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CHAPTER 13

Development Management



Naas Town Development Plan 2011 - 2017



Development Management

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

13.1 BACKGROUND

Development management is a statutory process provided for in the Planning & Development Acts 2000-2010 that ensures 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.

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 Development 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 a proposed development is otherwise consistent with proper planning and 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 be considered e.g. property title, building regulations, public health acts, fire regulations, air and water pollution legislation etc.

13.1.1 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 by the Planning and Development (Amendment) Act 2010.

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.

13.1.2 Failure to Comply with Previous Permission

To ensure that the integrity of the planning system is maintained and that it operates for the benefit of the whole community, 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.



13.1.3 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 adopted by the Council.

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.

13.1.4 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.

13.1.5 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 (or as may be amended from time to time), or any regulations made under the Act, and cannot be relied upon in the formal planning process or in legal proceedings.

13.1.6 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 applicant's compliance and construction standards will be taken into account. This bond or surety is to be submitted and in place before development is commenced.

13.1.7 Digitised Planning Applications

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.

13.2 GENERAL DEVELOPMENT STANDARDS

13.2.1 Site Coverage

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

Site Coverage = Total area of ground covered by buildings

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 the town centre zone, the maximum site coverage shall be 80% for all development.

A particular site coverage standard shall be acceptable only where it is 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 existing site coverage.



13.2.2 Plot Ratio

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

Plot Ratio = Gross building floor area

Gross site area

The gross floor area is the sum of all floor space 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 13.1 Plot Ratio Standards

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

13.2.3 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 should be considered in the case of overlooking living room windows and balconies at upper floors.

13.2.4 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 B.S. 8206" Lighting for Buildings Part 2 1992: Code of Practice for Day lighting" should be followed in this regard.

13.2.5 Soft Landscaping

Planting and landscaping should be used to integrate 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 the overall appearance (Refer to Table 13.2).

Where mature trees and/or substantial hedgerow are located on lands that are being considered for development, a detailed tree survey shall be submitted with the planning application. All trees with a diameter of 75mm and above 1.5m from ground level should be included. Trees should be surveyed by reference to species, branch canopy, spread, shape, height and condition. In the event of the development requiring trees to be felled during development, the Council will require the planting of a minimum of five mature/established trees per tree felled which shall be incorporated into the overall design of the scheme.

Where a development, located on lands zoned for development necessitates the removal of hedgerows/trees, the planning authority will require the removal of same to be identified with the planning application and a detailed replanting proposal to be submitted. This proposal should provide for the replacement of at minimum an equal amount of similar indigenous hedgerows/tree planting within the overall scheme.

The Planning Authority will seek to ensure the planting of semi-mature trees depending on location and circumstances. Semi-mature trees are defined by the BSI as: "Trees with an overall height in excess of 4 metres and or a stem girth measurement (circumference of 20 centimetres or larger"

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 to the remaining hedgerow network.

Where trees or hedgerows are to be preserved on a development site, it is essential that the trees be protected by the erection of secure fencing prior to any site or engineering work commencing. No materials or vehicles shall be stored or parked within the fenced area. A site management plan shall be submitted to ensure the protection of retained trees and hedgerows within the site. To ensure that trees and hedgerows are protected on a site and that landscaping in accordance with a planning permission is carried out, a bond lodgement may be required, 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.

Table 13.2 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

A Grows in a wide variety of soils

H Suitable for hedging

D Tolerates or prefers damp conditions

S Tolerates shades

C Climber

I Suitable as an individual tree

P Tolerates smoke or pollution

V Invasive

13.2.6 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, delineate public from private space; provide security to private areas; distinguish between pedestrian, cyclist and vehicular movement; and provide suitable play space for children.

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 undue 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.

13.2.7 Access to Land

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

13.2.8 Access for All

The Council will require that the layout and design of a proposed development gives consideration to the needs of the aged, people with disabilities and people with children. In addition to the above, all developments must make provision for car parking for the disabled in accordance with the recommendations of 'Buildings for Everyone' 2002 published by the National Disability Authority and Part M of the Building Regulations (S.I. No. 179, 2000).

13.2.9 Design Statements

Where a design statement is a requirement for a particular development it shall outline how the particular design addresses Development 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.

Drawings and statements should be included with the design statement and it should be clearly illustrated why a particular design solution was arrived at for that particular site and demonstrate how the design responds to the site context, the ecology, topography and features (both natural and man made) existing on site and immediately adjacent to the site.

13.2.10 Landscape and Visual Impact Assessments

Landscape/ Visual Impact Assessments will be required to accompany significant proposals located within or adjacent to sensitive landscapes or streetscapes in the town. This assessment should provide details of proposed mitigation measures to address any negative impacts.

13.3 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.

The planning authority will also have regard to:

- The policies and objectives set out in Chapter 4 Housing
- The guidelines contained in Chapter 12- Urban Design and Opportunity Areas of this Plan as appropriate
- The *Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (2009)* and their accompanying document *Urban Design Manual Best Practice Guide (2009)*.
- The Council's Taking in Charge Policy Statement (January 2009) as may be amended.
- Construction standards and specifications set out in 'Recommendations for Site Development Works for Housing Areas' (DoEHLG, 1998)
- The forthcoming *Manual for Streets* being prepared by the Department of Transport which will address such matters as layout, on-street parking, accessibility and cyclist movement
- The DoEHLG Planning Guidelines document entitled "The Planning System and Flood Risk Management" (2009)

Sustainable Urban Drainage Systems (SUDS) should be incorporated into development proposals where appropriate.

13.3.1 Density

Indicative density levels are set out in Table 4.1 of Chapter 4. Higher residential densities will be encouraged only at appropriate locations. Such development must ensure a balance between reasonable protection of existing residential amenities and the established character of these areas.

13.3.2 Layout

The layout of new residential development should be designed to create a strong sense of identity and a sense of place. 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. 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. Detailed guidance regarding proposed layouts is contained in Chapter 12 Urban Design and Opportunity Areas.

13.3.3 Dwelling 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. Dwelling design shall have regard to the following requirements:

- Minimum required floor areas:

Table 13.3 Floor Area Sizes for Dwelling Houses

Unit Type (House)	Floor Area	Storage Area
One Bedroom	55m ²	3m ²
Two Bedroom	75m ²	6m ²
Three Bedroom	90m 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 storage for at least 3 number 'wheelie' bins, screened where necessary.
- 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/plastered concrete block or brick walls, to ensure privacy, security and permanency.
- Minimum private open space requirements as set out in Table 13.4:

Table 13.4 Private Open Space Requirements for Dwelling Houses

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

- High quality boundary treatments are generally required to enclose private open space. A 1.8m – 2m high wall of solid block and capped and plastered on both sides is generally acceptable although this should be in keeping with the overall design of the development. Post and wire or concrete post and timber fencing is not permitted.
- Two metre high screen walls should be provided between all areas of public open space and gardens to the rear of dwellings. Where concrete screen walls along the edge of public areas are proposed, they should be suitably rendered and capped.
- 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 on the gable/side walls of dwellings will not be permitted where the window would closely overlook the curtilage of the adjoining dwelling.
- Minimum required storage areas shall be provided in accordance with Table 13.3. 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.

13.3.4 Apartment Developments

The provision of apartment schemes shall only be considered in town centre locations.

Planning applications for apartments shall be assessed against the *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities*, 2007 by the DoEHLG.

Apartment design shall have regard to the following requirements:

- Minimum floor areas and storage requirements as set out in Table 13.5:

Table 13.5 Floor Area and Storage Requirements for Apartments

Unit Type (Apt)	Floor Area	Storage Area
One Bedroom	55m ²	3m ²
Two Bedroom	80 - 90m ²	6m ²
Three Bedroom	100m ²	9m ²

- Present a live edge to the street by locating doors and windows onto the street frontage
- In the case of residential accommodation over shops or other business premises, a separate access should be provided for the upper floor accommodation
- Where ground floor commercial use consists of restaurants/take-aways, public houses, dry cleaners or printing shops, with apartments above, then proper sound-proofing, ventilation and storage must be built into the design of the building
- Provide off-street vehicular parking e.g at basement level
- Provide concealed and covered refuse bin storage areas and cycle storage areas which are convenient and accessible to each of the apartments
- Provide open space that is suitable for passive recreation and which includes play spaces for smaller children
- The installation of lifts in apartment blocks over two storeys in accordance with Part M of the Building Regulations
- Where lifts are required design proposals shall allow for the satisfactory use of the building in the event of prolonged lift failure and discourage the habitual use of the lift, through the provision of circulation space that is enjoyable and safe to use
- Provision of private open space in the form of landscaped areas, courtyards, terraces/ patios and balconies
- Minimum private open space requirements as set out in Table 13.6:

Table 13.6 Apartments - Private Open Space Requirements

Unit Type (Apt)	Area (m ²)
One Bedroom	10m ²
Two Bedroom	15m ²
Three Bedroom	20m ²

13.3.5 Public Open Space for Residential Development

Public open space must be carefully designed as an integral part of the layout of all residential schemes / mixed use schemes and should be addressed at the initial design stages. All applications for residential developments shall include a landscape plan.

On greenfield sites, the minimum area of open space that is acceptable, is 15% of the total site area. On 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 the standard may be considered where the overall density of a proposal is <8 dwellings per hectare as the provision of space within the dwelling curtilages over and above the minimum required may be taken into account.

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, (2009)*.

The following should also be taken into consideration in relation to public open space:

- Areas with high gradients or otherwise impractical to function effectively 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 open space should be designed from a visual perspective as well as being 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 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. – formal areas, more casual 'pocket parks' for smaller children to play, informal kick about areas, passive amenity areas 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.

13.3.6 Extension to Dwellings

Primarily the design and layout of extensions should have regard to the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy. In addition the following basic principles shall be applied:

- The extension should be sensitive to the existing dwelling and should not adversely distort the scale or mass of the structure, or adjoining properties.
- While the form, size and appearance of an extension should complement the area, and the design and scale should have regard to adjoining properties. A flexible approach will be taken to the assessment of alternative design concepts. In particular contemporary designs will be encouraged.
- 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 day or sunlight entering into the house.
- In all cases a minimum private rear garden area must be retained.

13.3.7 Family Flat

A temporary arrangement to accommodate a family member within an existing dwelling unit shall have regard to the following requirements:

- The proposed unit should be linked directly to the main dwelling by a connecting door.
- Accommodation should be limited to a maximum of two bedrooms.
- External doors should be limited to the side or rear of the house.
- Applicants should submit documentary evidence at application stage to support their case for the necessity of a 'family' flat.

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

13.3.8 Vehicular Parking in Residential Areas

Car parking standards are set out in Table 13.8. Residential areas should not be dominated by car parking along access streets. The design quality of the street is paramount (Refer; *Manual for Streets published by the Department of Transport, and Communities and Local Government (England and Wales) 2007*). 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 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.
- Consideration needs to be given to parking for visitors and people with disabilities.

13.3.9 Taking in Charge and Management Companies

Naas Town Council policy on taking estates in charge of residential developments is set out in the *Taking in Charge Policy Statement (January 2009)*.

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 that consist of 'conventional houses', apartments and commercial/retail developments, the public infrastructure should be laid out and constructed in such a manner so 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. The following should be noted;

- It is recognised that certain development types, (such as apartment blocks or developments that consist predominantly of apartment blocks and where it would not be practical to isolate the infrastructure serving the apartment blocks from the other conventional housing element of the development) require the creation of management companies to manage and maintain the communal areas in the development.
- 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.
- Management Companies should be constituted in accordance with ' Company Law Handbook on Residential Property Owners' Management Companies' (published by the Office of the Director of Corporate Enforcement, December 2008) and 'Report Multi-Unit Developments' (published by the Law reform Commission, June 2008) or any future national legislation or guidelines.
- Where management companies have been formed for conventional housing estates or for the conventional housing element or mixed-use estates, the Council will take these estates in charge when they have been completed to the satisfaction of the Council on condition that the management company is wound up when the estate has been taken in charge.

13.3.10 Naming of Developments

The names of residential developments shall reflect local heritage by encouraging the use of local place names or geographical, historical, cultural names in the naming of new residential and other developments. The Council shall approve the naming of residential developments, in order to avoid confusion with regard to similar names in other locations. Developers shall provide an Irish translation of the proposed name.



13.4 CHILDCARE FACILITIES

All childcare facilities shall be provided in accordance with the *Childcare Facilities: Guidelines for Planning Authorities, 2001* (DoEHLG) and the Child Care (Pre-School Services) Regulations, 1996 and as appropriate. 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 DoEHLG 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.

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.

13.5 NURSING HOMES

Nursing homes should be integrated wherever possible into and adjacent to established residential areas of the town where their residents can expect reasonable access to local services.

In determining planning applications for change of use of a residential dwelling or other building to nursing/elder care home, the following factors should be considered:

- compliance with the *National Quality Standards for Residential Care Settings for Older People in Ireland'* (February 2009)
- the effect on the amenities of adjoining properties
- the adequacy of off-street car parking
- suitable private open space
- proximity to local services and facilities
- the size and scale of the facility proposed
- the scale must be appropriate to the area

13.6 TRANSPORT

13.6.1 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 as well as the following factors:

- 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 facilitating another entrance with adequate sightlines.

13.6.2 Building Lines

Building lines should generally be in accordance with Table 13.7. Depending on circumstances, e.g. proposed use, location, existing development etc, the building line requirements may be relaxed. 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 13.7 Building Line Requirements

Road Type	Building Line Requirement
Motorways	91.0m
National Primary	91.0m
National Secondary	91.0m
Regional Road	31.0m
Urban/County Road	18.5m
Distributor	18.5m

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.

13.6.3 Access onto Public Roads

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

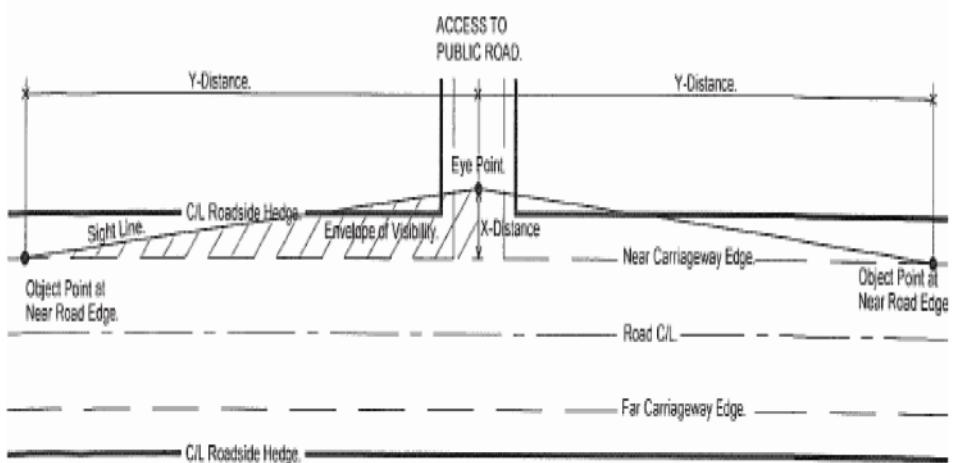
Where new development would adversely impact on road drainage, development will not be permitted unless applicants agree proposals with the Council to improve the road.

The Council requires the submission of a Traffic and Mobility Assessment (TMA) as part of planning applications for larger developments. Applicants should consult with the Transportation Department of the Council prior to submission of an application.

All development proposals should have regard to the NRA's publication "Traffic and Transport Assessment Guidelines" and "Design Manual on Roads and Bridges" as may be appropriate.

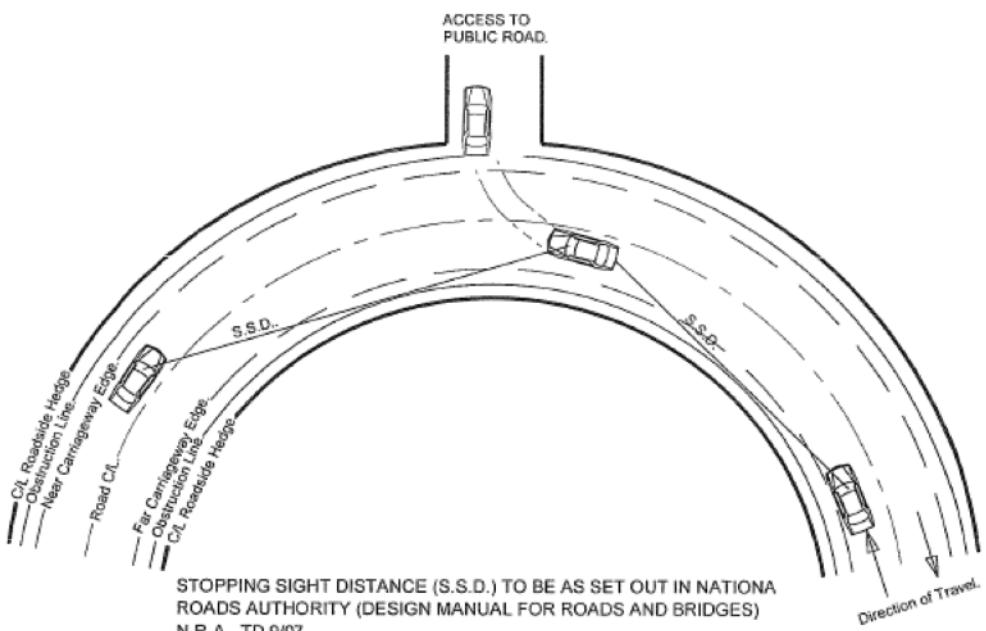
13.6.4 Access Requirements

Generally, it is the policy of the Council to discourage the proliferation of access points onto public roads particularly onto ring roads in Naas. The Council encourages and promotes shared access points in all circumstances.



"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.

Fig 13.1 Method of Measuring Sightlines



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 9/07.

Fig 13.2 Method of Measuring Sightlines

13.6.5 Street Lighting and Public Utilities

Street lighting should be at least to the standards set out in the ESB publication Public Lighting in Residential Estates. 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 use of low pressure sodium lighting and full cut off lighting shall be encouraged for environmental, economic and road safety reasons. Light spill should be avoided to protect residential amenity. 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 (this will include 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 and television cables shall be provided underground 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.

13.6.6 Car Parking

In all developments the Council will normally require the provision of car parking spaces within or convenient to the site of the development. The provision should be based on the extent to which the development is likely to generate demand for additional parking spaces. The parking standards set out in Table 13.8 shall apply. The following should also be taken into consideration:

- The Council reserves the right to alter the requirements outlined below, having regard to the circumstances of each particular development.

- 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 3 x 6m.
- The Council requires the submission of a Mobility Management Plan with planning applications where developments include substantial parking requirements. Complementary or shared usage of car parks will be encouraged, especially where opening hours of different land uses vary. 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.
- Car parking provision shall normally be provided within the curtilage of the development site. Where, in the opinion of the Council, it would be impracticable for individual developers to provide for on-site parking, a development/financial contribution will be required in accordance with the Development Contribution Scheme.

13.6.7 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 (2009). Where the provision of cycle parking facilities are 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 13.9 shall apply and cycle parking provision should be in accordance with current National Guidance on Cycle Parking. The planning authority may also request the provision of public cycle parking facilities, where possible, at existing transport nodes, public buildings, retail centres and leisure facilities.

Table 13.8: Car Parking Standards

Type of Development	Minimum Car Parking Standards
House/Apartment (1 bedroom)	1 car space per unit + 1 visitor's space per 2 dwelling units
House/Apartment (2 bedrooms or more)	2 car spaces per unit
Type of Development	Maximum Car Parking Standards
Shops (< 250 sq. m. gross)	1 car space per 24 sq.m. of gross floorspace
Shops (250 - 1,000 sq. m. gross)	1 car space per 18 sq.m. of gross floorspace
Large stores (> 1,000 sq. m. gross)	1 car space per 12 sq.m. of gross floorspace
Banks, Financial institutions	1 car space per 14 sq. m. of gross floor space
Offices (town centre)	1 car space per 25 sq.m. of gross floorspace
Office Park	1 car space per 20 sq. m. of gross floor space
Industry/manufacturing	1 car space per 33 sq. m. of gross floorspace
Warehousing	1 car space per 100 sq. m. of gross floorspace
Theatre, cinema, church, stadium	1 car space per 3 seats
Hotels, guest houses (excl. function rooms)	1 car space per bedroom
Lounge bars	1 car space per 3.75 sq. m. of public floorspace
Restaurants	1 car space per 4.5 sq. m. of public floorspace
Take-aways	1 car parking space per 18 sq.m. gross floor area
Function-room, dance halls, clubs	1 car space per 3 sq. m.
Playing fields	15 car spaces per pitch
Primary Schools	2 car spaces per classroom
Secondary Schools	2 car spaces per classroom
Nursing homes	1 car space per 2 bedrooms
Hospitals	To be agreed with the Council
Childcare facilities	1 car parking space per staff member + 1 car parking space per 4 children
Clinics and Group Medical Practices	2 car spaces per consultant

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

Table 13.9: Cycle Parking Standards

Type of Development	Relevant Cycle Parking Standard
Houses and flats	One unit per dwelling
Shops	1 stand* for every 200 sq.m. of gross floorspace
Supermarkets and large stores	1 stand for every 200 sq.m. of gross floorspace
Offices	1 stand for every 200 sq.m. of gross floorspace
Industry	1 stand for every 200 sq.m. of gross floorspace
Warehousing	1 stand for every 250 sq.m. of gross floorspace
Theatre, cinema, church, stadium	1 stand for every 20 seats
Hotels, guest houses	1 stand per 4 bedrooms
Lounge bars	1 stand for every 30 sq.m. of public floorspaces
Restaurants	1 stand for every 30 sq.m. of public floorspace
Function-room, dance halls, clubs	1 stand for every 30 sq.m.
Playing fields	4 stands per pitch
Schools	1 stand per 10 pupils
Nursing Homes	1 stand per 8 members of staff

*One cycle stand is the equivalent to five units

13.7 EMPLOYMENT

13.7.1 Employment Uses

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

- a) Details of the nature and scale of the proposed operation, to include opening hours and anticipated traffic levels.
- b) 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.
- c) Proposals for the safe storage and disposal of waste in a manner which is visually and environmentally acceptable.
- d) 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 alternative screening method.
- e) 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.
- f) 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.
- g) 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.
- h) 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.

13.7.2 Industry and Warehousing Development

Industry and warehousing schemes will be required to present a good quality appearance, assisted 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 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 10-15 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.
- Sustainable Drainage Systems (SUDS) should be incorporated into development proposals.



13.7.3 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 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 not be 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 a width of five metres 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.

13.7.4 Loading and Unloading

In addition to the general car parking requirements, service parking space may be required for cars or other vehicles necessary 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.

13.7.5 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
- The generation, storage and collection of waste.

Permission for home based economic activity will generally be restricted to use by the applicant only and access to 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.

13.8 ENERGY AND COMMUNICATIONS

13.8.1 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.

13.8.2 Telecommunications and Supporting Infrastructure

Government policy for the development of telecommunications infrastructure is set out in *Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities* (1996). The planning authority will have regard to the foregoing and to such other publications and material as may be relevant in the consideration of planning applications for such structures.

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/structure 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 antennae in residential areas and near schools is discouraged.

- The sharing of installations by agencies/operators will be encouraged. Where new facilities are proposed applicants will be required to satisfy the Council that they have made a reasonable effort to share facilities or to locate facilities in clusters.
- Planning permissions for telecommunications antennae and support structures shall generally be for a temporary period of not more than five years.
- Only as a last resort, will free standing masts be permitted in a residential area or beside a school. 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. In residential areas or beside schools, the support structure should be monopole or poles rather than a latticed tripod or square structure.
- Operators are encouraged to locate in industrial estates or on industrially zoned land. The possibilities offered by some commercial or retail areas should be explored whether as rooftop locations or by way of locating "disguised" masts. The use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure.
- 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. A bond will be required to guarantee this.
- Evidence of consideration of alternative sites must accompany planning applications.

13.9 RETAIL DEVELOPMENT

13.9.1 Criteria for Assessment

Applications for significant retail development as outlined in Chapter 6 will be assessed in accordance with the following criteria:

- i. Testing the proposal against the tests of the Sequential Approach and that other options have been considered. Under the Sequential Approach the following criteria require to be addressed:
 - If a brownfield town centre site is not being promoted in the application, it should be demonstrated that all town centre options have been fully evaluated and that flexibility has been adopted in respect of the retail format.
 - In all cases, the site should offer the optimum accessibility by all transport modes, including walking and cycling and this is generally best achieved within the town centre.
- ii. There is a demonstrable qualitative and quantitative need for the proposal. 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;
- iii. Its role in improving the competitiveness of the town.
- iv. The impact on the town, including cumulative impact. In respect of cumulative impact, due regard is taken of all extant planning permissions and consideration given to proposals that are at an advanced stage in the planning process.
- v. The baseline information and capacity/impact assessment is fit for purpose and transparent.
- vi. Its contribution to town/district/neighbourhood centre improvement through quality of design and integration.
- vii. Its contribution to site and/or area regeneration.
- viii. The quality of access by all modes of transport and by foot and bicycle and
- ix. 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.

13.9.2 Local Centres

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

13.9.3 Shopping Centres

Shopping centres must conform to the highest urban design standards. The design must ensure that the proposed centre will integrate with and be 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, location 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 (baby changing / feeding) areas, access and facilities for disabled people including toilets and parking spaces. The centres, where appropriate, should include offices, medical and related consultants.
- Activities and uses that keep the centre alive both during the day and evening e.g. café and restaurants.
- The centre should provide active frontages to surrounding streets and should not be surrounded by car parking.
- Landscaping plans must accompany all applications. Shopping centres should provide recycling facilities and secure bicycle parking.

13.9.4 Retail Warehousing

Applications for retail warehousing shall be limited to bulky goods as described in the Retail Planning Guidelines (2005). If there have been a number of retail park applications over a period of three years then the planning authority will require applicants to provide an assessment of the cumulative impact of more than one retail park proposal.

13.9.5 Service Stations

New service stations and refurbished existing stations will be required to have a high standard of overall design and architectural layout 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.

The essential purpose of service stations is to provide facilities for the sale of fuels for vehicles. The Council however recognises the more intensive role of service 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. 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 should be designed and operated in such a manner that it does not adversely affect existing road drainage in the area.
- High quality design and material content. Advertising material should be restricted 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 will be required by the Council in order to reduce the visual impact of the development. 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.
- Any associated shop shall remain secondary to the use as a petrol filling station and any application must clearly demonstrate that the retail element would not adversely affect the existing retail development in the town centre.
- Small convenience type shops associated with the petrol station shall not exceed 100 sq. metres of sales space. Planning applications for the provision of such shops however shall be specifically applied for. The layout of the station forecourt should be arranged to allow dedicated parking for those using the shop. Where an associated shop

is proposed, the application shall be considered in accordance with the Retail Planning Guidelines published by the Department of the Environment, Heritage and Local Government, December 2000 including potential impact on any local centre.

13.9.6 Fast Food Outlets/Take-Aways/ Amusement Arcades

In order to maintain the appropriate mix of uses and protect night time amenities in a particular area, it is policy of the Council to prevent the excessive concentration of fast food outlets/ take-aways and amusement arcades and to ensure that the intensity of any proposed use is in keeping with both the scale and pattern of development in the area.

The provision of any of the above will be assessed having regard to the following where appropriate;

- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. Other effects of the development on the amenity of nearby residents must be assessed prior to the granting of planning permission, i.e. general disturbance, hours of operation, car parking, litter and fumes;
- New buildings must be designed to prevent noise escaping and with adequate provision for refuse disposal, storage and collection;
- The number and frequency of such facilities in the area;
- The need to safeguard the vitality and viability of shopping areas in the town centre and to maintain a suitable mix of retail uses;
- Façade design will be carefully controlled by the Planning Authority and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

The cumulative impact of a number of takeaways, amusement arcades and fast food outlets in any particular area will be considered in the assessment of any application. Impacts such as noise, litter, disturbance and traffic, will also be taken into consideration. The Planning Authority will control the opening hours of take-aways.

13.10 SHOPFRONT DESIGN AND ADVERTISING

13.10.1 Shopfronts

Shopfronts are one of the most important elements in determining the character, quality and image of retail streets in Naas.

The design of shopfronts should reflect the scale and proportions of the existing streetscape. The retention of existing shopfronts of townscape importance will be encouraged. 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.

Applications for planning permission for such development should have regard to the following;

- Detailed plans at a scale of 1:50 shall be submitted with all applications. Such plans shall include details regarding the design, colour and detailing with regard to signage, advertising and lighting. The use of garish colour should be avoided.
- Standard logos and advertising may not be permitted. All signage must be compatible with the existing streetscape. Timber, stone, glass and steel are preferred materials.
- The use of external roller shutters and projecting brand signs are unacceptable.
- Contemporary shopfronts will be considered provided that 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 Naas.
- The enlargement or remodelling to a horizontal emphasis of existing windows above ground floor level will be discouraged.
- The use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis will be discouraged.
- The permanent removal of the shopfront and the creation of an opening through which direct trading onto the pavement is carried out will be discouraged.

13.10.2 Advertising

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 fascia boards, 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. 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, which would cause visual clutter on buildings or within the streetscape of a village or settlement.
- The use of inappropriate brand or corporate advertising.
- The covering over of shop front windows by the rear of display areas, posters, banners etc.

13.10.3 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.

13.10.4 Roller Shutters

The installation of security shutters can visually destroy and deaden the shopping street at night, thereby detracting from the public realm/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 - for example, 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.
- Steel security shutters may be acceptable for security reasons for certain businesses.

Each case will be examined on its merits.

13.10.5 Outdoor Advertising Structures

Outdoor advertising structures will not generally be permitted within the town, whether freestanding or attached to buildings. In cases however where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

The use of free-standing signs/advertising boards on or over the public footpath will not be permitted.

13.10.6 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.

13.10.7 Automated Teller Machines

The provision of automatic teller machines (ATMs) will be strictly regulated, having regard to the following:

- The need to protect the character of the building or shopfront they are to be incorporated into, in particular, Protected Structures/Architectural Conservation Areas.
- The design and location must be such that they are accessible to all.
- In general, there should not be more than one ATM in any one shopfront so as to avoid the creation of a dead shopfront.
- The need to control the amount of litter generated by these machines.

13.11 BUILT AND NATURAL HERITAGE

13.11.1 Development in Relation to Protected Structures

Planning permission will be required 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 gives the protected structure its special character and how these would be impacted on by the proposed development. A declaration under Section 57 of the Planning and Development Acts 2000-2010 can be sought from the Council to list the type of works that do not affect the character of a specified protected structure and therefore do not require planning permission. 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. Style and proportions of replacement windows shall also be similar to the original windows.

All applicants should be guided by the DoEHLG *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 specialized 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 DoEHLG *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 dependant 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.

13.11.2 Development within the Curtilage and Setting of Protected Structures

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

- The various elements of the structure which gives the protected structure its special character and how these would be impacted on by the proposed development.
- 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, well designed 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.

13.11.3 Development in Architectural Conservation Areas

In the Architectural Conservation Area 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 the Architectural Conservation Area, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area.

13.11.4 Development in Areas of Archaeological Potential

When considering development proposals within Areas 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, or as may be amended from time to time. The Council will also have regard to the observations and recommendations of the the Department of the Environment, Heritage and Local Government.

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 potential implications of the proposed development on the archaeological integrity of the structure/site. 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
- The preservation of all or part of any archaeological remains on the site.

13.11.5 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.

The assessment is based on best scientific knowledge, by a person with ecological expertise. It addresses 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: *Appropriate Assessment of Plans and projects in Ireland, Guidance for Planning Authorities* (2009) issued by the DoEHLG)

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.

In the case of NHA sites the council may require an Ecological Impact Assessment to determine the impact of the proposed development on the designated site.