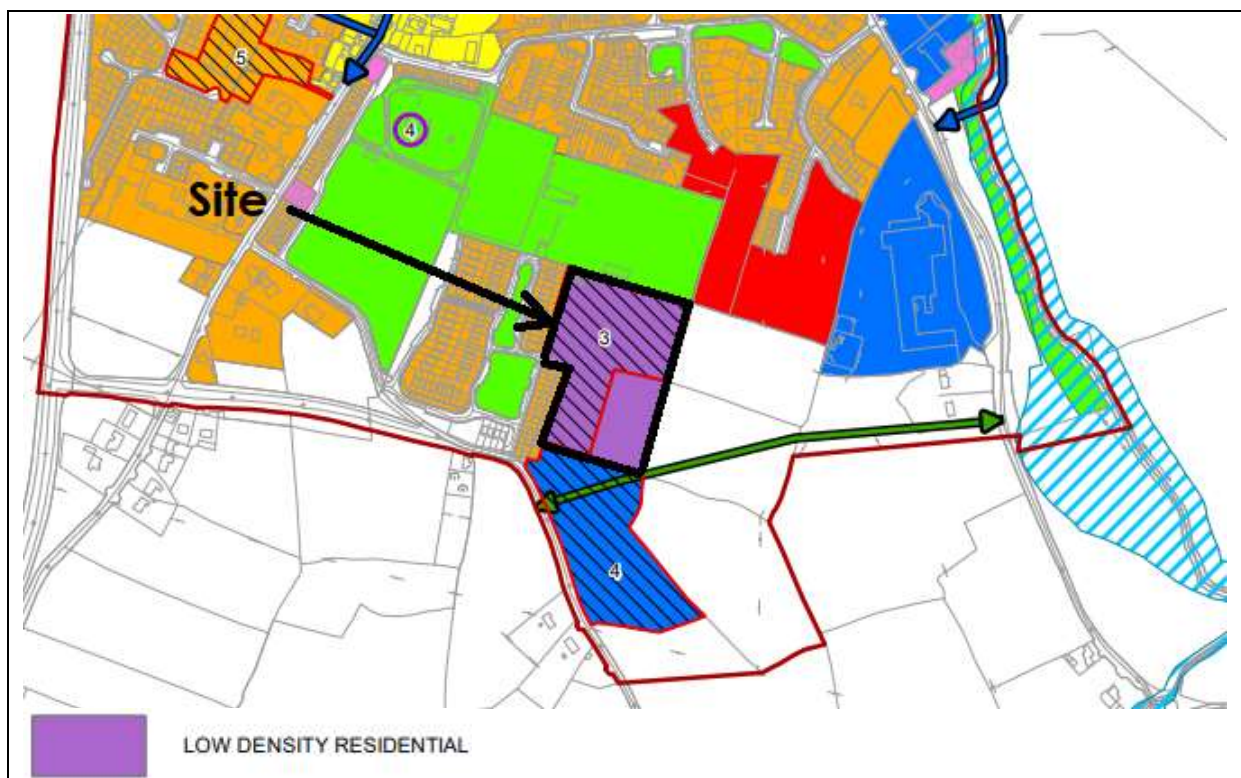
The land is zoned "New Residential" in the current 2009 – 2020 Callan Local Area Plan.

Draft Callan Local Area Plan 2019-2025

In the Draft Plan my client's site is to be retained within the town boundary, but the zoning is proposed to change from "New Residential" zoning to "Low Density Residential" zoning.

It is estimated the site has the capacity for 20 low density serviced house sites.

Part of the site is also to be the subject of a Masterplan which requires integration with the existing housing to the west.



"New Residential" zoned land in the Draft Plan is confined to 2 sites which it is estimated have the potential to deliver 156 houses over the life time of the Plan, including 38no. Part 8 social house units.

There are extant planning permissions for housing on approximately 50% of the "New Residential" zoned lands. These are planning permissions P18/124 at Bolton Woods 1/ Kingscourt for 53 dwellings and P10/458 (as extended by P16/186) at Friars Walk for 65 houses. In addition, there is the Part 8 permission for 38 houses on a portion of the Bolton Woods 1/ Kingscourt site.

On visiting the site on 20 December 2018 it was evident the entire 38 house Part 8 development at Bolton Woods 1/ Kingscourt was well under construction.

There was no development activity on the site of P18/124 at Bolton Woods 1/ Kingscourt. There are for sale signs on the site.

At Friars Walk it appeared that 30 of the permitted 65 houses were well under construction or complete. Materials, including a substantial number of roof trusses are currently stored on site suggesting further houses will be under construction shortly.

It is advised in the Draft Plan that the residential land zoning adopted a sequential approach to site identification.

The National Planning Framework, at Appendix 2, provides guidance on the methodology to a tiered approach to residential land zoning. Tier 1 zoned lands are those lands which are able to connect to existing services. These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. Inclusion in Tier 1 generally requires the lands to be within the footprint of, or spatially sequential within, the identified settlement.

Tier 2 zoned lands comprises lands that are not currently sufficiently serviced to support new development, but have potential to become fully serviced within the life of the plan; i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development; i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.

The 2 "New Residential" zoned sites in the Draft LAP are as follows:

1. Friars Walk – This is a 4.21 ha site with planning permission for 65 residential units. Around 30 of these houses are actively under construction or completed. The housing is confined to approximately 50% of the residentially zoned area.

Part of the Friars Walk site outside the area of housing permitted under planning permission P10/458 (as extended by P16/186) and outside the area of "New Residential" zoning is partially developed with road bases.

The site is 380m from the local neighbourhood centre and 820m from the closest point of the town centre zoning.



Friars Walk

Bolton Woods 1/ Kingscourt – This is an estimated 4.5 ha site with planning permission for 91 houses. The Part 8 development takes up half the zoned area.



Bolton Woods 1/ Kingscourt

That part of the site with planning permission which is currently for sale is 600m from the nearest part of the town centre zoning.

Having regard to the amount of construction ongoing it is evident that by the time the LAP is amended and adopted, large parts of the lands zoned for house building will already be developed and be more appropriately zoned "Existing Residential".

Given the current housing crisis and high demand for new houses, this must be viewed as positive for Callan and open the door for additional land to be zoned for "New Residential" without increasing the amount of land available for new build housing during the LAP Plan period.

Subject Site

My client is seeking "New Residential" zoning on his landholding at Bolton Woods, rather than "Low Density Residential" zoning for serviced sites.

The site previously had full planning permission for the density of housing appropriate to "New Residential" zoning and this has been partially implemented. Three of the permitted houses are substantially complete and planning compliant and the foundations and bases for a further 33 houses are in place. Also, all of the roads bases and services, including water supply plant, for housing at a density appropriate to "New Residential" zoning are in place.

The cost of the infrastructure works and house foundations and bases in the final phase is around €1 million¹.

The site is 700m from the Town Centre zoning.

Having regard to the site location, its partial development and the existence of all services on site, the site is clearly a Tier 1 site as defined under The National Planning Framework zoning guidelines. Sequentially, it is superior to the site at Friars Walk and a similar distance from the town centre as Bolton Woods 1/ Kingscourt.

From an economic perspective, the cost of reconfiguring existing road bases and service routes, will render any scheme for low density serviced sites unviable.

Having regard to the aims of the Masterplan proposals for the site, in particular integrating the housing with the adjoining medium/ high density sub urban type housing, will prove problematic in delivering low density serviced sites from a marketing point of view.

The aim of the National Planning Framework in providing low density serviced sites in towns and villages is to offer an alternative to one off un-serviced sites in rural locations. Those choosing to live in rural areas often do so do avoid the more vibrant lifestyle of urban and sub urban living. Accessing a low density serviced sites development via a vibrant and compact sub urban housing estate is not the ideal setting for such sites and does not provide the degree of seclusion residents will seek.

It is accepted that the planning authority cannot overzone for "New Residential" development or not provide land for low density serviced sites.

¹ Kilkenny County Council holds a bond for these works and the roads and services in phases 1 and 2

However, it would seem reasonable to re-zone the land on which housing is currently under construction to "Existing Residential" as it will be more or less complete by the time the LAP is adopted in 2019. This will release the potential for additional housing land to be developed during the actual Plan period.

Also, If the land identified for "New Residential" zoning at Friars Walk is confined to the area with the benefit of planning permission for housing and associated open space and does not include the lands land currently being built on or the land identified for strategic open space/ recreation facilities, my clients land could be zoned "New Residential" without materially increasing the overall "New Residential" zoning.

Likewise, the land currently being developed at Bolton Woods 1/ Kingscourt could be re-zoned "Existing Residential" as the development will be completed and occupied shortly.

The re-designation of the land identified under permission P10/458 as "future housing development" to "Low Density Residential" would make sense. Access would be via a section of Friars Walk already characterised by large detached houses on generous house plots. While this area being suggested as suitable for low density serviced sites has a short section of road base in place, there are no house foundations and bases which would allow the road line to change if necessary.

Finally, in respect of my client's intentions, the company already operates a Rental Facility in respect of 10 of the completed houses in Phases 1 & 2. It is its intention is to further provide such a facility for the remaining phase of the site to provide for the demand for Long Term Rental accommodation in Callan. At present this demand is not being met and there is a serious lack of properties for this rental market. A minimum of 12 houses will be provided and retained for this purpose in the remaining phase of development on the site.

Request

The planning authority is requested to amend the Draft LAP as follows:

1. Re-zone "New Residential Lands" currently being developed which will be largely completed by the time the LAP is adopted.
2. Re-zone my client's site at Bolton Woods for "New Residential" development. The site is already partially developed for housing appropriate for this zoning, including 3 existing houses, 33 house foundations and bases and all road bases and services.
3. Re-zone the area at Friars Walk identified under permission P10/458 as "future housing development" to "Low Density Residential" to provide for serviced sites with access from the section of Friars Walk already developed with low density detached housing.
4. Confine the "New Residential" zoning at Frairs Walk to the housing permitted under planning permission P18/124.

The net result of the requested will be no material increase in the amount of residentially zoned land, the economically viable use of my client's partially developed lands and a more appropriate location and setting for the "Low Density Residential" serviced sites.

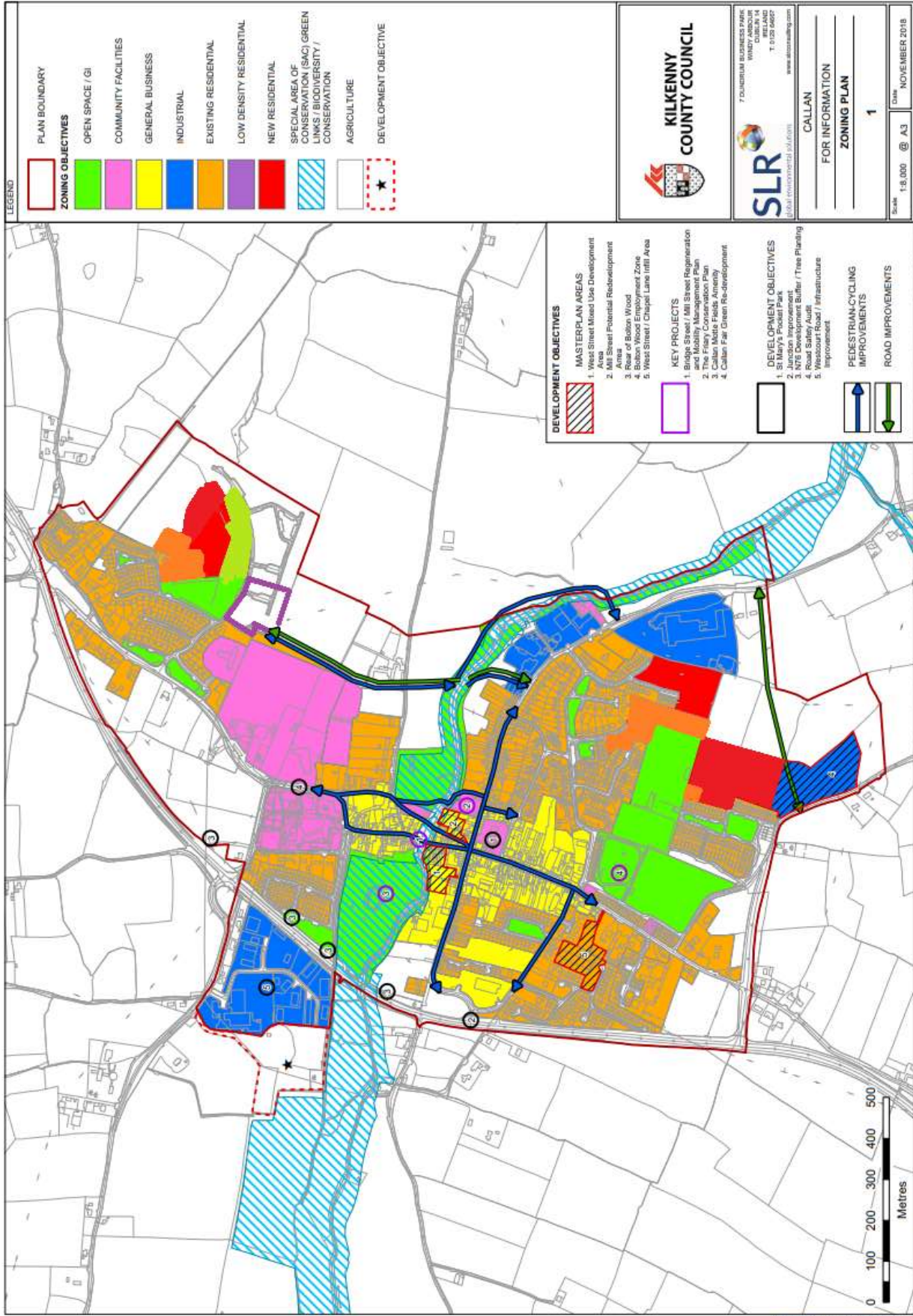
The requested amendments are shown on the attached Plan.

I look forward to hearing from you.

Yours faithfully,

A handwritten signature in blue ink that reads "Peter Thomson". The signature is written in a cursive style with a large initial 'P' and a long horizontal stroke at the end.

Peter Thomson, MSc, MIPI



LEGEND

- PLAN BOUNDARY
- ZONING OBJECTIVES**
- OPEN SPACE / GI
- COMMUNITY FACILITIES
- GENERAL BUSINESS
- INDUSTRIAL
- EXISTING RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- NEW RESIDENTIAL
- SPECIAL AREA OF CONSERVATION (SAC) GREEN LINKS / BIODIVERSITY / CONSERVATION
- AGRICULTURE
- DEVELOPMENT OBJECTIVE

DEVELOPMENT OBJECTIVES

- MASTERPLAN AREAS**
- 1. West Street Mixed Use Development Area
- 2. Market Potential Redevelopment Area
- 3. Rear of Bolton Wood
- 4. Bolton Wood Employment Zone
- 5. West Street / Chapel Lane Infill Area
- KEY PROJECTS**
- 1. Bridge Street / Mill Street Regeneration and Mobility Management Plan
- 2. Callan North Park
- 3. Callan North Fields Area
- 4. Callan Park Green Re-development
- DEVELOPMENT OBJECTIVES**
- 1. St Mary's Product Park
- 2. NPS Development Buffer / Tree Planting
- 3. NPS Development Buffer / Tree Planting
- 4. Road Safety Audit
- 5. Westcourt Road / Infrastructure Improvement
- PEDESTRIAN-CYCLING IMPROVEMENTS**
- ROAD IMPROVEMENTS**



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CALLAN
 FOR INFORMATION
ZONING PLAN
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 Scale 1:8,000 @ A3 Date NOVEMBER 2018

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