

17. DEVELOPMENT MANAGEMENT STANDARDS



AIM

To ensure the orderly and sustainable development of the county through the setting out of objectives and standards for the management of development.

17.1 BACKGROUND

Development management is a statutory process that ensures that development takes place in an orderly and efficient manner. Specific control measures are outlined to ensure that new development is of high quality and relates to the character, scale, layout and form of the area in question. Development will be managed by means of established and proven principles aided by guiding standards, in particular guidelines issued to the planning authority by the Minister regarding its functions, under Section 28 of the Planning and Development Act 2000 (as amended).

There is an obligation on the Council to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives set out in this Plan. This chapter focuses on the general planning standards and design criteria that will be applied by the council to ensure that future development is in accordance with these policies and objectives.

There is provision for a degree of flexibility of approach in particular circumstances. This applies where proposed development is otherwise consistent with proper planning and sustainable development and the preservation and improvement of amenities.

The granting of planning permission does not in itself enable development to commence. There may be other legal and procedural requirements to consider, e.g. property title, building regulations, public health acts, fire regulations, air and water pollution legislation etc.

17.1.1 Enforcement

To ensure that the integrity of the planning system is maintained and that it operates for the benefit of the whole community, the Council will take enforcement action in cases of unauthorised development, where it is appropriate to do so, consistent with the provisions of Part VIII of the Planning and Development Act 2000 (as amended).

Under planning legislation any development which is not specifically exempt development requires planning permission and development which does not have that permission is unauthorised development, as is development which has been, or is being, carried out in breach of conditions specified in a planning permission.

In carrying out its enforcement functions, the Council may issue Warning Letters and/or Enforcement Notices, or take injunctive proceedings pursuant to Section 160 of the Planning and Development Act 2000 (as amended).

Proceedings for non-compliance with an Enforcement Notice will be taken in the District Court in most cases. However, where appropriate, injunctions will be sought in the Circuit Court or High Court. In all cases involving legal proceedings the Council will seek to recover its costs, in addition to any fines imposed by the courts.

17.1.2 Failure to Comply with Previous Permission

The Council may refuse permission for a development arising from past failures to comply with any previous permission, where they are deemed to be of a substantial nature, and where it is appropriate to do so, having regard to the provisions of Section 35 of the Planning and Development Act 2000 (as amended).

17.1.3 Non-Conforming Uses

Throughout the county there are uses that do not conform to the zoning objectives for that area. These are uses which;

1. Were in existence on 1st October 1964;
2. Have valid permissions; or
3. Have no permission and which may or may not be the subject of enforcement proceedings. Extensions to and improvement of premises referred to in categories 1 and 2 above may be permitted. This would apply where proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and sustainable development of the area.

17.1.4 Material Contravention

The Council has a statutory obligation to take such steps as may be necessary to secure the objectives of the County Development Plan. In appropriate circumstances the Council may permit a material contravention of the County Development Plan. The granting of a permission that materially contravenes the County Development Plan is a reserved function of the Elected Members of the Council, or the Municipal District as appropriate, exercisable following a public consultation process and consideration of a report prepared by the Chief Executive.

17.1.5 Development Contributions

The Council, taking into consideration the capital expenditure necessary for the provision of infrastructure, will require the payment of financial contributions in accordance with the Development Contributions Scheme.

Developers may also be required to carry out works at their own expense to facilitate their development and these will be specified as a condition of their planning permission.

17.1.6 Environmental Impact Assessment

Certain developments may require the submission of an Environmental Impact Statement in accordance with the provisions of the Planning and Development Regulations, 2001 (or as may be amended from time to time).

17.1.7 Appropriate Assessment

All plans or projects, including the Council's own proposals under Part 8 of the Planning and Development Regulations 2001 (as amended), unless they are directly connected with or necessary to the management of a Natura 2000 site, are required to be subject to screening for Appropriate Assessment, to determine if they are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects. Full Appropriate Assessment must be carried out unless it can be established through screening that the plan or project in question will not have a significant effect on the Natura 2000 Site.

17.1.8 Pre-Application Discussions

The Council will endeavour to facilitate pre-planning discussions through individual meetings / planning clinics as deemed appropriate. The carrying out of consultations shall not prejudice the performance by the Council of any other of its functions under the Planning and Development Act 2000 (as amended), or any regulations made under the Act, and cannot be relied upon in the formal planning process or in legal proceedings.

17.1.9 Bonds

To ensure that developments undertaken by private developers are satisfactorily completed, developers will be required to give cash deposits or submit a bond from an insurance company or other financial institution acceptable to the Council, for the satisfactory completion of developments and their ancillary services. In determining the method of security, previous records of applicants' compliance and construction standards will be taken into account. This bond or security must be adequate to secure the completion of the development and must be in place before development is commenced.

17.1.10 Digitised Planning Applications & ICT

The Council will require all applications over three housing units and all commercial developments to provide site drawings to fit into National Grid Co-ordinates in order to comply with the requirements for Geographical Information Systems (GIS) mapping and inventory. It is envisaged that the DHPCLG will bring forward regulations and guidelines to permit the lodging of planning applications electronically.

17.2 GENERAL DEVELOPMENT STANDARDS

17.2.1 Building heights

In general, heights should respect the local streetscape. In towns, varied building heights are supported across residential, mixed use and town centre areas to support consolidation and to create a sense of place, urban legibility and visual diversity. Development proposals that include building heights that are greater than the prevailing building height in the area should be supported by a strong urban design rationale (as part of a Design Statement).

The appropriate maximum or minimum height of any building will be determined by:

- The prevailing building height in the surrounding area.
- The proximity of existing housing.
- The formation of a cohesive streetscape pattern, including height and scale of proposed development relative to width of street or area of open space.

The impact on any Protected Structures, Architectural Conservation Areas and/or other sensitive sites.

Tall buildings, defined here as buildings that exceed five storeys and/or 15 metres, will only be considered at areas of strategic planning importance identified in a Local Area Plan.

The potential of roof top spaces in tall buildings for open space/amenity use should be considered, subject to considerations of design, relationship with surrounding properties, use and management.

17.2.2 Site Coverage

Site coverage standards are intended to avoid the adverse effects of over-development.

$$\text{Site Coverage} = \frac{\text{Total area of ground covered by buildings}}{\text{Total ground area within the site curtilage}}$$

The maximum site coverage shall be 50% for residential development, 75% for industrial and 66% for retail and commercial development. Within town centre zones, the maximum site coverage shall be 80% for all development.

These particular site coverage standards shall be acceptable only where consistent with other standards such as open space requirements, car parking, plot ratio, building lines and building heights, fire safety and building regulations together with the amenity of adjoining dwellings / properties.

In considering applications for redevelopment of existing sites, due regard will be had to the established site coverage.

17.2.3 Plot Ratio

The purpose of plot ratio standards is to prevent the adverse effects of over-development on the layout and amenity of buildings and also to ensure an adequate sense of enclosure and the efficient and sustainable use of serviced land.

$$\text{Plot Ratio} = \frac{\text{Gross building floor area}}{\text{Gross site area}}$$

The gross floor area is the sum of all floorspace within the external walls of the buildings, excluding plant, tank rooms and car parking areas. The gross site area comprises all land within the curtilage of the site.

Table 17.1
Plot Ratio Standards

Plot Ratio Standards	
Location	Plot Ratio
Town Centre / Brownfield	1.0-2.0
Inner Suburban	0.5 -1.0
Outer Suburban In close proximity to public transport	0.35 - 0.5
Outer Suburban Remote from public transport	0.25 - 0.35

In considering applications for redevelopment of existing sites, due regard will be had to the established plot ratio.

17.2.4 Overlooking

In general, a minimum distance of 22 metres between opposing above-ground floor level windows is required for habitable rooms. In cases of innovative design where overlooking into habitable rooms does not occur, this figure may be reduced.

A separation distance of 35 metres will normally be required in the case of overlooking living room windows and balconies at upper floors.

Adequate separation distances will be required for buildings overlooking school playgrounds or other sensitive uses. These will be determined at planning application stage. Innovative design solutions to avoid undue overlooking will be encouraged.

17.2.5 Overshadowing

Where development of a significant height is located close to existing development, the planning authority may require daylight and shadow projection diagrams to be submitted. The recommendations of *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (BRE 1991) or *Lighting for Buildings Part 2 1992: Code of Practice for Day Lighting* B.S. 8206 and any updates to these documents should be followed as a minimum in this regard.



17.2.6 Soft Landscaping

Planting and landscaping should be used to incorporate new buildings into their surroundings and provide privacy between dwellings. New planting should consist of local native plant types indigenous to the area and be incorporated into the site so as to enhance overall appearance and biodiversity (Refer to Table 17.2) and contribute to the green infrastructure of the area.

In landscaping plans as part of planning permissions the planning authority will seek to ensure the planting of semi-mature trees¹ depending on location and circumstances.

Planning applications on lands containing mature trees and / or substantial hedgerows shall include a detailed tree / hedgerow survey of the site. All trees with stem girth of 75mm and height above 1.5m from ground level should be included. Trees should be surveyed by reference to species, branch canopy, spread, shape, height and condition.

Existing trees (particularly mature trees) shall be protected during site development works and shall be sensitively incorporated into the design of development layouts, e.g. in public / private open space and at boundaries. Measures to protect the trees with secure fencing (prior to any site or engineering works commencing) shall be indicated on a site management plan.

¹ Semi-mature trees are defined as trees with an overall height in excess of 4 metres and/or a stem girth measurement (circumference) of 20 centimetres or larger.

Where the removal of hedges / trees during development is proposed, those to be removed shall be identified on drawings. A detailed replanting proposal shall be submitted. This proposal should provide for the replacement of, at minimum, an equal amount of similar indigenous hedgerows and the planting of a minimum of five mature / established trees per tree felled. These shall be incorporated into the overall design of the scheme. The replacement of hedgerows / trees shall have due regard to the ecological function of hedgerows as a wildlife corridor and shall not work in isolation from the remaining hedgerow network.

To ensure that trees and hedgerows are protected on a site and that all agreed landscaping is carried out, a bond or cash lodgement may be required as part of a grant of planning permission, the amount of which shall be determined by the Council.

The Good Practice Guidelines for Developers – Biodiversity and Development in County Kildare, Kildare Heritage Series Vol. 1 and The Good Practice Guidelines for Householders – Biodiversity and Development in County Kildare, Kildare Heritage Series Vol. 2 should also be referenced for advice regarding landscaping and biodiversity matters. Soft-landscaping proposals for public areas shall also be assessed with regard to the principles of the Urban Design Manual Best Practice Guide (DEHLG, 2009), as appropriate.

Table 17.2
Native Trees and Shrubs

Common name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers and raised beds etc.	Guide to planting: See key below
Alder	22m	Yes	No	Yes	ADPS
Alder Buckthorn	6m	Yes	No	Yes	D
Ash	28m	Yes	No	No	ADIPS
Aspen	24m	Yes	No	No	DPSV not close to buildings or services.
Arbutus (strawberry tree)	8m	Yes	No	Yes	Not frost hardy
Bramble	2m	No	No	No	C / H tends to be invasive
Broom	2m	Yes	No	Yes	tolerates dry conditions
Burnet Rose	2m	Yes	No	Yes, but vigorous	C / H. Restricted distribution. Not commonly.
Common (or European) Gorse	2.5m	Yes	No	In a rural setting	HV
Crab Apple	6m	Yes	No	No	AHIP
Dog Rose	2m	Yes	No	Yes. Vigorous	C / H
Downy Birch	18m	Yes	Yes	Yes	ADIP
Elder	6m	In hedge	No	No	V
Guelder Rose	4.5m	Yes	No	No	DH
Hawthorn	9m	Yes	Yes	Yes	AHIPS
Hazel	6m	Yes	No	No	AHS
Holly	15m	Yes	Yes	Yes	AHPS
Honeysuckle	climber	Yes	On walls	No	C
Ivy	climber	Yes	Yes	Yes	C
Juniper	6m	Yes	No	No	S
Pedunculate Oak	30m	Yes	No	No	AI only suitable for large spaces
Rowan or Mountain Ash	9m	Yes	Yes	Yes	ADHIP
Scots Pine	24m	Yes	No	No	AI
Sessile Oak	30m	Yes	No	No	AI only suitable for large spaces
Sliver Birch	18m	Yes	Yes	Yes	ADIP
Sloe, Blackthorn	3m	Yes	No	No	AHPV
Spindle	7.5m	Yes	No	No	H
Whitebeam spp.	12	Yes	Yes	Yes	IPS
Wild Cherry	15m	Yes	Yes	Yes	AHI
Wild Privet	3m	Yes	Yes	Yes	No
Willow spp.	6m	Some	No	No	V Not suitable near buildings or services
Wych Elm	30m	Yes		No	PS
Yew	14m	Yes	No	Yes	AIPS

Key - Table 17.2 (Native Trees and Shrubs)

- A Grows in a wide variety of soils
- C Climber
- H Suitable for hedging
- I Suitable as an individual tree
- D Tolerates or prefers damp conditions
- P Tolerates smoke or pollution
- S Tolerates shades
- V Invasive

17.2.7 HARD LANDSCAPING

Hard landscaping design, including paving and street furniture, is an important element in defining the character of streets and public open spaces. Hard landscaping can help to provide a visual link to the surroundings; define and enclose spaces and delineate public from private space; provide security to private areas; distinguish between pedestrian, cycle and vehicle movement; and provide suitable play space for children.

Hard-landscaping proposals for public areas shall also be assessed with regard to the principles of the Urban Design Manual Best Practice Guide (DEHLG, 2009), as appropriate.

Materials must be appropriate, durable and of good quality. Careful consideration must be given to the design of hard surfaces such as streets, squares, open spaces, paved areas, footpaths and driveways. Hard landscaping design shall have regard to the use of Sustainable urban Drainage Systems (SuDS) to minimise runoff and maximise efficient management of surface water.

Walls, fences, metal railings and gates used to define spaces and their usage have a major impact on the visual character of development. These should be carefully selected with local distinctiveness in mind and will need to be an integral part of the overall design concept.

The siting of street furniture should not provide obstacles for people with disabilities.

The integration of art into the public domain can contribute positively to the urban form, creating local distinctiveness and enhancing a public space.

Where possible and practicable existing stone walls should be retained as part of new developments.

17.2.8 Access to Land

Development should be designed in such a fashion that it will not prejudice the provision of vehicular or pedestrian access, or key infrastructural services in adjoining lands. Development should also be designed so as to ensure 'ransom strips' will not inhibit future development.

17.2.9 Universal Access

The Council will require that proposed developments, in their layout and design, are accessible, understandable and usable to the greatest extent possible by all people, regardless of their age, size, ability or disability. All developments must make provision for the disabled in accordance with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Technical Guidance Document M Access and Use of the Building Regulations 2010.

17.3 Design Statements

Design Statements will be required to be submitted with applications for:

- Over 10 residential units;
- Commercial, retail or community developments of 1,000 sq.metres and above; and
- Key or sensitive sites in settlements, as may be identified during the preparation of LAP / town plans or at planning application stage.

The level of detail to be included in Design Statements will be proportionate to the scale and complexity of the development and relevant to the site context. This should be decided in consultation with the Planning Authority at pre-application stage.

Where a design statement is a requirement for a particular development it shall outline how the particular design addresses development plan and / or Local Area Plan policies, objectives and guidance, in particular those relating to urban design as well as national guidance. The design statement should clearly describe how the proposal relates to the site and contextual analyses. The following requirements must be included in a design statement:

- Desire lines to local centres, public transport and other facilities;
- A discernible focus of the scheme or a demonstration that the development reinforces an existing local centre;

- Retention and successful exploitation of local views into and out of the scheme and highlighting of selected focal points;
- Response to local character without necessarily repeating adjacent forms and details;
- Existing buildings, landform and ecological features should be noted on drawings;
- Creative use of local materials and locally found details;
- Demonstration of contemporary and innovative architecture and design that ensures the creation of a unique sense of place; and
- The drawings and statements should illustrate why a particular design solution was arrived at for that particular site and how the design responds to the ecology, topography and features (both natural and manmade) existing on site and immediately adjacent to the site (Policy VRS 8 of Volume 2, Section 2 Village Plans and Rural Settlements also refers).

17.4 RESIDENTIAL DEVELOPMENT

Good design is at the core of creating a good quality residential environment. The design of new housing developments should pay particular attention to the characteristics of the local setting. It is imperative that a high standard of design and quality of environment are created, which in turn will contribute to a sense of place and an identity being created.

The planning authority will also have regard to:

- The policies and objectives set out in Chapter 4 Housing;
- The guidelines contained in Chapters 15 and 16 of this Plan as appropriate;
- The *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009)*;
- The accompanying document *Urban Design Manual Best Practice Guide, DEHLG (2009)*;
- *Quality Housing for Sustainable Communities Best Practice Guidelines, DEHLG (2009)*;
- *The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013)*;
- The Council's *Taking in Charge Policy Statement (2008)* as amended;
- Construction standards and specifications set out in *Recommendations for Site Development Works for Housing Areas DELG (1998)*;
- *The Planning System and Flood Risk Management, Guidelines for Planning Authorities, DEHLG (2009)*;

- Sustainable Urban Drainage Systems (SuDS) described in the *Greater Dublin Strategic Drainage Study (2005)*;
- The provisions of the Building Regulations 1997-2014, in so far as they are relevant to the proper planning and sustainable development of the area; and
- Any other relevant guidance documents published during the lifetime of this Plan.

17.4.1 Development Capacity

Where land is being developed for housing, the following considerations will be taken into account in the assessment of the proposal:

- The need for land to be used economically;
- Appropriate density;
- The capacity of the physical and social infrastructure to cater for the design population;
- The adequacy of community facilities;
- Adequate privacy and residential amenity for individual dwelling units;
- The safety of proposed layouts and the capacity of the existing transportation network to absorb future development; and
- Adequate provision for cycle and vehicular parking, open space, landscaping and planting.

Phasing of development may be required where social and physical constraints are identified.

17.4.2 Density

Indicative density levels are set out in Table 4.2 of Chapter 4. Local Area Plans will identify density targets for particular sites as appropriate. Higher residential densities will be encouraged at appropriate locations. Such development must ensure a balance between reasonable protection of existing residential amenities and the established character of these areas.

17.4.3 Housing Mix

It is an objective of the Council to ensure an appropriate mix of house types and sizes. In order to enable proper evaluation of proposals relative to this objective, a Statement of Housing Mix shall be submitted with planning applications for residential units, subject to the thresholds below.

Table 17.3
Housing Mix Statements

Location of proposed development	Threshold
Where a specific Target Housing Mix applies (as may be specified in a Local Area Plan)	10 units or more
Within a Large Growth Town / Moderate Sustainable Growth Town	50 units or more
Within a Small Town	25 units or more
Within a Village / Rural Settlement / Rural Node	10 units or more

The Statement shall set out how the proposed housing mix has been determined, having regard to local supply and demand, and how the proposal meets any Target Housing Mix for the area, if applicable.

A Housing Mix Statement will be required for applications that fall below the thresholds set out in Table 17.3, where the number of units permitted under previous applications on the landholding, when taken in conjunction with the number proposed in the subject application, would cumulatively meet or exceed the threshold.

17.4.4 Layout

The layout of new residential development should be designed to achieve the following:

- A strong sense of identity and a sense of place.
- Permeable layouts, with multiple connections to adjoining sites / estates for pedestrians and cyclists.
- Priority in the order of pedestrian > cyclist > public transport > car.
- A good sense of enclosure.
- Active frontage and supervised spaces.
- High quality materials and planting.

Detailed guidance regarding proposed layouts is contained in Chapter 15 of this Plan and in the Design Manual for Urban Roads and Streets, *DTTS and DECLG (2013)*,

New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and the surrounding areas. The detailed requirements set out in Section 17.2.6 Soft Landscaping in relation to the retention of trees and hedgerows, and their incorporation into proposed public and private open space and boundaries, shall apply.

Particular attention shall be given to boundaries with adjoining developments to ensure that natural boundaries are incorporated as an integral part of the design and that gaps between boundaries are avoided.

Gated developments will not be permitted as they reduce social inclusion and integration within the existing community and generally fail to address the existing streetscape.

17.4.5 Dwelling Houses – Design/ Layout/Boundary Treatment

In addition to an appropriate layout, a high standard of building design, detailing, specification of materials and a high standard of craftsmanship will be required. The planning authority welcomes contemporary designs and innovation. Context remains very important, particularly in the case of the smaller towns and villages in the county. Dwelling design shall have regard to the following requirements:

- Minimum required floor areas:

Table 17.4
Minimum Floor Area and Storage Requirements for Dwelling Houses

Unit Type (House)	Floor Area	Storage Area
One Bedroom	55m ²	3m ²
Two Bedroom	85 m ²	6m ²
Three Bedroom	100 m ²	9m ²
Four Bedroom	110m ²	10m ²

- Dual aspect shall be incorporated into all dwelling units.
- A minimum distance of 2.5m between semi-detached and detached housing shall generally be provided.
- Adequate provision shall be made for the storage and collection of waste materials. Each house shall have adequate screened storage for at least 3 number 'wheelie' bins.
- Terraced / townhouse schemes shall include appropriate design measures for refuse bins, details of which should be clearly shown at planning application stage. Bins should not be situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided. Innovative design solutions shall be required in this regard.
- Terraced / townhouse schemes shall include appropriate design measures for bicycle storage, details of which should be clearly shown at planning application stage. Storage should be provided through one of the following:
 - (a) Incorporation of a utility/store room accessed from close to the front of the house.
 - (b) Provision of access to the rear of houses.
 - (c) Provision of sheltered parking at a public space.
- Special consideration should be given to boundary treatments particularly where these adjoin existing dwellings. Boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8m high and shall be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency.

Minimum private open space requirements:

Table 17.5
Minimum Private Open Space Requirements for Dwelling Houses

Unit Type (House)	Floor Area
One Bedroom	48m ²
Two Bedroom	55 m ²
Three Bedroom	60 m ²
Four Bedroom or more	75m ²

- High quality boundary treatments are generally required to enclose private open space. A 1.8m – 2m high wall of solid block, capped and plastered on both sides, is generally acceptable. The Council will consider alternative boundary treatments on their merits. All boundaries shall be of high quality solid construction with no gaps. Post and wire or timber post and panel fencing is not permitted.
- Concrete post and base with timber panel fencing will be considered for the side boundaries between rear gardens, provided a 2m length of 1.8-2m high block wall, capped and plastered, is provided for the initial 2m from the rear building line of the house.
- Two metre high screen walls should be provided between all areas of public space and rear gardens. Where concrete screen walls along the edge of public areas are proposed (e.g. open space or footpaths) they should be suitably rendered and capped. Proposals for planting along the public side of the wall shall be included on a landscaping plan. An additional inner grass verge shall be provided at the footpath to facilitate this if necessary.
- In the interest of passive surveillance, where side boundary walls adjoin the public footpath, the walls shall be a maximum of 1 metre in height as far as the rear building line of the dwelling (beyond which a 2m wall may be provided).
- Private open space should be designed so that it is usable for the proposed residents. Long narrow rear gardens or awkward shapes are therefore not acceptable.
- Generally windows in the gable / side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling.
- Storage should be additional to kitchen presses and bedroom furniture, but may be partly provided in these rooms. Storage should be provided off a hallway or landing to facilitate access. Hot presses or boiler space do not count as general storage areas. As a rule, no individual storage room within a dwelling should exceed 3.5 sq metres. Dwellings may provide storage for bulky items outside individual units and this may satisfy part of the general storage requirement.

17.4.6 Apartment Developments

The provision of apartment schemes shall only be considered in appropriate locations, at a suitable scale and extent. Primarily this will be in town centre locations and proximate to public transport.

While planning applications for apartments shall be assessed against the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities*, DECLG (2015), the Council strongly encourages the provision of apartments above these standards, in the interest of building attractive living environments and creating sustainable communities. Proposals for apartment development will be assessed with due attention to:

- appropriate mix;
- floor areas and room widths;
- aspect;
- floor to ceiling height;
- lift / stair core access;
- storage provision (for general, refuse and bulky items);
- private and communal amenity space ;
- communal facilities ;
- car and bicycle parking; and
- adaptability.

Each apartment development should include a mix of residential units including a number of one bedroom units. Studio-type apartments will only be considered in certain limited circumstances where a specific need has been demonstrated, and will be subject to stipulations regarding management and tenure (i.e. type and duration of occupancy).

Apartment design shall have regard to the requirements below as a minimum.

- Minimum floor areas and storage requirements in accordance with Table 17.6:



Table 17.6
Minimum Floor Area and Storage Requirements for Apartments

Unit Type (Apartment)	Floor Area	Storage
Studio	40m ²	3m ²
One Bedroom	45m ²	3m ²
Two Bedroom	73m ²	6m ²
Three Bedroom	90m ²	9m ²

- In a proposed apartment scheme of more than 10 units, the minimum floor areas above should be exceeded by at least 10% for the majority of apartments. (In schemes of 10 – 99 units it is acceptable to distribute the additional minimum 10% floor area across all units).
- At least 50% of apartments should be dual aspect.
- Ground level floor to ceiling heights shall be a minimum of 2.7m, and may be required to be higher in the case of any north-facing single aspect units, in multi-storey buildings or urban centre locations.
- Design proposals shall allow for satisfactory use of a building in the event of prolonged lift failure, and discourage the habitual use of the lift, through the provision of pleasant, safe circulation space.
- All apartments shall have easily accessible general storage areas (in addition to kitchen / bedroom presses, hotpress and boiler space). No individual storage room within an apartment should exceed 3.5 sq metres.
- Storage for bulky items may be provided outside apartment units in dedicated secure areas, e.g. at ground or basement level. (This storage may be used to satisfy up to 50% of the minimum storage requirements for an apartment, but shall not serve to reduce the minimum floor area required in each apartment unit).
- Private amenity space shall be provided, primarily accessible from the main living area of the apartment, generally in the form of balconies / terraces. Vertical privacy screens should be provided at adjoining balconies. Sliding doors / screens should be considered to give protection from inclement weather.
- Communal amenity space should be provided, suitable for passive recreation and including play spaces for smaller children.

- Minimum private amenity space and communal amenity space requirements shall be in accordance with Table 17.7:

Table 17.7

Minimum amenity Space Requirements for Apartments

Unit Type (Apt)	Private Space	Communal Space
Studio	4m ²	4m ²
One Bedroom	5m ²	5m ²
Two Bedroom	7m ²	7m ²
Three Bedroom	9m ²	9m ²

- Off-street vehicular parking, e.g. basement parking, to be provided, along with ‘drop-off’ spaces at street level.
- Cycle storage areas which are convenient and accessible to each of the apartments shall be provided.
- Communal facilities (including those associated with the running of the scheme such as cleaners’ stores, management room or on-site accommodation for management staff) should be indicated at planning application stage, along with refuse arrangements that provide adequate, secure, accessible storage areas with visual screening.
- In the case of residential accommodation over non-residential uses, a separate access should be provided for the upper floor accommodation, and proper sound-proofing, ventilation and storage must be built into the design of the building.

Normal planning and urban design considerations shall continue to be applied to proposed apartment schemes, e.g. external design, height, overlooking and the need to present a live edge to the street.

Planning Applications for apartment schemes should be accompanied by a schedule of accommodation setting out the number and types of apartments and for each unit:

- Unit floor area;
- Whether it exceeds minimum standards and by how much;

- Amenity and storage areas associated with the unit;
- Aspect of unit;
- Primary staircore / lift access point for unit;
- Details of long-term running and maintenance arrangements;
- A Statement of Housing Mix in accordance with Section 17.4.3 of this Plan; and
- Where proposals do not fully meet all requirements, the applicant shall identify where this occurs, and indicate any alternative compensatory design solutions.

17.4.7 Public Open Space for Residential Development

The provision of accessible open space is a key part of the provision of high-quality green infrastructure for communities. Public open space must be carefully designed as an integral part of the layout of all residential schemes / mixed schemes and should be addressed at the initial design stages. All applications for residential developments shall include a landscape plan.

Open space shall be provided within the development site as follows:

- In greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area.
- In institutional sites a minimum requirement of 20% of the site area may be required.
- In all other cases, public open space should be provided at the rate of 10% of the total site area.
- A relaxation of these standards may be considered where the overall density of a proposal is <8 dwellings per hectare, as the provision of space within the curtilages of the dwellings above the minimum required may be taken into account.
- Where a public space is not fully usable due to the presence of infrastructure or occurrence of repeated flooding, the Council will require this to be offset by provision at another location, or addressed through a financial contribution in lieu of the shortfall arising, in accordance with the Council’s Development Contribution Scheme.
- SuDS are not generally acceptable as a form of public open space provision, except where they contribute in a significant and positive way to the design and quality of open space. Where the Council considers that this is the case, in general a maximum of 10% of the open space provision shall be taken up by SuDS.

- Each application shall also have regard to the qualitative standards outlined in Section 4.18 of the *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, DEHLG, (2009)*.
- The following should also be taken into consideration in relation to public open space:
 - Areas of public open space should be generally flat. While some undulation may be incorporated as a design feature, areas with high gradients, containing swales or attenuation ponds, or otherwise impractical to function effectively as amenity / play areas, will not be acceptable as open space.
 - Narrow tracts of land (less than 10m) or pieces of land ‘left over after planning’ are not acceptable.
 - Public and semi-private open space in all residential developments will be required to incorporate natural features that promote children’s play. Opportunities for children’s play should be addressed as part of the landscape plan.
 - Public open space should be innovative in its design approach, and designed to be functionally accessible to the maximum number of dwellings within the residential area.
 - Public open space should be overlooked by as many dwellings as possible.
 - Houses shall not generally be permitted to back onto public open spaces.
 - Natural features, e.g. trees, hedgerows and wetland sites, should be retained, protected and incorporated into public open space areas.
 - On large sites, areas should be identified for a hierarchy of uses, e.g. more casual ‘pocket parks’ for smaller children to play, informal kick about areas, areas for passive amenity, etc.
 - Appropriate pedestrian and cycle linkages between open spaces should be clearly indicated on the site layout plan.
 - Care should be taken during the design process to connect existing and proposed areas of open space, thus providing green linkages for wildlife habitats.
 - The use of hard landscaping elements should also be identified.
 - The design of lanes connecting housing estates or within housing estates should be of sufficient width to allow for the safe movement of pedestrians and cyclists. Laneways should be adequately overlooked and lit and not be excessive in length.

17.4.8 Extension to Dwellings

Primarily, the design and layout of extensions should have regard to the character of the existing dwelling, the nature of the surrounding area and the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy. The following basic principles shall be applied:

- The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or adjoining properties.
- The extension should complement the area in which it is located, and its design and scale should have regard to adjoining properties. However, a flexible approach will be taken to the assessment of alternative design concepts and contemporary designs will be encouraged.
- In rural areas, the design of extensions should have regard to the Key Principles set out in Chapter 16 Rural Design Guide.
- The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed.
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- The physical extensions to the floor area of a dwelling should not erode its other amenities. In all cases a minimum private rear garden area must be retained.

17.4.9 Family Flat

This is a temporary arrangement to accommodate an immediate family member or a carer within an existing dwelling unit in a semi-independent capacity. Applications for a family flat shall have regard to the following requirements:

- Applicants shall submit documentary evidence at application stage to demonstrate the need for a family flat;
- The proposed unit should be linked directly to the main dwelling by a connecting door;

- Accommodation must be subsidiary to the main dwelling in scale and only in exceptional cases will more than one bedroom be permitted; and
- Any external doors permitted (to provide access to private / shared open space or for escape from fire) shall be limited to the side or rear of the house.

It is normal procedure to include conditions in any grant of permission that the family flat cannot be sold, conveyed or leased separately from the main residence, and that when the need for the family flat no longer exists the dwelling must be returned to a single dwelling unit.

17.4.10 Vehicular Parking in Residential Areas

Car parking standards are set out in Table 17.9. Residential areas should not be dominated by car parking along access streets. The design quality of the street is paramount (Refer to the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013). New residential development should take account of the different criteria regarding car parking including:

- Vehicular parking for detached and semi-detached housing should be within the curtilage of the house;
- Vehicular parking for apartments, where appropriate, should generally be at basement level. Where this is not possible, parking for apartments and terraced housing should be in informal groups overlooked by residential units;
- The visual impact of large areas of parking should be reduced by the use of screen planting, low walls and the use of different textured or coloured paving for car parking bays; and
- Consideration needs to be given to parking for visitors and people with disabilities.

17.4.11 Taking in Charge and Management Companies

The Council's policy on the taking in charge of residential developments is set out in the Taking in Charge Policy Statement (June 2008), which it is intended to review within the lifetime of this Plan.

Management companies are not required and are not envisaged for conventional housing developments. Apartment developments are not taken in charge by the local authority and therefore a management company is required. In mixed developments (e.g. conventional houses, apartments and commercial /

retail development) a part of the infrastructure may be taken in charge and part will be required to be managed by a management company.

In mixed developments the public infrastructure should be laid out and constructed in such a manner that there is a clear distinction between the areas and infrastructure that are to be taken in charge and those that will be managed by a management company. Taking in charge drawings should precisely identify the demarcation between public and private space, particularly where it is not identifiable by boundary treatments.

Where management companies are required, a properly constituted management company shall be established for the purposes of maintaining public lighting, roads, parking areas, services, open spaces and public areas in apartment schemes. In particular, management companies are advised to have a lighting maintenance contract in place with a suitable service provider.

The Multi-Unit Developments Act 2011 came into effect on 1 April 2011; this regulates the ownership and management of the common areas of appropriate multi-unit developments, and provides for the setting up of owners' management companies to manage such areas.

17.4.12 Naming and Advertising of New Developments

Names of residential and other developments shall reflect local heritage by incorporating local place names or names of geographical, historical or cultural significance to the site location. Names of developments shall include the use of the Irish language. In order to ensure the above and to avoid confusion and duplication, the naming of developments will require the prior agreement of the Planning Authority. Proposed names shall be submitted to the Planning Authority and agreed prior to launching any advertising campaign for the development.

17.4.13 Student Accommodation

Kildare County Council recognises the growing demand for student accommodation in the county and particularly in proximity to Maynooth University. Applications for purpose built student housing will require a statement that outlines the proposed terms of occupation (e.g. term-time for students and

short let during academic holiday period), proposed management structure and the design (dwelling mix, open space provision, car parking provision, etc) and demonstrating that the design is suitable to meet the accommodation needs of the intended occupants and would not impact on the amenities of the area. The Planning Authority will exercise flexibility with regard to the application of Development Plan standards where it is demonstrated that the proposal adequately addresses the needs of the intended future occupants.

17.5 CHILDCARE FACILITIES

All childcare facilities shall be provided in accordance with the *Childcare Facilities: Guidelines for Planning Authorities* (DEHLG). In particular the following should be noted:

- One childcare facility is generally required to cater for 20 places in developments of 75 houses, including local authority and social housing schemes, in accordance with DEHLG Guidelines. This standard may be varied depending on local circumstances. The Council will consult with the Kildare County Childcare Committee in this regard.
- The complete conversion of existing semi-detached and terraced dwellings within housing estates to childcare facilities is generally discouraged. The childcare use should remain secondary and the bulk of the house should be retained for residential purposes.
- In new housing estates, purpose built facilities are normally required; these are best located at or near the front of the estate.
- Full off-street parking for crèches will generally be required.
- Developers shall generally be required to provide childcare facilities as part of Phase 1 of development.

Applicants are recommended to seek the advice of the Kildare County Childcare Committee, HSE, and other relevant bodies in the design of childcare facilities prior to the submission of a planning application.

17.6 STUDENT ACCOMMODATION

In considering planning applications for student accommodation, Kildare County Council will have regard to the Department of Education and Science Guidelines on Residential Development for 3rd Level Students (1999) and the supplementary review document of July 2005.

The following matters will be considered on all proposals:

- The location of the site in relation to educational facilities;
- The proximity of the site to existing or planned public transport corridors and cycle routes;
- The potential impact on local residential amenities;
- The standard of accommodation (bedrooms, bathrooms, communal rooms, open space) as set out in the above Guidelines;
- The level and quality of on-site facilities, including storage facilities, waste management, cycle storage, leisure facilities, car parking and amenity;
- The architectural quality of the design and external layout, with respect to materials, scale, height and relationship to adjacent structures;
- The provision of documentary evidence of a 'qualifying lease' as defined in the Guidelines on Residential Development for 3rd Level Students to prove that the accommodation is for let to students within the academic year;
- Whether internal layouts are flexible in terms of future possible changes of uses rationale; and
- Any alternative uses for the proposed development outside of the academic year.

In assessing a proposal for student accommodation, the planning authority will take cognisance of the amount of student accommodation which exists in the locality and will resist the over-concentration of such schemes in any one area, in the interests of sustainable development and residential amenity.



17.7 TRANSPORT

In towns, villages and settlements the Council shall have regard to the Design Manual for Urban Roads and Streets, DTTS and DECLG (2013) (DMURS).

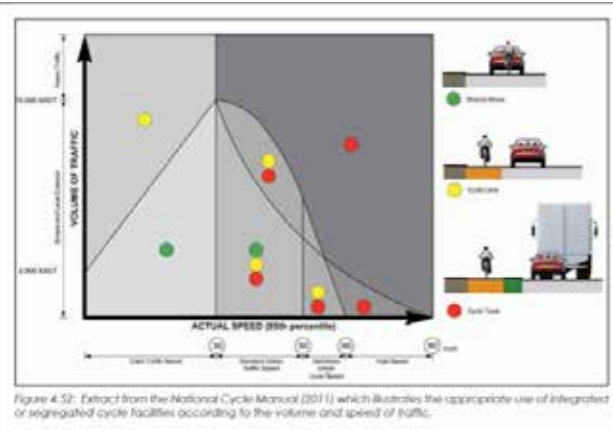


Figure 4.52 from DMURS (extract from National Cycle Manual) illustrates the appropriate use of integrated or segregated cycle facilities according to speed volume.

17.7.1 Stopping Distances and Sightlines

Sightline requirements are determined by the Council on a case by case basis. Factors including the type, speed limit and condition of the road are taken into consideration:

Where sightlines are inadequate and would give rise to a traffic hazard, development will not be permitted.

- Where the improvement of sightlines requires the substantial or complete removal of an existing hedgerow, the developer must include detailed landscape proposals to minimise the impact.
- In cases where an access already exists with inadequate sightlines, it is Council policy to recommend the closing up of this entrance and to facilitate another entrance with adequate sightlines.
- All applications for planning permission must clearly indicate the sightlines available at the proposed access. Figures 17.1 and 17.2 show the recommended method of measuring sightlines.
- Guidance for both stopping distances and visibility splays at junctions and accesses in rural areas is set out in the DMRB.
- Guidance on both stopping distances and visibility splays at junctions and accesses in urban areas is set out in Chapter 4 of the *Design Manual for Urban Roads and Streets*, DTTS and DECLG (2013). In

summary, the Council considers that the design of streets in urban areas should determine vehicular speeds and that lower vehicular speeds should be encouraged in all cases.

17.7.2 Building Lines

It is the policy of the Council where developments are permitted in rural areas along National, Regional and County Roads that they must conform to the minimum setbacks listed in Table 17.8. All measurements are taken from the nearest edge of road surface. Other building lines may be specified in recognition of local conditions. In situations where there is an established building line, new houses, where appropriate, shall conform to the established building line.

Table 17.8

Building Lines from Public Roads

Motorways	91m
National Primary	91m
National Secondary	91m
Regional Road	31m
Urban / County Road	18.5m
Distributor	18.5m

Building lines in developed areas will be determined having regard to the historic urban grain of the area and the need to provide pedestrian friendly streets with a sense of enclosure. Proposed developments should have regard to Chapter 15 Urban Design Guidelines on this matter.

Proposals for residential developments near busy roads in urban areas may be required to show how it is proposed that impacts of noise are mitigated. A Noise Impact Assessment along with noise screening measures such as facade insulation and noise barriers should form part of proposals, as appropriate.

Where a development requires that the existing roads / footpaths and public lighting be improved / extended, or any other works carried out to facilitate a development, the developer may be required to provide these as a condition of planning permission.

17.7.3 Access onto Public Roads

Generally, where the capacity, width, alignment or surface condition of the road are inadequate, development will not be favoured.

Where new development would adversely impact on road drainage, development will not be permitted unless applicants agree proposals with the Council to improve the road.

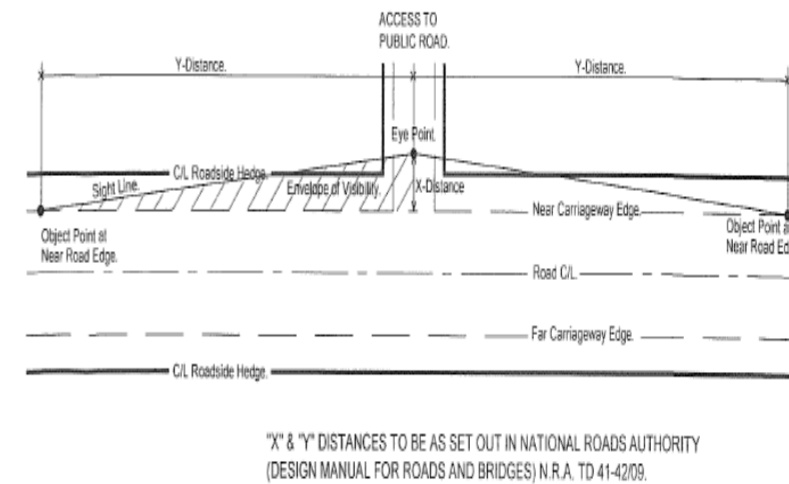
The Council requires the submission of a Traffic and Transport Assessment (TTA) as part of planning applications for larger developments in accordance with the NRA Traffic and Transport Assessment Guidelines May 2014 document. These guidelines advise that applicants should consult with the Transportation Department of the Council prior to submission of an application.

17.7.4 Access Requirements

Generally, it is the policy of the Council to discourage the proliferation of access points onto public roads, particularly in areas where the maximum speed limit applies or where road safety is of concern. The Council also encourages and promotes shared access points in all circumstances.

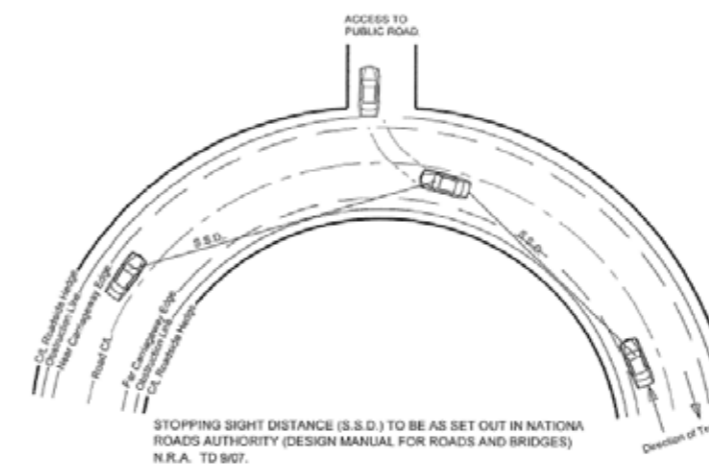
Where the removal of hedgerow is required in order to achieve sight lines, the minimum amount of hedgerow shall be removed. The new boundary should be planted with suitable indigenous species as outlined in sections 16.6.3 and 17.2.6.

The provision of sheep / cattle grids in new developments adjacent to the Curragh will be mandatory.



"X" & "Y" DISTANCES TO BE AS SET OUT IN NATIONAL ROADS AUTHORITY (DESIGN MANUAL FOR ROADS AND BRIDGES) N.R.A. TD 41-42/09.

Figure 17.1
Method of Measuring Sightline



STOPPING SIGHT DISTANCE (S.S.D.) TO BE AS SET OUT IN NATIONAL ROADS AUTHORITY (DESIGN MANUAL FOR ROADS AND BRIDGES) N.R.A. TD 907.

Figure 17.2
Method of Measuring Sightlines

17.7.5 Street Lighting and Public Utilities

Street lighting should, at a minimum, comply with the standards set out in the most recent revision of Kildare County Council document 'Street Lighting Technical Specification'. All new luminaries shall be fitted with LED light sources. Pedestrian links must also be illuminated. Lighting levels within a new development must create a secure environment. Dark corners and alleyways should be avoided. The planning authority may require residential schemes to comply with any forthcoming "National Specification for Public Lighting".

Where a residential development has not yet been taken in charge by the County Council, the developer is responsible for the management and maintenance of the public lighting in the development, including the payment of all utility bills.

To preserve the amenity and visual character of an area, and in the interests of public safety, all services including electricity, public lighting, telephone, broadband and television cables shall be provided underground in appropriate ducting in all new developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings. Pole mounted equipment (such as transformers) will not be permitted.

The Planning Authority will require utility boxes to be carefully integrated into the surrounding environment. Conditions may be included in permissions in relation to external materials and screening for such utility boxes or any above ground installations.

17.7.6 Car Parking

The Council will normally require the provision of car parking spaces within the curtilage of the site or convenient to the development. The provision should be based on the extent to which the development is likely to generate demand for additional parking spaces.

Car parking standards are set out in Table 17.9 below to guide proposed development. Other than 'Residential', parking standards are maximum standards, having regard to the need to balance demand for parking against the need to promote more sustainable forms of transport, to limit traffic congestion and to protect the quality of the public realm from the physical impact of parking. Therefore the number of spaces provided should not exceed the maximum provision set out below.

Additionally, the maximum provision of parking should not be viewed as a target. Lower rates of parking may be appropriate at certain sites. In determining this, the Council will have regard to

The proximity of the site to public transport.

- The proximity of the site to the town centre and services that fulfil day-to-day needs;
- The potential for linked trips (where multiple needs are fulfilled in one journey);
- The nature of the uses of the site and likely durations of stays;
- The nature of surrounding uses and potential for dual use of parking spaces depending on peak hours of demand;
- Proximity to public car-parking areas;
- The need to protect the vibrancy of town centres and regenerate vacant / underused buildings;
- Any modal shift demonstrated through a Traffic and Mobility Assessment; and
- The suitability of a contribution in lieu of parking in accordance with the Development Contribution Scheme, as part of a grant of planning permission.

The Council reserves the right to alter the requirements outlined below, having regard to the circumstances of each particular development. For any commercial use not specified, the default parking rate will be calculated based on those of a comparable use and / or as part of Transport and Traffic Assessment.

Large complex developments may be assessed separately with regard to the circumstance of each case.

The Council requires the submission of a Mobility Management Plan with planning applications where developments include substantial parking requirements. This should outline a series of measures to encourage sustainable travel modes and reduce car-borne traffic within a development

In addition to car parking standards, sufficient space will be required within the curtilage of the site for all service vehicles involved in the operation of the business or building. Set-down / drop off areas and coach parking areas should be provided as appropriate.

The minimum size for a car parking space shall be 2.5m x 5.0m and circulation aisle 6m wide. Loading bays shall be a minimum of 3 x 6m.

5% of parking spaces in non-residential developments should be set aside for disabled parking.

The Council will liaise with ESB Networks to continue the roll-out of rapid charge points throughout the county. Non-residential developments shall provide facilities for the charging of battery-operated cars at a rate of up to 10% of the total car parking spaces in order to meet the targets of the Government's Electric Transport Programme and in response to 'Climate Change the Government's National Policy Position on Climate Action and Low Carbon Development'.



Table 17.9
Car Parking Standards

Residential	
House	2 spaces per unit
Apartment	1.5 spaces per unit + 1 visitor space per 4 apartments
Other Accommodation	
Hotel / Guesthouse	1 per bedroom
Nursing Home	1 per 3 residents
Student Accommodation	To be determined by the Planning Authority on a case by case basis
Retail	
Convenience	1 per 20sqm gross floor area
Convenience > 1000 sq m GFA	1 per 15 sqm gross floor area
Comparison	1 per 20sqm gross floor area
Warehousing / Showrooms	1 per 30 sqm gross floor area
Other Commercial	
Bank / Financial Institution	1 per 14sqm gross floor area
Lounge / Bar	1 per 15sqm gross floor area
Restaurant / Cafe	1 per 10sqm gross floor area
Takeaway	1 per 20sqm gross floor area
Function Room, Club	1 per 10sqm gross floor area
Enterprise / Employment	
Industry / Manufacturing	1 per 33 sqm gross floor area
Warehousing	1 per 100sqm gross floor area
Office Town Centre	1 per 30 sqm gross floor area
Office Park	1 per 20 sqm gross floor area
	Where the floor area exceeds 1500 sqm, 1 space per 50 sq m
Education / Childcare	
Crèche	0.5 per staff member plus 1 per 4 children
Primary School	2 per classroom
Secondary School	2 per classroom
University / College of Higher Education	1 per classroom + 1 per 5 students
Medical	
Hospital	1.5 per bed
Clinic / Group Medical Practices	2 per consulting room
Community / Recreational	
Theatre, Cinema	1 per 4 seats
Church or other place of worship	1 per 4 seats
Stadium	1 space per 3 seats
Playing fields	15 spaces per pitch
Gymnasium / Recreation Centre	1 per 15 sqm gross floor area
Community Centre / Library	1 per 10 sqm gross floor area
Funeral Home	1 per 10 sqm gross floor area



17-7-7 Cycle Parking

The planning authority requires the provision of a minimum level of secure cycle parking facilities in association with new development and a change of use. This is consistent with the objectives and policies of the Department of Transport's *National Cycle Policy Framework (2009)*.

Where the provision of cycle parking facilities is intended for use by the staff of that particular development, stands should be covered and located within the curtilage of the development to ensure security and supervision.

Cycle stands for use by visitors should be located to maximise convenience to the entrance of buildings, and positioned so as to ensure safety, security and supervision. The cycle parking standards set out in Table 17.10 shall apply, and cycle parking provision should be in accordance with the *National Cycle Manual, NTA (2011)*.

Along with cycle parking, sufficient shower and changing facilities should be made available in larger commercial developments/places of employment. The following standards shall apply:

Office developments:

- 250 m² – 500 m² : 1 shower
- 500 m² to 1000 m² : 2 showers
- 1 shower per additional 1000 m² thereafter

Non-office development:

- 1 shower for the first 5 cycle parking spaces and 1 shower per 10 cycle parking spaces thereafter, unless otherwise agreed with the Planning Authority.

Changing/drying areas, toilets and lockers should be provided in association with shower facilities.

The planning authority will allow a degree of flexibility in town and village centre locations, where sites may be constrained. Where cycle parking would be better provided at communal, strategic locations around the town centre, a financial contribution in lieu of cycle parking will be considered, in accordance with the Development Contributions Scheme. The Council may also request the provision of public cycle parking facilities, where possible at existing transport nodes, public buildings, retail centres and other locations not specified below.

Table 17.10
Cycle Parking Standards

Accommodation	
Apartments	1 space per unit + 1 visitor space per 2 units
Hotel / Guesthouse	1 space per 10 bedrooms + 1 space per 5 staff
Nursing Home	1 space per 10 residents + 1 space per 5 staff
Student Accommodation	1 space per bedroom + 1 visitor space per 5 bedrooms
Retail	
<100 sqm GFA	1 space per 20 sqm gross floor area or 1 space per car space, whichever is greater
> 100 sqm GFA and <500 sqm GFA	1 space per 40 sqm gross floor area or 1 space per 2 car spaces, whichever is greater
>500 GFA	1 space per 10 car parking spaces or 1 space per 100 sqm gross floor area, whichever is greater
Warehousing / Showrooms	1 space per 250 sqm gross floor area
Other Commercial	
Bank / Financial Institution	1 space per 100sqm gross floor area
Lounge / Bar / Restaurant / Café / Function Room	1 space per 30 sqm dining / public floorspace
Enterprise / Employment	
Industry / Manufacturing	1 space per 100sqm gross floor area
Warehousing	1 space per 100sqm gross floor area
Office	1 space per 50 sqm gross floor area
Education / Childcare	
Crèche	1 space per 5 staff + 1 space per 10 children
Primary School	1 space per 5 staff + 1 space per 5 students
Secondary School	1 space per 5 staff + 1 space per 3 students
University / College of Higher Education	1 space per 5 staff + 1 space per 2 students
Medical	
Hospital	1 space per 5 staff + 1 space per 10 beds
Clinic / Group Medical Practices	1 space per 5 staff + 0.5 space per consulting room
Community / Recreational	
Theatre, Cinema, Stadium, Place of Worship	1 space per 10 seats
Playing Fields	20 spaces per pitch
Gymnasium / Recreation Centre	1 space per 50 sqm gross floor area
Community Centre / Library	1 space per 10 sqm gross floor area
Funeral Home	1 space per 15 sqm gross floor area

17.8 SURFACE WATER / FLOODING

The management of surface water run-off and flood risk is a key consideration in the assessment of planning applications.

- All applications for development shall include proposals for restricting the rate of surface water run-off in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GSDS).
- Developments shall incorporate Sustainable urban Drainage Systems (SuDS) as appropriate in accordance with the recommendations of the Greater Dublin Strategic Drainage Study (GSDS).
- Proposals for development shall be subject to site-specific flood risk assessment in accordance with Chapter 7 of the County Development Plan.
- Applicants shall have regard to the strategies, objectives and policies contained within Chapter 7 of the County Development Plan at all stages of their development proposals, as well as the requirements of The Planning System and Flood Risk Management – Guidelines for Planning Authorities, DEHLG (2009).
- Proposals for surface water attenuation systems should include maintenance proposals and procedures.
- Proposals to construct new and replacement culverts and bridges on watercourses shall be subject to the approval of the Office of Public Works, in accordance with Section 50 of the Arterial Drainage Act 1945 and the Planning System and Flood Risk Management Guidelines, DEHLG, (2009). These applications will be made to the Office of Public Works by the developer post receipt of planning permission. Approval shall be obtained prior to commencement of the works. The minimum permissible diameter of any culvert shall be 900mm with access to be provided for maintenance as appropriate.
- Peak flood flows used in the design of culvert sizes, channel sizes and flood alleviation works to be undertaken as part of a development shall be calculated in accordance with a method approved by the Office of Public Works.

Applicants are required to conduct a flood impact assessment in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) in all applications where a potential flood risk exists.

All new developments shall be designed and constructed to meet the following minimum flood design standards:

- For urban areas – the 1% AEP storm event + a 20% allowance for climate change
- For rural areas - the 1% AEP storm event + a 20% allowance for climate change.

AEP = Annual Exceedence Probability represents the probability that a given rainfall total accumulated over a given duration will be exceeded in any one year.

- Where streams, open drains or other watercourses are being culverted, the minimum permissible culvert diameter is 900mm. Access should be provided for maintenance as appropriate.
- The appropriate Office of Public Works approved method for assessing flood flows, which will depend on catchment size, shall be used in all designs. These flood flows will be used to generate channel sizes, culvert sizes and any required flood alleviation works, which will be undertaken by the developer prior to the commencement of any development.

17.9 EMPLOYMENT INCLUDING EXTRACTIVE INDUSTRY AND AGRICULTURAL BUILDINGS

The above uses have significant potential to impact on the landscape. Applications will be required to ensure that development is in accordance with the guidance provided in Chapter 14 Landscape, Recreation and Amenity, in particular Tables 14.3 and 14.4, with regard to compatibility between the land-use and the principal Landscape Character Areas of the county, and the proximity to Landscape Sensitivity Factors.

17.9.1 Employment Uses

The following information should be submitted as part of any application for industrial / commercial / business development:

- Details of the nature and scale of the proposed operation, to include opening hours and anticipated traffic levels.
- Availability of adequate services to serve the development, or the ability of the applicant to provide these services in a manner which does not adversely impact on surrounding properties or the broader environment.

- Proposals for the safe storage and disposal of waste in a manner which is visually and environmentally acceptable.
- Storage should generally be confined to the rear of the premises; height should be such that the materials stored are adequately screened either by the building unit or an alternative screening method.
- Compatibility of existing adjacent land uses with the proposed development, and mitigation measures to preserve and protect the amenity of the adjacent uses, should this be necessary.
- Availability of adequate sight lines (or ability of applicant to provide same) as per the relevant NRA Standards and safe road access for anticipated levels of traffic to be generated by the proposed development. Generally, only one vehicular access point will be permitted.
- Adequate parking and circulation areas should be provided by the applicant within the curtilage of the proposed development, unless otherwise agreed with the planning authority.
- Advertising signage shall be detailed at planning application stage and shall be sympathetic in size, scale, design, materials and colour with the surrounding landscape / streetscape. Lighting should be unobtrusive and should not adversely affect traffic safety on adjacent roads.

17.9.2 Industry and Warehousing Development

Industry and warehousing schemes will be required to present a good quality appearance, helped by landscaping and careful placing of advertisement structures. In relation to industrial development the following should be taken into consideration:

- Individual buildings should exhibit a high quality of modern architectural design and finish (including the use of colour);
- In the case of two or more industrial / warehouse units, a uniform design is required for boundary treatments, roof profiles and building lines;
- Areas between the building and road boundary may include car parking spaces provided adequate screen planting is incorporated into the design proposal;
- Adequate provision shall be made on the site for parking of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or, where such facilities are located at the side, provision for screening shall be made;

- The building line from adjoining land-uses will be determined at Local Area Plan level having regard to the nature of uses and site specific matters, or in accordance with Section 17.7 of this Plan;
- The front building line shall be as determined in consultation with the planning authority and, where required, the existing roadside boundary shall be set back;
- Any industrial or commercial development shall not be injurious to the residential amenity of adjoining properties;
- A landscaped buffer zone (minimum 5-10 metres) will be a requirement of planning permissions for any industrial / warehousing development where it adjoins another zoning or where it would impact on the amenities of adjoining land uses; and
- Proposals shall be submitted to incorporate Sustainable Drainage Systems (SuDS) in developments.

17.9.3 Business and Technology Parks

Business parks shall be laid out in open parkland setting with a high level of landscaping, and provision shall be made for pedestrian and cycle paths.

The following design issues should be taken into consideration:

- Individual buildings should exhibit a high quality contemporary design and finish including colour;
- Car parking shall be provided in a discreet, landscaped and well-screened environment with a view to minimising its visual impact, particularly when viewed from approach roads;
- Proposals shall be submitted to incorporate Sustainable Urban Drainage Systems (SuDS) and other measures that address adaptation to climate change including the creation of integrated wetlands, the construction of green / living roofs whereby opportunities for existing solar energy and wind energy are taken;
- In order to ensure attractive open parkland setting, the building line on all principal road frontages shall generally be not less than 15 metres from the road and the site coverage behind the building line shall not exceed 45%. There shall be a minimum planted strip of 5 metres in width on all principal road frontages. Where a proposed development is located within convenient walking distance of a high quality public transport network the above requirement may be varied so as to achieve a scale of development and density of employment appropriate to the proximity of the site to a high quality public transport network;

17.9.4 Outdoor Smoking Areas

Outdoor smoking in front of buildings can seriously distract from the amenities and appearance of such spaces. This issue is of particular concern at public buildings and buildings with large numbers of employees. It shall be a requirement of planning permission that smoking areas are sheltered and located away from entrances and other prominent places, in order to avoid a negative impact on individuals accessing the building and/or on the appearance of the public realm.

17.9.5 Loading and Unloading

In addition to the general car parking requirements, service parking space may be required for cars or other vehicles necessarily involved in the operation of the business or a particular building, e.g. delivery and collection of goods. In all major developments of an industrial / commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development.

17.9.6 Extractive Industry

Applications should submit information on the following items at application stage:

- Map(s) showing (a) total site area, (b) area to be excavated, (c) any ancillary proposed development, (d) nearest dwellings or any other development (within 1 km of the site);
- Description of the aggregate(s) to be extracted, method of extraction, any ancillary processes (such as crushing, concrete manufacture, etc.), equipment to be used, stockpiles, storage of soil and overburden, storage of waste materials, settling ponds;
- Total and annual tonnage of extracted aggregates, expected life of the extraction, maximum extent and depth of working, phasing programme;
- Description of development works (buildings, fixed and mobile plant, roads, fuel tanks, water supply and drainage, earth mounds, etc.);
- Description of water courses and water table depth, natural and cultural heritage, traffic impact and waste management;
- Description of cumulative impact when taken together with other quarries in the vicinity;
- Likely environmental effects;
- Proposed mitigation measures;

- Restoration and after-care proposals; and
- Proposals for surface water management and flood risk minimisation.

In order to facilitate the sustainable development of the extractive industry, the Council will require the lodgement of a financial bond to ensure the satisfactory reinstatement of the site following the completion of extraction and the payment of an adequate contribution towards the upgrading or repair of the local road network.

The Council will assist developers in scoping for Environmental Impact Statements.

17.9.7 Home- Based Economic Activity

Home-based economic activity is defined as small-scale commercial activity carried out by a resident of a house which is subordinate to the use of the dwelling as a place of residence. In dealing with applications for such developments the planning authority will have regard to the following: -

- The nature and extent of the work;
- The effects on the amenities of adjoining properties particularly as regards hours of operation, noise and general disturbance;
- The anticipated levels of traffic generation; and
- The generation, storage and collection of waste.

Permissions for home-based economic activity will generally be restricted to use by the applicant only in a rural area and access by visiting members of the public may also be restricted.

Applications may be subject to a temporary permission, in order to enable the planning authority to monitor the impact of the development.

17.9.8 Agricultural Developments

Agricultural developments have the potential for creating impacts on the environment and landscape. The traditional form of agricultural buildings is disappearing with the onset of advanced construction methods and a wider range of materials. Some new farm buildings have the appearance of industrial buildings and, due to their scale and mass can have serious visual impacts.

- In the construction and layout of agricultural buildings, the Council will require that buildings be sited as unobtrusively as possible and that the finishes and colours used blend into the surroundings. The Council accepts the need for

agricultural buildings and associated works (walls, fences, gates, entrances, yards etc.) to be functional, but they will be required to be sympathetic to their surroundings in scale, materials and finishes. Buildings should relate to the landscape and not the skyline. Traditionally this was achieved by having the roof darker than the walls;

- Appropriate roof colours are dark grey, dark reddish brown or a very dark green. Where cladding is used on the exterior of farm buildings, dark colours (preferably dark green, red or grey) with matt finishes will normally be required. The grouping of agricultural buildings will be encouraged in order to reduce their overall impact in the interests of amenity;
- The removal of hedges to accommodate agricultural developments should be a last resort. A landscaping plan is required as part of an application for agricultural development and should include screening and shelterbelt planting, composed principally of native species; and
- Other considerations which will arise in such developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes will have to be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape will be factors which will govern the acceptability or otherwise of such development. Proposals for preventing surface water run-off onto the public road shall be included with planning applications.

17.10 WASTE DISPOSAL AND RECOVERY

In assessing development proposals for, or including, waste recovery / disposal facilities, the Planning Authority will have regard to the provisions of the Eastern-Midlands Region Waste Management Plan 2015-2021, planning legislation, the County Development Plan policies as set out in Chapter 7 and other relevant planning documents.

Larger proposals for waste recovery / disposal facilities are considered by An Bord Pleanála through the Strategic Infrastructure Development (SID) process. The Planning Authority will contribute to the SID process on relevant proposals.

17.10.1 Waste Recovery/Disposal Facilities

Planning applications for waste related facilities will be assessed with regard to:

- The sensitivity of the site: Facilities impacting upon Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), areas protected for landscape character, visual amenity, geology, heritage or cultural value, or areas at risk of flooding, will not be permitted.
- Nature of Operation and Materials: The Council will consider the type, source and volume of waste material to be processed and its method of processing, including hours of operation and duration of permission sought.
- Traffic and Transport: A Traffic and Transportation Assessment will be required to be submitted in most cases. All proposals shall indicate details of road access, sightlines / visibility, vehicle turning manoeuvres, parking areas, pull-in areas, the number and types of vehicles which will frequent the site, the carrying loads of vehicles, and haul routes.
- Surface Water Drainage: A Sustainable Drainage system will be applied to proposed developments, and proposals shall have regard to the requirements of the EU Water Framework Directive and associated River Basin Management Plans.
- Emissions: Details of potential noise, fumes, odours, dust, grit, vibration and lighting, along with controls and monitoring of same, will be required.
- Landscaping and Restoration Proposals: Boundary treatments, screening proposals and remediation measures, including a timeframe for implementation, shall be required.
- Impact on Residential Amenity: The Council will consider the proximity to residences and the impact on same (including through the considerations of traffic, emissions etc. outlined above).
- Environmental Impact Assessment: Proposals shall be screened for the requirements of mandatory and sub-threshold Environmental Impact Assessment. An Environmental Impact Statement shall be submitted as required.
- Appropriate Assessment: All developments will be screened for the need to undertake Appropriate Assessment. Development will not be permitted in the absence of screening, or a Stage 2 Appropriate Assessment if required.

17.10.2 Construction and Demolition Waste

Construction and demolition waste management plans should be submitted as part of development proposals for projects in excess of any of the following thresholds:

- New residential development of 10 units or more;
- New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250 sq metres;
- Demolition / renovation / refurbishment projects generating in excess of 100 cubic metres in volume of C&D waste; and
- Civil engineering projects generating in excess of 500 cubic metres of waste materials used for development works on the site.

A Construction and Demolition Waste Management Plan, as a minimum, should include provision for the management of all construction and demolition waste arising on site, and make provision for the reuse of said material and / or the recovery or disposal of this waste to authorised facilities by authorised collectors. Where appropriate, excavated material from development sites should be reused on the subject site.

17.10.3 Bring Banks and Recycling Facilities

Bring bank facilities will generally be required in conjunction with significant new commercial developments or extensions to same, and in conjunction with large scale residential and mixed-use developments.

Bring bank facilities should include receptacles for glass, cans and textiles and, where practicable, receptacles for paper, cardboard, plastics, batteries, light bulbs and certain waste oils.

All applications for bring bank facilities will be assessed on a case by case basis having regard to the following:

- Proximity to residential areas;
- The provision of an area of at least 10m by 4m;
- Truck access and clearance heights;
- A hard standing area and safe pedestrian walkway;
- A vehicle set down area only with no permanent parking provision;
- Suitable lighting and CCTV monitoring; and
- Noise mitigation, screening and/or landscaping as considered necessary by the Council.

17.11 ENERGY AND COMMUNICATIONS

Energy and communications infrastructure have significant potential to impact on landscape. Applications will be required to ensure that development is in accordance with the guidance provided in Chapter 14 Landscape, Recreation and Amenity, in particular Tables 14.3 and 14.4, with regard to compatibility between the land-use and the principal Landscape Character Areas of the county, and the proximity to Landscape Sensitivity Factors.

17.11.1 Wind Energy Proposals

When assessing planning applications for wind energy developments the Council will have regard to the *Wind Energy Development Guidelines for Planning Authorities, DoEHLG, (2006)* and any amendments to the Guidelines which may be made. The assessment of wind energy development proposals will include consideration of the following as appropriate:

- Sensitivity of the landscape and adjoining landscapes to wind energy projects;
- Scale, size and layout of the project, any cumulative effects due to other projects, and the degree to which impacts are highly visible over extensive areas;
- Visual impact on protected views and prospects, and designated scenic landscapes as well as local visual impacts;
- Impact on nature conservation, ecology, soil, hydrology, groundwater, archaeology, historic structures, public rights of way and walking routes;
- Local environmental impacts including noise, shadow flicker;
- The visual and environmental impacts of associated development such as access roads, plant and grid connections; and
- The implications of extensive cabling beneath the public road.

All proposals for the development of wind energy developments shall include an assessment indicating the impact of the proposed development on protected bird and mammal species.

The Council may also require an Environmental Impact Statement to be submitted as part of any planning application for large scale commercial wind turbine schemes.

17.11.2 Applications Proximate to Overhead Lines

In determining applications proximate to overhead power lines the planning authority will have regard to the clearance distances as recommended by the Electricity Supply Board (ESB):

- For development in proximity to a 10kv or a 38kv overhead line, no specific clearance is required by the ESB.
- For development in proximity to a 110kv overhead line, a clearance distance of 20 metres either side of the centre line or 23 metres around a pylon is recommended.
- For development in proximity to a 220kv overhead line, a clearance distance of 30 metres either side of the centre line or around a pylon is required.

17.11.3 Telecommunications and Supporting Infrastructure

Proposals for telecommunications antennae and support structures will be assessed in accordance with the *Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, DELG, (1996)*, as revised by Circular Letter PL 07 / 12, and any other publications and material as may be relevant in the circumstances.

Planning applications for new facilities should include:

- Details of the significance of the proposed development to the telecommunications network, including a map of the area and existing coverage in the area.
- A technical explanation of the reasons why coverage cannot be provided by existing antennae.
- Details of efforts made to share installations or co-locate / cluster with existing structures; this should reference a map showing the location of all existing structures within a minimum 2km radius of the proposed site.
- Evidence of consideration of alternative sites and explanation of their unsuitability.
- Visual impact assessment and mitigation measures (e.g. low and mid level landscape screening, use of tree-type masts, colour treatment of masts / antennae).

When evaluating planning applications for the provision of such infrastructural installations, the Council will seek to ensure that:

- The preservation of residential and visual amenity is considered.
- The telecommunications infrastructure is sited so as not to cause a negative impact on the special character and appearance of designated conservation areas, protected structures and sites of archaeological importance.
- The location of commercial masts on State buildings will be discouraged. All masts on State buildings shall have regard to national and Council policies regarding schools and residential areas.
- Only as a last resort will masts be permitted within or in the immediate surrounds of smaller towns or villages, in a residential area or near a school, hospital or residential care home. If such a location should become necessary, sites already developed for utilities should be considered and masts and antennae should be designed and adapted for the specific locations. The support structure should be kept to the minimum height consistent with effective operation. At such locations the support structure should be monopole or poles rather than a latticed tripod or square structure.
- In the vicinity of larger towns, to encourage operators to locate in industrial estates or on industrially zoned land. The use of existing structures is always preferable to the construction of an independent antennae support structure. The possibilities offered by some commercial or retail areas should be explored in terms of potential locations for “disguised” masts. Tall buildings and rooftops, where antennae can be treated to blend in with surroundings, should be considered.
- In rural areas, the visual absorption opportunities provided by existing topography and vegetation should be taken into account. The possibility of placing towers and masts in forestry plantations should be considered provided of course, that the antennae are clear of obstructions. Where masts are located outside of forested areas, applicants will be required to indicate the technical reasons why forest areas are unsuitable. The design and visual appearance of masts, antennae and satellite dishes and their associated equipment, shall be as unobtrusive as possible. Sensitive design, painting of masts and screening will be expected to minimise visual impact. Green or black is a preferred colour at ground level.
- Within the life of a planning permission, opportunities to modify and improve existing structures shall be taken into consideration. In the event of obsolescence, the antennae and their support structure shall be demolished / removed and the site reinstated at the operator’s expense. This will be a condition of planning permission.

- In accordance with the Habitats Directive, any project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.

17.12 Seveso Sites

Planning authorities are required to have regard to the potential effects of relevant development in terms of the risks or consequences of a major accident for public health and safety.

Planning applications pertaining to or in proximity to Seveso sites are referred to the Health and Safety Authority (HSA) for their input.

In assessing proposals the Planning Authority will have regard to the technical advice of the HSA in relation to proposed development and proposed land use(s). The Planning Authority will consider the need to maintain an appropriate safe distance of such establishments from residential areas, areas of public use, and areas of particular natural sensitivity, and will also consider the need to minimize risk to strategic infrastructure. For some types of development, particularly those involving large numbers of people and vulnerable occupants, the Planning Authority will consider the societal risk, i.e. the risk of large numbers of people being affected in a single accident.

Developers of Seveso sites and any sites adjacent to Seveso sites are encouraged to consult with the HSA at the pre-planning stage to assess the impacts of their proposals.

17.13 Retail Development

In accordance with the Regional Retail Strategy (*Retail Strategy for the Greater Dublin Area 2008 – 2016*), where an application is made within the Core Retail Area of Level 2 Major Town Centres or County Town Centres, it will not always be necessary to demonstrate the quantitative need for retail proposals in applications for such proposed developments.

The assessment process will focus on the qualitative aspects of the proposal, including urban design, integration with the built fabric of the Core Retail Area and the quality of life of the centre and wider town.

The exception to this is where the scale of the proposal warrants such quantitative assessment/consideration and could result in displacement of retail activity in the Core Retail Area.

Where a development in an edge of centre or out of centre location is proposed and/or not in accordance with the Plan, then the criteria set out below will need to be addressed in applications and assessments.

17.13.1 Criteria for Assessment

Applications for significant retail development as outlined in Chapter 9 will be assessed in accordance with the following criteria:

- (i) The need to support the long term strategy for town and village centres in the County Retail Hierarchy, as established in this Plan, and not materially diminish the prospect of attracting private sector investment into one or more such centres;
- (ii) The potential of the development to increase employment opportunities and promote sustainable economic regeneration in both urban and rural centres across all levels of the County Settlement and Retail Hierarchies;
- (iii) The potential of the development to increase the competition of the county regionally, nationally and internationally, as appropriate, and thereby attract further consumers/shoppers to the county and its towns and villages;
- (iv) Whether the development would respond to consumer demand in its retail offering and not diminish the range of activities that all centres across the County Retail Hierarchy can support and sustain;

- (v) Whether the development would cause an adverse impact on one or more centres in the County Retail Hierarchy, (either singly or cumulatively with recent developments or outstanding permissions (which have a realistic prospect of implementation)) sufficient to undermine the quality of the centre(s) or its wider function in the promotion and encouragement of the arts, culture, leisure and public realm functions, all of which are critical to the economic and social life of communities in the county;
- (vi) Whether the development would cause an increase in the number of vacant properties within the designated Core Retail Areas of towns at the higher levels of the County Retail Hierarchy but also generally in respect of the smaller, more rural centres in the county;
- (vii) Whether the development would ensure a high standard of access by public transport, foot and private car so that the proposal is easily accessible by all sections of society. Specifically, details of proposed Mobility Management Measures should be provided which outline how the proposed development could improve the accessibility of retail areas while aiming to contribute to the development of pedestrian and cyclist friendly centres and vibrant street and village life. This criterion is, on the whole, directed at applications in the county's main retail centres in recognition of the fact that communities in centres and areas in the more rural parts of the county are highly reliant on the private car, given both the lack of public transport and the distances involved; and
- (viii) Whether the development would link effectively with the town / village centre in which the development is proposed so that there is likely to be commercial synergy.

In addition, the Council will seek that applications for new retail developments address and provide evidence in respect of the following:

- The relationship of the application to any Development / Local Area Plan allocations;
- An assessment of the proposal against the tests of the Sequential Approach, with specific information provided if a brownfield town or village centre site is not being promoted in the application. It should be demonstrated that all town or village centre options have been fully evaluated and that flexibility has been adopted in respect of the retail format;

- Qualitative and quantitative need for the proposal must be demonstrated, and it must be in accordance with the centre's role and level in the County Retail Hierarchy. In respect of quantitative need, this should be derived from the expenditure capacity within the relevant catchment area, which should be appropriate to the nature and quantum of the retail floorspace proposed. All applications should provide details of the methodology applied and the source inputs to the capacity assessment;
- The baseline information and capacity / impact assessment must be fit for purpose and transparent. Guidance on what the Council seeks in respect of this in Retail Impact Assessments / Retail Impact Statements (RIA / RIS) is provided in Appendix C of the Draft County Retail Strategy 2010² and applicants should give due consideration to this in the preparation of Retail Impact Assessments / Retail Impact Statements;
- The public realm interventions proposed in respect of major applications must be aimed at improving the retail experience through high quality civic design, cleaning and, as appropriate, Business Improvement District (BID) type initiatives;
- The extent to which the public realm interventions associated with new retail development in town and village centres contribute to and enhance the character of the area. Landscape features should form an integral part of the design, with a range of hard and soft landscaping features. The extent of exposed concrete should be minimised; and
- The extent to which it is relevant to consider the imposition of restrictions on the nature and range of goods permitted for sale.

The Planning Authority will consider hours of operation in assessing planning applications for retail development and may attach conditions restricting same.

17.13.2 Local Centres

In local centres it is a requirement to maintain a balance of appropriate commercial, service and residential uses. In assessing proposals the Planning Authority will have regard to the need to maintain and enhance the vitality, viability and the character of the area.

² Available at <http://kildare.ie/countycouncil/planning/KildareCountyRetailStrategy/>

17.13.3 Shopping Centres

Shopping centres must conform to the highest urban design standards, as is required in the *Retail Planning Guidelines for Planning Authorities*, DECLG (2012) and its supporting Retail Design Manual. The design must ensure that the proposed centre will be integrated with and complementary to the streetscape and area in which it is located. Elements to be addressed include:

- The scale, design and enclosure of pedestrian space;
- Connectivity with surrounding routes and places. Where possible new connections shall be provided between desirable locations within the surrounding area;
- The provision and design of street furniture including public art, telephones, seats, litter bins etc;
- The provision, within the overall design of the centre, of public facilities, e.g. toilets, separate childcare areas, (including baby changing / feeding facilities that are designed and located away from toilet facilities), access and facilities for disabled people including toilets and parking spaces. The centres, where appropriate, may include offices and medical centres;
- Activities and uses that keep the centre alive both during the day and evening, e.g. cafes, restaurants, public houses and theatres / cinemas (noting that these are generally only sustainable in the higher levels of the county's Settlement and Retail Hierarchy);
- The centre should provide active frontages to surrounding streets and should not be surrounded by car parking. Regard shall be had to the Design Manual for Roads and Streets (2013) on these matters;
- Landscaping plans must accompany all applications. Shopping centres should provide recycling facilities and secure bicycle parking, discreetly located to ensure they do not detract from the ambience and environment of the centre and its immediate surrounds; and
- Where car parking cannot be designed as part of the public domain, security boundary treatments for after hours may be considered in appropriate circumstances.

17.13.4 Large Convenience Stores

The Retail Planning Guidelines, DECLG, (2012) introduced revised guidance and convenience retail floorspace caps with respect to large foodstores.

The net convenience floorspace cap applicable to the county is 3,000m². In respect of the comparison component of such stores, the Retail Planning Guidelines 2012 advise that there is no longer a cap on the amount of non-grocery space delineated in applications for new stores or their extension.

Given the potential impact of this on existing town centre comparison floorspace, and the move by a number of major convenience companies to franchise space to mainstream national and international High Street comparison operators, the Council will require a RIA / RIS to be submitted in support of any application for large convenience stores. Comprehensive details of the nature of goods to be sold shall be provided.

17.13.5 Retail Warehousing

Applications for retail warehousing shall be limited to bulky goods as described in the Retail Planning Guidelines 2012. As set out in Chapter 9, there will be no exceptions to this, founded on the key objective of sustaining and further enhancing the vitality and viability of all centres in the County Retail hierarchy. This noted, if there are or have been a number of retail park applications in the same area over a period of three years, the Planning Authority will require applicants to provide an assessment of the cumulative impact of these proposals.

17.13.6 Motor Service Areas/Petrol Filling Stations

(i) Motorway Service Areas

The Council supports the development of on-line motorway service facilities in appropriate locations in accordance with the guidance set out in the Spatial Planning and National Roads Guidelines for Planning Authorities, DECLG (2012). The Council will consider proposals for off line service facilities at appropriate locations where on-line services are not planned and it is demonstrated that the proposal is:

- In accordance with national guidance on the provision of motorway service areas;
- Required to meet the needs of road users on the National Road Network;
- Would not unduly impact on the safety, capacity or efficiency of the road network; and
- Would not impact negatively on the vibrancy or vitality of nearby town or village centres.

A proliferation of private off-line service area facilities at national road junctions will not be permitted.

(ii) Petrol Filling Stations

Petrol filling stations must be located on the outskirts of the town or village but inside the 50km or 60km speed limits. The preferred location is on the near side of the roadway on the way out of town.

The essential purpose of petrol stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more diverse role of petrol stations in recent times, and the expansion from merely fuel depots to the provision of a wide range of convenience and other goods and services, including functioning as rest areas.

Applications for planning permission for such development should contain the following elements:

- Detailed proposals for the service station will be required, including method of disposal of wastewater from carwash areas, traffic management, surface water outlet and oil interceptors etc. The development shall be designed and operated to avoid adverse effects on existing road drainage in the area.
- A high standard of overall design, architectural layout and material content to ensure an attractive development that integrates with and complements or enhances its surroundings. The forecourt canopy should be integrated into the overall design and sited so that it does not dominate the surrounding buildings.
- Advertising material should be kept to a minimum and no lighting shall be installed so as to cause glare or interference to any user of an adjacent public road.
- The modification of standard corporate designs may be required by the Council in order to reduce the visual impact of the development in sensitive environments. In such instances, standard petrol station canopies can be replaced with more sympathetic canopies designed to the satisfaction of the Council, such as light steel and glass or slated roofs with no attached advertising.
- Strident and multiple colouring should be avoided and will be discouraged. The size and colour should be such as to take cognisance of its setting and location in the landscape.
- The retail floor space of the shop shall not exceed 100 sq.m net; where permission is sought for a floor space in excess of 100 sq.m net, the sequential approach to retail development shall apply in accordance with the Retail Planning Guidelines, DECLG (2012) i.e. the retail element of the proposal shall be assessed by the planning

authority in the same way as would an application for retail development (without petrol/diesel filling facilities) in the same location.

- The layout of the station forecourt should be arranged to allow dedicated parking for those shopping at the shop. Where an associated shop is proposed, the application shall be considered in accordance with the Retail Planning Guidelines 2012.

17.13.7 Fast Food Outlets/Take-Aways Amusement Arcades/Turf Accountants

In order to maintain the appropriate mix of uses and protect the amenities in a particular area, it is the policy of the Council to prevent the excessive concentration of fast food outlets, take-aways, amusement arcades and turf accountants. The provision of any of the above will be assessed having regard to the following:

- The number and frequency of such facilities in an area and their cumulative impact in association with the proposed development;
- The need to safeguard the vitality and viability of shopping areas in the town centre and to maintain a suitable mix of retail uses;
- The proximity of such uses to other vulnerable uses, e.g. residences, schools, open space;
- The likely impact on general and residential amenity in terms of noise / disturbance, traffic, parking, litter and fumes;
- Proposed façade design, the type and degree of any advertising / signage and lighting, and the visual appearance of vents / extractors; and
- Reinforcement of the town centre as a priority location for coffee shops and restaurants.

The design shall be required to respect the character of the street and the buildings. Noise insulation measures will be required at the time of the submission of the planning application and ongoing noise monitoring may be required. Adequate provision for refuse disposal, storage and collection must be indicated in both new and existing buildings. Fast food facilities should include proposals for on-street bins (with appropriate design for boxes / packaging) and a plan for their maintenance. Proposed opening hours must be specified; these will be controlled by the Planning Authority.

17.13.8 Hours of operation and control of sales hatches

The hours of operation of shops and the use of wall / window / door hatches for shop sales shall be controlled, having regard to the following:

- The effects of noise, general disturbance, hours of operation, litter and fumes on the amenities of nearby residents;
- The need to safeguard the vitality and viability of shopping areas in town centres and to maintain a suitable mix of retail uses;
- Traffic considerations and pedestrian and public safety; and
- The number and frequency of similar facilities in the area.

Sales hatches may be acceptable where shopfronts are removed from the public footpath and a specific need is demonstrated (e.g. late opening petrol stations).

17.14 SHOPFRONTS, ADVERTISING AND SIGNAGE

17.14.1 Shopfronts

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets in County Kildare. In order to increase the attractiveness of the streetscape, the Council promotes a dual approach to shopfront design:

- Protecting traditional and original shopfronts.
- Encouraging good contemporary shopfront design.

The design of shopfronts should reflect the scale and proportions of the existing streetscape. The Council will seek to retain the remaining traditional shopfronts of townscape importance. It should be noted that the replacement of an existing shopfront, or the insertion of a new shopfront requires planning permission and is not considered to constitute exempted development.

Applications for new shopfronts or modifications to existing shopfronts will be assessed having regard to this Plan, Kildare County Council's Shopfront Guidelines (2013) and any specific requirements contained in a Local Area Plan or Architectural Conservation Area Statement.

Planning applications should contain the following elements:

- Detailed plans at a scale of 1:50. Such plans shall include details regarding the design, colour and detailing with regard to signage (including window adhesive signage), advertising and lighting.
 - The use of garish colour should be avoided.
 - All signage must be compatible with the existing streetscape. Timber, stone, glass and steel are preferred materials.
 - Contemporary shopfronts will be encouraged provided they are designed to traditional principles of scale, proportion and detailing.
 - The appearance and proportions of the original shopfront shall be retained. Changes in internal ceiling heights, where required, should not interfere with the proportions and depths of fascias.
 - The twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shopfront boundary) shall be provided in all cases.
 - The design must be approached in an integrated way (relate to the whole facade), including advertising, lighting and other features.
 - Colour schemes should co-ordinate with adjoining buildings and shopfronts and should be chosen to enhance the proportions and detailing of the whole building.
 - Vertical emphasis and proportions should be kept and plot divisions should be expressed externally (even if the shop crosses them internally).
 - The removal of service wires associated with existing facades will be actively promoted in County Kildare.
- The Council will discourage, through its advice and guidelines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:
- The removal of features or alterations to existing shopfronts where they are considered by the Council to be of historical or architectural interest, or of townscape value;
 - The enlargement or remodelling to a horizontal emphasis of existing windows above ground floor level;
 - The construction of fascias linking two or more buildings / plots which have different architectural identities;

- The use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis;
- The permanent removal of the shopfront and the creation of an opening through which direct trading onto the pavement is carried out;
- The use of standardised brand names, logos, corporate designs as part of shopfront fascia advertising, where it conflicts with the existing streetscape; and
- The use of external roller shutters and their boxes and projecting brand signs on the exterior of shop-fronts.

It is acknowledged that retail and other multiples, e.g. turf accountants, banks and building societies tend to have their own corporate identity and standardised signage. In sensitive locations, standard shopfronts can weaken the special local identity of an area. This will not be permitted. Compromise proposals which maintain corporate image without eroding local character will be explored.

17.14.2 Advertising on Shopfronts

In respect of shops and other business premises, advertising should be designed as an integral part of the shopfront and in most cases will be required to be located within the fascia. Signs will not be allowed to dominate the facade or interfere with windows or other features or detailing on the building.

The Council will encourage the following types of advertising:

- The use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;
- The use of solid block individual lettering affixed directly to fascia boards or facades;
- The use of spotlighting or floodlighting of fasciaboards, shopfronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
- The painting of stallrisers and other features to enhance the design of the shopfront, using appropriate colour schemes; and
- The provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs shall be of a limited size and projection and shall be limited to a maximum of one sign for each building facade.

Commercial interests will not necessarily be allowed to use standardised shopfront design, 'corporate colours' or materials. Compatibility with individual buildings and with the streetscape is considered by the Council to be more important than uniformity between the branches of one company. While each case will be considered on its merits, the following types of advertising will not be permitted by the Council, and will be actively discouraged:

- The use of plastic, PVC, perspex and neon signs or lettering or detailing on any exterior.
- Internally illuminated box fascia signs.
- Internally illuminated projecting signs, whether fixed or hanging.
- Flashing, reflectorised, neon or glitter-type signs or detailing at any location on the exterior of the building, or so located within the interior as to be intended to be viewed from the exterior.
- The erection of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building.
- The provision of multiple signs, whether small or large, that would cause visual clutter on buildings or within the streetscape of a village or settlement;
- The use of inappropriate brand or corporate advertising.

Each case will be examined on its merits.

17.14.3 Canopies

The erection of plastic or fabric canopies or the 'Dutch' type will be discouraged. Such canopies disrupt the view along the street and obscure both shopfront detail and neighbouring advertising and are generally not acceptable. Where shading of a window display is required, the use of traditional rectangular sun blinds / awnings of the retractable type may be permitted. The erection of a canopy or awning requires planning permission.

17.14.4 Roller Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night, thereby detracting from the environment of the town. It is the policy of the Council to discourage the use of such shutters and to ensure the removal of unauthorised ones. The erection of a roller shutter and its associated housing requires planning permission.

Where security shutters are considered to be essential, e.g. because of the type of business transacted or goods stored, and where the location so indicates, the Council may permit them provided that they meet the following criteria:

- They must be of the open-grille type or timber panelled shutters painted to match the shop-front colour scheme. This will be favourably considered in place of roller shutters in order to enhance the streetscape.
- Internal roller shutters located behind display window.
- In exceptional circumstances steel security shutters may be acceptable on certain businesses for security reasons.

Each case will be examined on its merits.

17.14.5 Other Signage/Advertising

The Kildare County Council Signage Policy adopted in 2013, which has regard to the Transport Infrastructure Ireland Policy on the Provision of Tourist and Leisure Signage on National Roads (2011) and the Spatial Planning and National Roads Guidelines (2012) amongst other documentation, sets out the Council's approach to effectively manage signage. All applications for signage shall be considered having regard to this policy document in terms of:

- Demonstrable need;
- Intended duration of signage;
- Scale of signage;
- Type of advertising, if applicable;
- Proximity to other signage in terms of proliferation and visual clutter;
- Pedestrian / cyclist movement;
- Impact on visual amenity;
- Impact on traffic safety;
- Impact on built heritage and streetscape; and
- Impact on natural heritage, areas of high amenity and landscape sensitivity factors.

17.14.6 Outdoor Advertising Structures

Outdoor advertising structures, including trailer type structures, will not generally be permitted within the county, whether freestanding or attached to buildings. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

Billboards or similar types of advertisements may be permitted in limited circumstances for a specified time period, where it can be demonstrated that the development will enhance the area e.g. by screening an unsightly site or derelict structure. The use of free-standing signs / advertising boards on or over the public footpath will not be permitted.

17.14.7 Fingerpost Signage

The siting of fingerpost signs over or along or above a public road is subject to a sign licence under Section 254 of the Planning and Development Act 2000 (as amended). Such signs will not be permitted along motorways / interchanges or national routes.

Proposed signage will be subject to the considerations at 17.14.5 above. In addition

- Generally only one sign per establishment will be permitted
- Only the primary route to the facility shall be signed
- The sign should be located within 2km of the facility or at a relevant junction.

17.14.8 Advertising on Bus Shelters

In considering applications for bus shelters with associated advertising, the planning authority will have regard to the particular circumstances of each case, such as location, scale and type of advertising proposed and the effect on the amenities of the area and streetscape.

17.15 BUILT AND NATURAL HERITAGE

17.15.1 Development in Relation to Protected Structures

In assessing proposals for development affecting a protected structure, the Council will require planning permission for works, both to the exterior and interior, which materially affects the character of a protected structure or any element of the structure which contributes to its special interest. What might be regarded normally as minor alterations to buildings may not necessarily be regarded as such in the case of protected structures.

Such works can include:

- Window replacement and fenestration changes.
- Wholesale plastering / pointing / painting or painting of previously unpainted elements.
- Modifications of brickwork and stonework.
- The removal / alteration of architectural detailing including joinery and decorative plasterwork.
- Inappropriate interior works including the removal of walls, the creation of openings and partitioning of rooms.
- Works to roofs and railings involving the removal of original materials and replacement with inappropriate materials.

In considering applications for alterations and / or additions to a protected structure, the Council shall have regard to the various elements of the structure, which give the protected structure its special character, and how these would be impacted on by the proposed development.

In the case of a proposal to materially change the use of a protected structure, the suitability of such use, having regard to its potential impact on the structure, including works necessary to comply with Building Regulations, will be considered. Key considerations will comprise:

- The reversibility of the proposed alterations; and
- In the case of buildings within the curtilage of a protected structure, whether such buildings are of heritage value or not.

Replacement windows should be made from a similar material to the original windows of the building. The style and proportions of replacement windows should also be similar to the original windows.

All applicants should be guided by the DEHLG *Architectural Heritage Protection, Guidelines for Planning Authorities (2004)* and in particular Chapter 6 on Development Control where it states at paragraph 6.3.2 “The conservation of historic buildings is a specialised discipline. An applicant should be advised that a level of specialised expertise may be necessary to guide on best practice in dealing with works to a protected structure. This will be increasingly important depending on the scale and complexity of works proposed to the structure or when considering the design and scale of new structures within the curtilage”. An applicant should seek advice from a qualified and experienced architectural conservation consultant at feasibility stage.

An architectural heritage assessment report, as described in Appendix B of the DEHLG *Architectural Heritage Protection, Guidelines for Planning Authorities (2004)* shall accompany planning applications for works to protected structures. This report shall:

- Outline the significance of the building;
- Include a detailed survey of the building, including a photographic survey;
- Detail the proposed works it is intended to carry out; and
- Contain a full assessment on the materials and method proposed to carry out these works, their impact on the character of the structure and the reversibility of the proposed works.

The details required to be submitted will be dependent on the significance of the building and the nature of works proposed. All works to protected structures shall be carried out in accordance with best conservation practice.

17.15.2 Development within the Curtilage, Attendant Grounds and Setting of Protected Structures

In considering applications for development within the curtilage and/or attendant grounds of a protected structure, the Council shall have regard to the following:

- The various elements of the structure which give the protected structure its special character and how these would be impacted on by the proposed development.
- The proximity of any new development to the main protected structure and any other buildings of heritage value.
- The design of the new development that should relate to and complement the special character of the protected structure.

High quality design will be a foremost consideration when assessing proposals for development within the curtilage of a protected structure, with particular emphasis on siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude innovative contemporary buildings. High quality contemporary interventions will be encouraged over historic pastiche.

Development proposals should include appraisal of the wider context of the site and structure including its demesne landscape, where applicable.



17.15.3 Development within view of the Curtilage, Attendant Grounds and/or Demesne of Protected Structures

Proposed development which might have an adverse impact on the setting of a protected structure, including its curtilage and attendant grounds, will not be encouraged.

Proposed development within view of protected structures, including their curtilage, demesne lands and attendant grounds shall have regard to the following:

- Development shall not be permitted where it adversely affects or would adversely interfere with the setting of protected structures;
- Outward and inward views from the protected structure are to be protected;
- Where relevant, outward and inward views from key points within the curtilage, demesne lands and attendant grounds are to be protected;
- Development proposals must demonstrate that they are part of an overall strategy for the conservation of the entire built heritage complex and contribute positively to that aim; and
- The likely impact of any proposed development on the protected structure and its setting, including its curtilage and attendant grounds, in terms of design,

scale, massing, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed should be indicated in any planning proposal.

17.15.4 Development in Architectural Conservation Areas

In Architectural Conservation Areas the Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made.
- The impact of development on the immediate streetscape in terms of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed.
- New alterations and extensions should complement existing buildings / structures in terms of design, external finishes, colour, texture, windows / doors / roof / chimney / design and other details.
- In dealing with advertisements in Architectural Conservation Areas, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area.

17.15.5 Development in Zones of Archaeological Potential

When considering development proposals within Zones of Archaeological Potential and on, or in close proximity to, sites of known archaeological significance, the Council will have regard to the provisions of Section 12 of the National Monuments (Amendment) Act, 1994 (as amended). The Council will also have regard to the observations and recommendations of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs.

When considering such proposals, regard will be had to the nature of sub-surface works that could impact on archaeological remains (e.g. foundation type and design, layout and location of services, road works, landscaping schemes etc.).

The Council may require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of the proposed development. In appropriate circumstances, the Council when granting permission for development may impose conditions requiring:

- Professional archaeological supervision of site excavations;
- The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and the submission of a report thereon, prior to the commencement of development; and
- The preservation of all or part of any archaeological remains on the site.

17.15.6 Natural Heritage and Green Infrastructure

The overall policies and objectives relating to natural heritage are set out in Chapter 13 of this Plan and all planning applications will be assessed having regard to same.

Development proposals should consider potential ecological impacts on the natural heritage and green infrastructure present within or adjacent to the site and the following:

- Special Areas of Conservation and Special Protection Areas (including candidate areas);
- Ramsar Sites;
- Salmonid Waters and Freshwater Pearl Mussel catchments;

- Green infrastructure including features of the landscape that provide linkages / connectivity to designated sites (e.g. watercourses, areas of semi-natural habitat such as linear woodlands, etc.);
- Proposed Natural Heritage Areas; and
- Areas likely to contain a habitat listed in Annex I of the Habitats Directive.

Where a development is of a significant scale or in close proximity to a pNHA, the Council will require an Ecological Impact Assessment to determine the impact of the proposed development on the designated site or natural heritage.

Article 6(3) and 6(4) of the Habitats Directive requires an Appropriate Assessment of any plan or project whether within or outside a designated Natura 2000 site, which does not directly relate to the management of the site but may impact upon its conservation objectives. All planning applications shall be screened for Appropriate Assessment and a Phase II Appropriate Assessment carried out if necessary.

Where full Appropriate Assessment is required, the assessment shall be based on best scientific knowledge, by a person with ecological expertise. It shall address the potential impacts of the plan or project on the conservation objectives of any Natura 2000 site. The impacts assessed must include the indirect and cumulative impacts of approving the plan or project, considered with any current or proposed activities, developments or policies impacting on the site. The potential impacts of policies outside Natura 2000 sites but potentially impacting upon them (known as 'ex situ' impacts) must also be included in the assessment. (Refer to: Appropriate Assessment of Plans and projects in Ireland, Guidance for Planning Authorities, DEHLG (2009).

A project or plan may only proceed if it can be concluded on the basis of Appropriate Assessment that there will be no adverse effects on the integrity of a Natura 2000 site. If adverse effects are likely, or in cases of doubt, then derogation under article 6 (4) shall apply, but only in cases of imperative reasons of overriding public interest.