

Johnstown Residents Urgent!

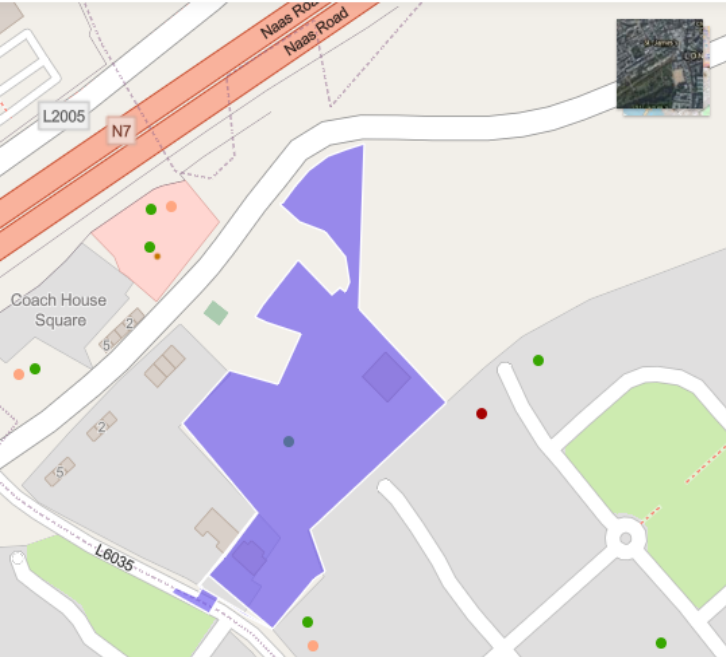
At a Johnstown Community Association (JCA) meeting on Wednesday, September 2nd, it was confirmed to residents in attendance that the new estate, Toberton Wood (site ref 18/585) has been signed over to Kildare County Council for **100% social housing (49 units)** under the *Enhanced Long Term Social Housing Leasing Scheme*.

The council have entered into a lease agreement for **25 years** with the developer, Ardstone Homes.

There has been **NO** attempt at consultation or communications from the community of Johnstown from either Kildare County Council or Ardstone homes. It would appear it has been a completely underhanded transaction.

Toberton Wood's 49 units puts social housing at approx. 12.5% of the total housing in Johnstown village. Under Part V of the Planning and Development Act 2000, 10% of houses within an estate are obliged to go to social housing. This should equate to 11 units in Ardstone's two new developments - six in Furness Wood and five in Toberton Wood.

The JCA is supportive of Social Housing and agrees with Government backed documentation that this needs to be integrated in a streamlined way. To be clear, we support current Government guidelines that say 10% of new private builds should be reserved for social housing. In addition, site 19/841 which is currently seeking planning permission, has not been confirmed (in writing) that it will be sold as private dwellings. If this were the case then 20% of all housing in Johnstown would be social housing.



● Granted ● Refused ● Invalid ● Withdrawn ● Unknown Status

- Submitted to Kildare County Council, 26 / 07 / 2019
- Application Type: **PERMISSION**
- Current Status: **APPEALED**
- Decision Text: **CONDITIONAL**
- Decision Summary: **Granted**

Decision Appealed:

- Appeal Submitted: 01 / 05 / 2020
- Appeal Decision: **No Appeal Decision Available**

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In the Social Housing Strategy 2020; Support, Supply and Reform document, it outlines how an integrated approach to social housing is a key factor in the development of such. It states that social housing should be delivered, not by way of large mono-tenure estates, but by ensuring that new social housing is provided in mixed tenure developments, properly integrated with private residential schemes which will foster sustainable communities. The above approach appears to be contradictory to what has been planned for Toberton Wood and site 19/841.

Amenities

Johnstown, Co. Kildare is a village of approx. 1,000 people with little-to-no amenities. No schools, no sports pitches or fields, no park or playgrounds, no entertainment, no youth clubs and very little in the way of public transport. Contained within Johnstown is one convenience store and two restaurants. Three units in total for over 1,000 people. Kildare County Development Plan 2017-2023, states; 'There is a lack of community facilities in the village and new community facilities should be provided in tandem with development'. What facilities are being provided in tandem with these new developments? A small community like Johnstown with almost zero amenities cannot successfully integrate such large blocks of social housing.

What can you do?

Speed and timing is off the essence. Furness Wood residents have already begun taking action as of September 1st. If you would like to object to the above we would encourage you to:

- Register your concern IMMEDIATELY to our residents group at concernforjohnstown@gmail.com
- Email objections letters to local councillors & TDs listed below
- Make contact with your local Johnstown Community Association representative at chairmanjca@gmail.com
- Log onto Kildare Complaints Procedure and submit a formal complaint: <http://www.kildare.ie/CountyCouncil/CustomerCare/complaintsprocedure/>

Councillor Anne Breen annebreen8@gmail.com Labour
Councillor Fintan Brett fintanpbrett@gmail.com Fine Gael
Councillor Bill Clear bill.clear@socialdemocrats.ie Independent
Councillor Carmel Kelly carmelkelly@sallins.org Fianna Fail
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