

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

Type of Development	Community Centre Building
Site address	Bawnogues, Kilcock, Co Kildare.
Development proposed by	Strategic Projects and Public Realm Team
Display period	Advertised in the 'The Leinster Leader and Irish Independent, editions dated 20th August 2019 and Part 8 site notices were fixed at the site. Public display period from 20th August 2019 until 17th September 2019 inclusive Submissions/observations due by 1 st October 2019.
Submissions/observations	KCC Internal Sections: Reports received from Transportation Department, Water Services, Kildare Fire Service and Environment Department. An acknowledgement was received from Meath County Council

	<p>Public submissions: 19 submissions received in total. These were submitted by email and also by letter.</p> <p>A list of those who made submissions is set out in Table 4.1.</p>
Part 8 Reference Number	PP4432

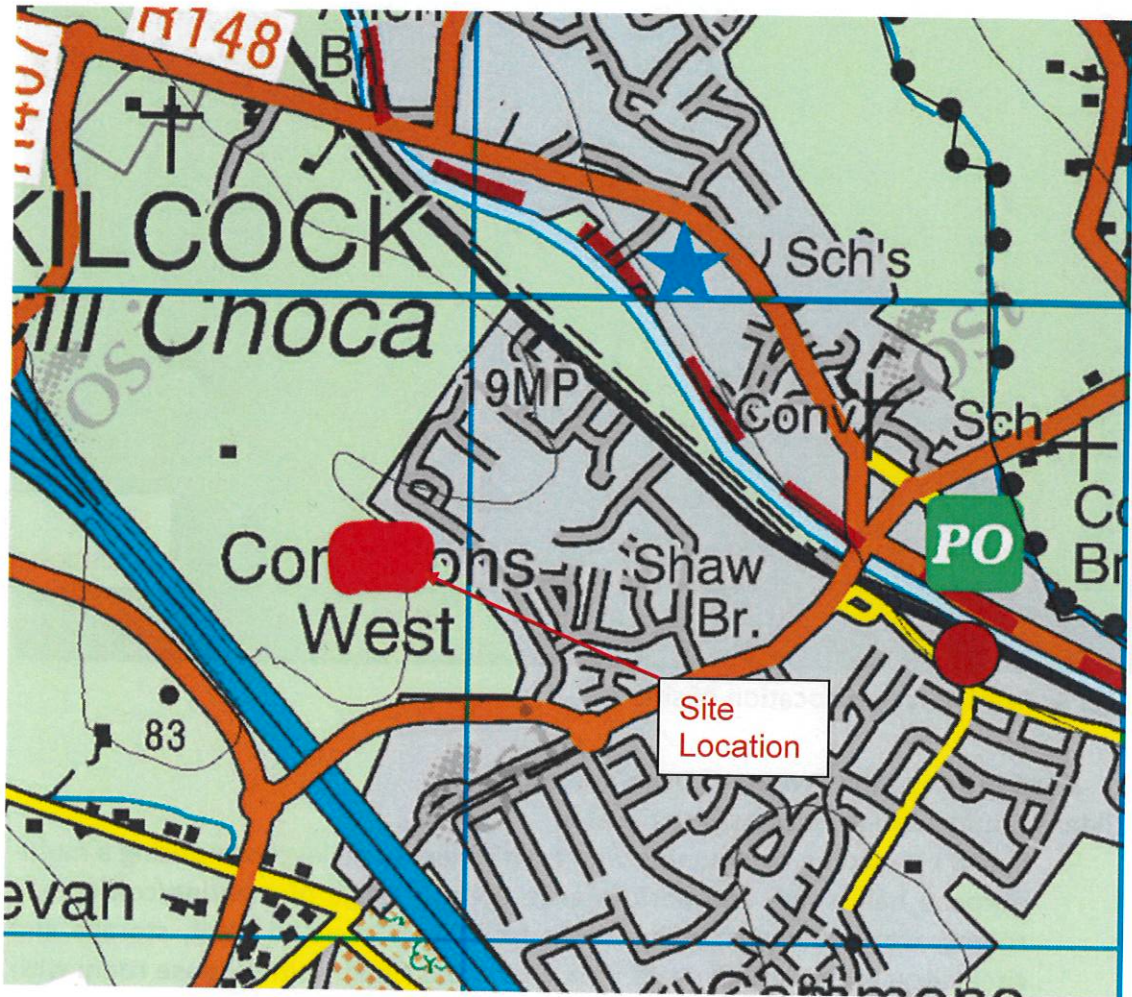
1. Site Location & Context

The subject site is located approximately 0.6km southwest of Kilcock Town Centre. The Bawnogues lands are a multi-use public amenity site, with sport, health and open space uses. The lands currently include an existing playground, an existing primary care centre with associated parking/roads, walking routes, playing fields and sporting facilities.

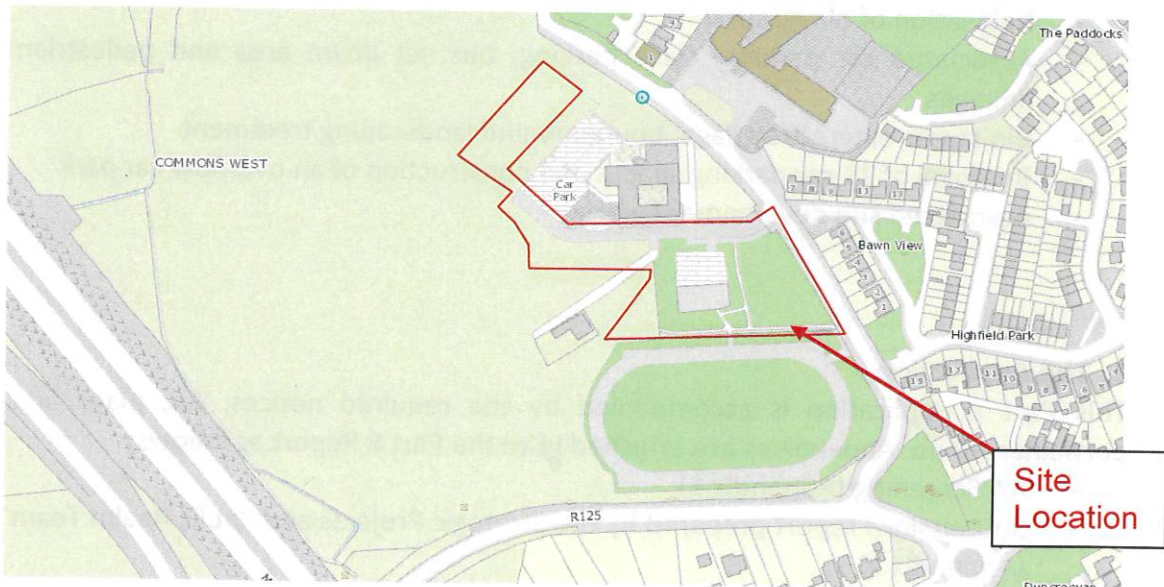
The existing 2/3 storey primary care building with a car park accommodating c. 78 no. car parking spaces is located directly to the North of the application site. To the west of site, there ~~is an existing~~ are a number of prefabricated buildings, associated with the soccer club. An athletics track is located to the south of site.

The existing playground is within the site itself on the footprint of the proposed community centre. The proposed additional car parking spaces are to the west of the existing car park associated with the Primary Care Centre.

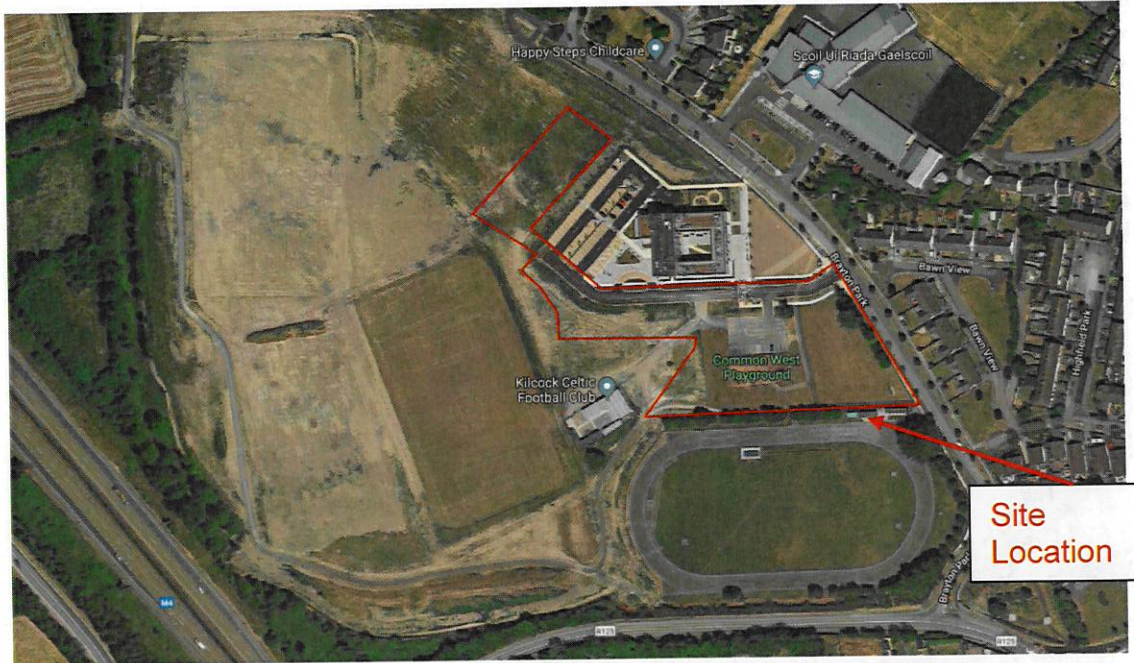
The Bawnogues site is bounded to the East by an existing public road, Bryaton Park, by the M4 motorway to the East, and to the south by the public road R125. To the North there is existing greenfield site/housing developments, with a planned residential development.



Figs 1: Site Location (Discovery Series)



Figs 2: Site Location



Figs 3: Aerial image of location of site

2. Description of the Proposed Development

Kildare County Council proposes to develop

- a new two storey community centre with mezzanine level comprising a multi-purpose hall, stage and performance area, a range of meeting/conference rooms, wet and dry changing room facilities, associated plant, storage and circulation areas, kitchen café area and upper floor multi-purpose room with projection room.
- Landscaped area including civic plaza and sensory garden
- Relocation of playground
- Associated car parking, cycle parking, bus set down area and pedestrian linkages
- Bin stores external signage, boundary and landscaping treatment
- Removal of 29 car parking spaces and construction of an overflow car park
- Associated site development works

3. The Application

This Part 8 application is accompanied by the required notices, AA, plans and particulars, 3 no. Appendices are attached ~~in~~ to the Part 8 Report as follows;

- AA Screening (Appendix 1)
- Submissions report prepared by the Strategic Projects and Public Realm Team (Appendix 2)
- EIAR screening (Appendix 3)

4. Referrals and Consultations

The referrals and consultation process has been summarised by the Strategic Projects and Public Realm Team and responses to the issues raised are contained in Appendix 2 of this report. The following submissions have been received:

Table 4.1: Submissions Received

Submission Number	Submission on Behalf Of	Submission Received From
Statutory Bodies		
SN-01	Meath County Council	Wendy Bagnall, Senior Executive Planner
Kildare County Council Internal Departments		
SN-02	Kildare Fire Service	Celina Barrett
SN-03	Water Services	Aidan Martin
SN-04	Roads, Transportation & Public Safety Department	George Willoughby
SN-05	Environment Section	Earnon McGee
Other Submissions		
SN-06	Audry Collins	Audry Collins
SN-07	Julie Reidy	Julie Reidy
SN-08	Lynda Gavigan	Lynda Gavigan
SN-09	Emer Ferguson and Ciaran Brady	Emer Ferguson and Ciaran Brady
SN-10	Mark McCormack	Mark McCormack
SN-11	Kilcock Community Network	David Flanagan
SN-12	Paul O'Sullivan	Paul O'Sullivan
SN-13	Nikola	Nikola
SN-14	Jo Doyle	Jo Doyle
SN-15	Paddy Madden	Paddy Madden
SN-16	Colette Magnone	Colette Magnone
SN-17	Butterfly Counselling	Serena Carroll
SN-18	Val Mulligan Payne	Val Mulligan Payne
SN-19	Gerard mcgeeney	Gerard mcgeeney
SN-20	Kilcock and Districts' Community Council	Thomas Ryan
SN-21	Kilcock Multi-Purpose Centre Company Limited by Guarantee	Helene McManus
SN-22	Kilcock musical & dramatic society	Kilcock musical & dramatic society
SN-23	Finian McKeon	Finian McKeon
SN-24	Sabrina O'Reilly	Sabrina O'Reilly

4.1 Internal KCC Departments/Sections

The following internal responses were received from Kildare County Council internal Departments:

Transportation Department:

No objection subject to the following conditions being attached:

1. A Consulting Engineer should be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site.
2. A detailed design for the proposed works should be submitted to the Planning Authority for approval. Details of the design, traffic management, implementation, costing and phasing of these works should be agreed in writing with the Planning Authority, KCC Roads and MD Sections prior to the commencement of the development.
3. The detailed design with dimensions should include pavement materials which should be robust and durable, dimensions of pedestrian and cyclist facilities, cycle parking, parking bays (2.5m * 5m), access arrangements where sight visibility should comply with the DMURS standards, facilities for vulnerable road users (pedestrians and cyclists) accessing the site from the town centre, traffic impact assessment, turning movements at junctions, drainage and outfall arrangements, public lighting, signage and road markings.
4. A traffic impact assessment should be carried out taking into account adjacent planning applications/ permissions and traffic studies, existing traffic conditions and projected traffic impact of development, different modes of transport, impact on existing junctions. It should be noted that there is a large scale development 450 residential units currently being constructed in Branganstown Kilcock by a Developer Glenveagh and two adjacent sites are designated for Strategic Housing Development with circa 500 to 600 units.
5. Paving materials should have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester should be carried out,
6. Access for disabled persons including ramps should be examined.
7. Street furniture including litter bins should be provided.
8. Cycle parking should be provided.
9. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, new footpaths should tie into existing footpaths.
10. Turning movements of HGVs, Refuse Trucks, Buses and Emergency Services Vehicles into the development and within the development should be examined using Autotrack Analysis.

11. The finish surface of new road pavements and turning areas should be Stone Mastic Asphalt SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or similar approved , details to be agreed with the Planning Authority, KCC Roads and MD Sections beforehand.
12. The finish surface of the overflow car park should be Clause 804 sub base material or similar approved , details to be agreed with the Planning Authority, KCC Roads and MD Sections beforehand.
13. Public lighting should be in accordance with the KCC Public Lighting Policy document. Public lighting columns should not be impeded by landscaping.
14. A root management plan should be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.
15. A Stage 2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations should be incorporated into the detailed design.
16. A Stage 3 Road Safety Audit should be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works . The implementation of the RSA recommendations should be incorporated into the detailed design.
17. A Construction Management Plan should be submitted before the works commence including any temporary access to the construction site and proposed haul routes to the site , this Plan should be agreed with the Planning Authority, KCC Roads and MD Sections.
18. Construction traffic should avoid using the Kilcock Town Centre.

Response

The aforementioned conditions shall be agreed in advance of the implementation of the project.

Water Services

1. Prior to the commencement of the proposed development it is required to make a pre connection enquiry to Irish Water.
2. Prior to the commencement of the proposed development it is required to obtain a STATEMENT of DESIGN ACCEPTANCE from Irish Water and submit such

details for inclusion on the planning file for record purposes in order that the Planning Authority are satisfied that you are in a position to service the proposed development. The Documents required should relate to both Foul and Water Supply Services.

3. For clarification purposes, it is required to make an application for both the water and sewerage connection to Irish Water before development commences which shall include for a Statement of Design Acceptance with respect to the foul services and water supply. No works are to commence until a connection agreement is in place. Kilcock forms part of the Lower Liffey Valley Catchment Area and has waste water capacity issues.
4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.
5. Attenuation shall be provided for the development and it is imperative to ensure that there is sufficient attenuation allocated for this development within the overall development. All surface water shall be collected and disposed of to porous paving, or soakway systems designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with attenuation. The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction. The engineer shall decide the requirement for any drainage and attenuation requirements in conjunction with any porous paving provisions. The attenuated system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for "climate change". The applicant shall carry out an assessment of the surface water outfall in order to determine if it can cater for the proposed development and shall be responsible for any upgrades if such is applicable.
6. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development to prevent pollution and maintain the quality of adjacent ground waters and watercourses. The system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for "climate change".
7. The proposed development shall be designed constructed in accordance with current Irish Water Standards, Specifications and Construction Details and ""Site Development Works for Housing Areas"" Dept. of the Environment, Heritage and Local Government, 1998.
8. For completeness Flood risk should be assessed in accordance with the requirements of the Planning System Flood Risk Management Guidelines and have regard to the flood risk policies and objectives of the OPW CFRAMS Preliminary Flood Risk Assessment and final version fluvial flood mapping."

Response

Curtins Consulting Engineers have completed a response to each item above. They confirm that a flood risk assessment has been completed. The conditions shall be agreed in advance of the implementation of the project.

Environment Department:

The Environment Department has made the following submission:

1. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.

Reason: In the interest of public health to avoid pollution, and to ensure proper development.

2. Only clean, uncontaminated surface water shall discharge to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

3. All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise Control

- (a) The following noise limits shall apply to construction activities in accordance with the National Roads Authority's "Guidelines for Treatment of Noise and Vibration in National Roads Schemes":

70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

- (b) Noise from the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at *noise sensitive locations which exceed the following limits:

55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays)

45 dB(A) at any other time.

- (c) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any *noise sensitive location.

Note: •Noise sensitive location:

Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility

or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

- (d) A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

5. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and off-take points shall be located within the bunded area(s).

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

6. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. All wastes produced shall be collected and disposed of in accordance with the Waste Management Acts, 1996 - 2016 and Regulations made there under. Packaging waste shall be segregated in accordance with the Waste Management (Packaging) Regulations 2003, as amended. Areas shall be identified for the storage, treatment and collection of segregated wastes. No burning of waste on site is permitted. Only waste contractors in possession of a valid waste collection permit from the National Waste Collection Permit Office may collect waste from the development.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

8. Prior to the commencement of development, the developer shall submit a formal Project Waste Management Plan for Construction and Demolition to the local authority for agreement prior to Commencement Notice stage. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government (July 2006)".

The plan shall also contain at a minimum:

- (i) the waste types, including their List of Waste (LoW) Classification Codes and corresponding descriptions,
- (ii) volumes of each waste type expected to arise during construction and demolition,
- (iii) how those waste types are intended to be stored prior to their collection and
- (iv) the name of the authorised waste contractors intended to be used for the collection of each waste type, their waste collection permit numbers and the names and permit numbers of authorised waste sites intended to be used in the conjunction with the development.
- (v) Any proposals for use of Article 27 of the European Communities (Waste Directive) Regulations 2011.

Reason: In the interest of best practice guidelines for the management and reduction of construction and demolition waste in order to avoid pollution

Response

Curtins Consulting Engineers have completed a response to each item above. The conditions shall be agreed in advance of the implementation of the project.

Kildare Fire Service

1. A Fire Safety Certificate, in accordance with the requirements of the Building Control Act, will be required
2. A minimum water supply of 1,200litres/ min of water for 60 mins. at 2 bar. pressure is to be available in the water mains or equivalent storage, adjacent to the development, for fire fighting purposes

Response:

The conditions shall be agreed in advance of the implementation of the project. Item 2 should be included as a modification.

4.3 Public Submissions/Observations

19 public submissions were received. A list of members of the public who made a submission/observation is contained in Table 4.1 of this report. **Summary of Issues raised in submissions/observations and the Consultant Architect's response to issues raised:**

THEME	QUERY / CONCERN	SUBMISSION REFERENCE	RESPONSE
<p>Facility is a sports Hall</p>	<p>"However, none of my autistic children are into sports, they like art, chess, minecraft, animae. We have to travel outside of our community all the time for their extra curricular activities."</p> <p>"the provision of yet another sports hall, while normally welcome, is not the highest priority for Kilcock"</p> <p>"Another sports hall is not what Kilcock requires at this time"</p> <p>"We also fear those interested in the arts culture and heritage have been let down by this project with no adequate attempt to meet their needs. Eg. Kilcock Dramatics Society and a display area for Theresa Brayton artefacts"</p> <p>"the provision of yet another sports hall is not a priority for Kilcock"</p>	<p>SN-08 SN-11 SN-12 SN-20 SN-21</p>	<p>The proposed development can accommodate small concerts of approximately 300 people.</p> <p>The hall can be sub-divided into 2-3 smaller spaces, has 2 viewing/observation points, is fully visible from the entrance foyer and the mezzanine level, can accommodate:</p> <ul style="list-style-type: none"> • drama events, • art exhibitions • can provide for larger meeting events such as public consultation meetings • can accommodate smaller youth/senior citizens events. • There is also the provision of 3 number smaller multi-purpose rooms that can combine to make 1 larger space, to support the larger hall area, • There is also the provision of a mezzanine floor space providing a further multi-purpose space. • The proposed development incorporates a breakout space with cafe/multi-purpose table/chair facilities.

	<p>"additional rooms downstairs and a dedicated kitchen/tea room area"</p> <p>"We need somewhere we can run a youth club/ cafe that can facilitate the elderly and disabled aswell."</p>		<p>The proposed development incorporates a breakout space with café/multi-purpose table/chair facilities.</p> <p>This is provided in front of the main reception area and can be served from the kitchenette area or have a dedicated tea/coffee/sandwich station.</p> <p>This is a glazed south facing space which overlooks the multi-purpose hall and external playground.</p> <p>This will facilitate all age groups to use this space and will provide supervision of the hall/external playground by parents and the elderly, while their children use the facilities.</p> <p>This space/location at the heart of the facility can support people with disabilities.</p>
Cafe	<p>"A youth cafe,a art centre just somewhere that caters for them and makes them feel included"</p> <p>"A cafe area, not a small kitchenette, is what would be ideal. "</p>	<p>SN-06 SN-07 SN-08 SN-09 SN-24</p>	
Size	<p>"4 small meeting rooms and an average sized hall, of which Kilcock already has 5, does not make a community centre"</p> <p>"the suggested hall size would be of no use to the basketball as we need a European size court"</p> <p>"The new design is significantly smaller than the original design"</p> <p>"The centre proposed now is a scaled down version of the original agreed"</p>	<p>SN-09 SN-11 SN-18 SN-24</p>	<p>The proposed multi-purpose hall is 28 metres long by 15m wide, which can cater for a community standard basketball use, as defined in sport England's sports data sheets guidance 2012. The building has been designed with extension zones should funding become available in the future.</p>
Car Parking	<p>"Is there enough parking?"</p>	<p>SN-06</p>	<p>The proposed development provides 4 dedicated car parking spaces for the community centre, 70 overflow car parking spaces for larger events and have access to the 78 number car parking spaces of the primary care</p>
Playground	<p>"The playground is to be moved - will it be the same size as it is now? Does it need to be improved and can it be improved"</p>	<p>SN-06</p>	<p>The size of the existing playground is approx. 636sq.m and the size of the proposed playground is approximately 1309sq.m, therefore we confirm</p>

			that the new playground area is over double the size of the existing playground
<p>Drama</p>	<p>"I am wondering if a dedicated stage should be put in" "would love to see an auditorium put back into the plans" "Power. It is important to have a good power supply for a stage "there are lots of plugs on the wall" doesn't work." "Blackout. It should be easy to remove all natural light from the "theatre" space - while a community space should be bright and airy, a theatrical space is basically the opposite" "Sound. A basic sound system should be supplied" "there should be suitable hanging points provided in the roof" "Access from the stage area to meeting room/dressing room areas. Thus allowing ease of personnel change during productions."</p>	<p>SN-06 SN-17 SN-22</p>	<p>The proposed layout provides for a flexible multi-purpose hall that can be divided into zones for various uses, including a temporary stage area. To provide a permanent stage would impede the use of the hall and would limit the extent of other uses that can be accommodated. Lighting, sound and fit out will be considered during the detailed design phase and will be incorporated subject to available funding.</p>

5. Planning History

North of Site (Primary Care Centre)

13/846 – HSE – Development permitted to consist of a new Primary Care Centre of 2335m², of 2-3 storeys, revised entrance arrangement and Parking for 80 cars and 12 bicycles.

17/743 – HSE - Alterations to the previously permitted planning permission reference number 13/846.

Subject Site

14/769 - Kilcock Community Network – permission granted for the erection of a two storey community centre building, a sensory garden, a civic courtyard area, associated surface car parking of 43 no. car parking spaces and 24 no. cycle parking spaces, reinstatement of the existing children's playground

6. Policy Context

The following is a brief outline of applicable policies and site specific objectives of Kildare County Development Plan 2017-2023 including the Town Plan for Kilcock.

6.1 Kildare County Development Plan 2017 – 2023 9

Volume 1

Chapter 11- Social Community & Cultural Development

Chapter 14- Landscape, Recreation & Amenity

Chapter 15- Urban Design Guidelines

Chapter 17-Development Management Standards

Volume 2

Section 1.3 Castledermot Small Town Plan

Section 1.3.7 Objectives

Section 1.3.7.9 Recreation, Amenity and Open Space

Section 1.3.8 Zoning Requirements

Kildare County Development Plan 2017-2023 Volume 1

Chapter 11 Social Community and Cultural Development

The following Policy relates to the proposed development:

CO 4 *Ensure that community buildings are flexible and adaptable and can be used by all age cohorts, including young people (youth programmes, youth cafes, etc).*

CO 5 *Progress priority community facilities in Kilcock (Bawnogues)...*

SN 1: *To consider the needs of children and young people, including those with disabilities and additional needs, in the provision of indoor and outdoor recreational facilities.*

SNO 1: *To develop open spaces throughout the county which will encourage a range of recreational and amenity activities that will cater for both active and passive recreation.*

SNO 3: *To increase and improve the provision for children's play across the county. The provision of facilities such as play areas should have regard to the appropriateness of the location, the suitability of the building, the relationship to adjoining uses, the requirement for car parking and the amenity of adjacent uses.*

Chapter 14, Landscape, Recreation and Amenities

CP 1: *Develop and implement a Play Policy for County Kildare which will set out a strategy for the provision, resourcing and implementation of improved opportunities for children to play.*

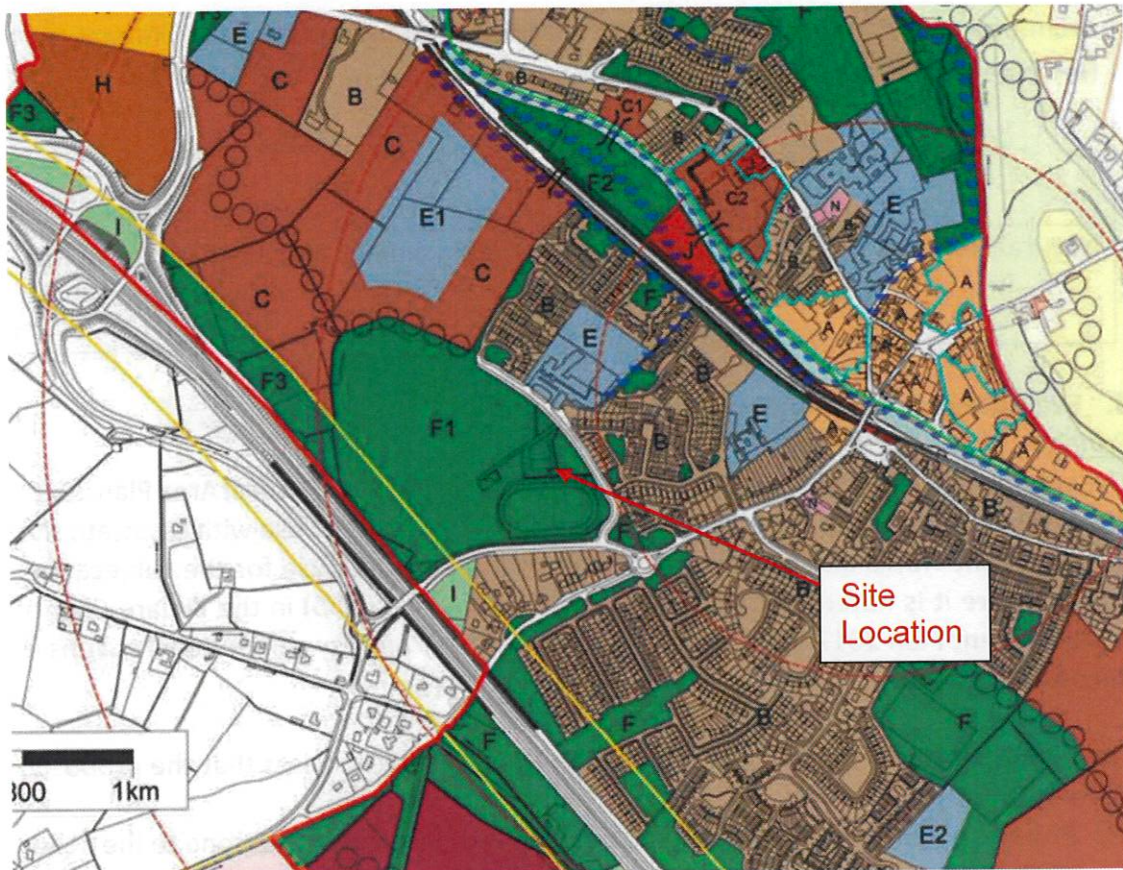
CP 2: *Provide play facilities adjacent to other community and childcare facilities, in so far as is possible, and to ensure their proper management and maintenance.*

Kilcock Local Area Plan 2015-2021

SN13 To support the provision of community facilities which act as a point of integration between residences of new and established communities within neighbourhoods.

SN 14 To seek to provide and to promote the provision and further development of community facilities throughout Kilcock.

It is considered that the proposed development complies with the general policies of the Kildare County Development Plan 2017-2023 and also the Kilcock Local Area Plan 2015-2021.



Figs 4: Kilcock LAP Zoning map showing subject site.

6.3 Relevant Government Policy

The Part 8 has been prepared having regard to the following National Planning Guidelines:

- *Design Manual for Urban Roads and Streets* Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013)
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, Department of the Environment, Heritage and Local Government, (2009)
- *The Planning System and Flood Risk Management - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government & OPW, (2009)

7. Built / Natural Heritage

Built Heritage	There are no protected structures within the immediate vicinity of the subject site.
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Archaeological Heritage	There are no National Monuments in the immediate vicinity of the subject site.
Natural Heritage	The outcome of the AA Screening, which has regard to the above statement, is that there is no requirement for an Appropriate Assessment.

8. Evaluation of Key Planning Issues

Principle of Development

The subject site is zoned 'Open Space and Amenity' in the Kilcock Local Area Plan 2015-2021. It is considered that a community centre and playground use with associated site development works and parking is suitable and appropriate use for the subject site. Furthermore it is noted that there is a specific objective (CO5) in the Kildare County Development Plan 2017-2023 which seeks to progress priority community facilities in Kilcock (Bawnogues).

The supporting information associated with the proposals advises that the proposed development will:

- Provide a multi-purpose community centre with flexibility to respond to the needs of the community
- Provide a dual use indoor multi-purpose hall
- Provide a range of meeting and conference rooms associated with kitchen/café area
- Provide wet and dry changing room facilities for indoor and outdoor associated sports and community uses
- Provide storage for community use
- Provide a multi-purpose room with projection room
- Provide circulation areas for sitting/relaxing/exhibition
- A sensory garden, a civic plaza area, all with associated surface car parking of 4 no. car parking spaces, and 20no. cycle parking spaces, bus/set down area, overflow car parking, bin stores, external signage, pedestrian linkages, connection to existing site services and development works, boundary and landscaping treatments.
- Existing playground to be relocated to provide new supervised playground.
- Providing a hard edge to connect existing Bawnogue track to proposed plaza, proposed community centre and existing running track

The justification and benefit of the proposed development has been set out in the Planning report prepared by Cooney Architects included as part of the Part 8 document schedule.

Many of the submissions from the public and local community groups reference previous plans for a larger facility. While the current proposals do not meet the original aspirations in terms of floor area, the core functions previously proposed as part of a multi-use facility are retained and represented. The proposed development

is designed in a manner that is consistent with the available funding, is deliverable within a reasonable timeframe, and allows for future expansion plans as needs are clarified during the operations of the development proposed as part of this Part 8 planning application. In terms of this Part 8 planning application the only relevant considerations in its determination are within the plans that are presented. The Planning Department considers that the proposed development is acceptable in principle at this location. Furthermore, it is considered that the design of the proposed community centre will create a focal landmark building, with its range of uses, including meeting rooms, sensory garden, augmented playgrounds, and multi-use hall, providing much needed resources and amenities for the Kilcock Community. Finally, it is noted that the building itself is prudently designed to allow for future extensions as the need arises and the relevant funding becomes available.

Built Heritage

No issues

Design and Layout

The design incorporates a number of distinct features as itemised under the headings above. The Civic Plaza to the northwest of the building together with the feature wall that extends from the front elevation for the community centre will create an identifiable feature. The location of the Playgrounds will ensure that they are visible and an integral within the active community hub and will ensure mutual passive surveillance and awareness of each use.

The Planning section is satisfied that extensive consideration has been given to the overall design, layout and finish of the proposed community centre and ancillary facilities and consider that the development will create a landmark building and focal point for community identity.

Appropriate Assessment Screening

An Appropriate Assessment Screening Report has been prepared by Openfield and is included with the plans and particulars accompanying this application. The AA Screening concludes that significant effects to Natura 2000 areas within the zone of influence of the project are not likely to occur, either alone or in combination with other plans and projects.

Flood Risk

As the subject site is identified as an area possibly at risk of pluvial flooding, the Planning Authority has to have due regard to *"The Planning System and Flood Risk Management – Guideline of Local Authorities"*. A multi-use community centre would be considered as a less vulnerable use. Curtins Consulting Engineers have stated that they have completed a flood risk assessment and the proposed development is not at risk of flooding.

9. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023 and Kilcock Local Area Plan 2015-2021, which contains policies and objectives to provide a community centre in the Bawnogues area,
- The Council's internal departmental reports,
- The Strategic Projects and Public Realm Team's Department Report relating to the responses to those issues raised (Appendix 2),
- Reports accompanying the application,
- Public submissions/observations,
- Appropriate Assessment Screening report,
- The existing and permitted uses in the area,
- The nature, extent and design of the proposed development,
- The modifications set out below.

It is considered that the proposed development would be in accordance with the provisions of the Kildare County Development Plan 2017–2023 and would therefore be in accordance with the proper planning and sustainable development of the area.

10. Recommendation

It is recommended to the Mayor and Members of the Maynooth Municipal District, that the proposed development be proceeded with, subject to the modifications set out below.

Modifications

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 20th August 2019, except where altered or amended by the following modifications.
2. The location and design of any signage shall be agreed with the Planning Department prior to its installation on site.
3. Details of all boundary treatments within and surrounding the site shall be agreed with the Planning Department prior to the commencement of any on site development works.
4. In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 08.00 - 17.30, Saturday 08.00 - 13.00 or as agreed with the Planning Department. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.
5. All measures shall be taken by the works contractor to prevent muck, dirt, debris or other materials being deposited on the adjoining footpaths and public roads by machinery or vehicles travelling to and from the site during the construction phase. The works contractor shall arrange for vehicles leaving the site to be kept clean.

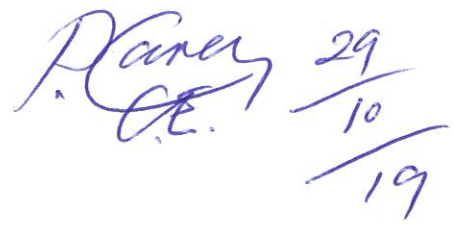
6. Final details regarding the requirements of the Council's Transportation, Environment and Water Services Section shall be agreed by the Planning Department prior to the commencement of any on site development works.
7. Detailed design drawings including layout, boundary treatment and equipment proposed of the permitted playgrounds shall be submitted to the Planning Department for its written agreement prior to the commencement of any development on site.
8. A phasing plan, which shall include details of the decommissioning of the existing and opening of the new playgrounds on site, shall be submitted for the written agreement of the Planning Department prior to the commencement of any development on site.
9. A minimum water supply of 1,200litres/ min of water for 60 mins. at 2 bar. pressure shall be available in the water mains or equivalent storage, adjacent to the development, for fire fighting purposes


 Senior Executive Planner

29/10/19
 Date


 * Senior Planner

29/10/19
 Date


 Planner
 CE.
 29/10/19

APPENDIX 1

APPROPRIATE ASSESSMENT SCREENING REPORT



APPROPRIATE ASSESSMENT SCREENING REPORT
AND
CONCLUSION STATEMENT

(A) Project Details	
Planning File Ref	P8 2019 .02
Applicants name	Strategic Projects and Public Realm Team
Development Location	Bawnogues, Kilcock, Co Kildare.
Site size	2.6ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	Rye Water Valley/Carton SAC approx. 6.7km downstream of subject site
Description of the project/proposed development – Multi-Use Community Centre and associated facilities, parking and site works	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development		
		Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	<p>Impacts on sites designated for freshwater habitats or species.</p> <p><u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i></p> <p>No</p>

2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	No
3	Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	No
4	Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

(C) Identification of Potential Impacts on Habitats and Birds.

1	Impacts on designated rivers, streams, lakes and fresh water dependant habitats and species. <i>Answer the following if the answer to question 1 in table B was YES</i> <i>Does the development involve any of the following:</i>	
1.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	
1.2	Discharge to surface water or groundwater within 5km of SAC.	
1.3	Abstraction from surface water or groundwater within 5km of SAC.	
1.4	Removal of topsoil within 500m of watercourses	
1.5	Infilling or raising of ground levels within 100m of watercourses	

1.6	Construction of drainage ditches within 1km of SAC.	
1.7	Installation of waste water treatment systems; percolation areas; septic tanks within 500 m of watercourses	
1.8	Construction within a floodplain or within an area liable to flood	
1.9	Crossing or culverting of rivers or streams within 5km of SAC	
1.10	Storage of chemicals, hydrocarbons or organic wastes within 1km of a watercourse	
1.11	Development of a large scale which involves the production of an EIS	
1.12	Development of quarries/mines	
1.13	Development of windfarms	
1.14	Development of pumped hydro electric stations	
1.15	Construction of roads or other infrastructure on peat habitats within 1km rivers, streams, lakes and fresh water dependant habitats	
2	<p>Impacts on designated wetlands - bogs, fens, marshes and heath.</p> <p><i>Answer the following if the answer to question 2 in table B was YES</i></p> <p><i>Does the development involve any of the following:</i></p>	
2.1	Works within the boundary of a Special Area of Conservation excluding small extensions/alterations to existing buildings.	
2.2	Construction of roads or other infrastructure on peat habitats within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site	
2.3	Development of a large scale within 1km of bog, marsh, fen or heath habitat within a Natura 2000 site which involves the production of an EIS	
3	Impacts on other designated terrestrial habitats (woodland, grasslands)	

	Please answer the following if the answer to question 3 in table B YES <i>Does the development involve any of the following:</i>	
3.1	Works within the boundary of a Special Area of Conservation.	
3.2	Development within 200m of Natura 2000 site with woodland, grassland or coastal habitats.	
3.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS.	
4	Impacts on birds in SPAs Answer the following if the answer to question 4 in table B was YES <i>Does the development involve any of the following:</i>	
4.1	Works within the boundary of a Special Protection Area excluding small extensions/alterations to existing buildings.	
4.2	Erection of wind turbines within 5km of an SPA.	
4.3	Proposed discharges directly to SPA	
4.4	Development of cycleways or walking routes within 100m of SPA	

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT		
<i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	x
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	

Justify why it falls into relevant category above (based on information in above tables)	
Having regard to the proximity of the SAC site, and the relatively small-scale nature and extent of the proposal, it is not considered a potential exists for significant effects on the Natura 2000 network.	
Name:	Eoghan Lynch
Position:	Senior Executive Planner
Date:	25/10/19

Appendix 2: Submissions report prepared by the Strategic Projects and Public Realm Team

APPENDIX 3

EIA Screening Determination

REPORT ON PART 8 SUBMISSIONS

FOR THE

PROPOSED ERECTION OF A TWO-STOREY MULTI USE COMMUNITY CENTRE BUILDING , BAWNOGUES, KILCOCK, CO. KILDARE



Kildare County Council
Comhairle Contae Chill Dara

Report prepared in accordance with Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended) and the Planning and Development Act 2000 (as amended)

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DOCUMENT CONTROL

Document Title: Report on Part 8 Submissions

Project Title: PROPOSED ERECTION OF A TWO-STOREY MULTI USE COMMUNITY CENTRE BUILDING , BAWNOGUES, KILCOCK, CO. KILDARE

Client: Kildare County Council

Issue No.: v4

Issue Date: 22nd Oct 2019

1. PROCEDURE

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, (as amended), notice of the proposed development was given by the placement of notices in both The Leinster Leader and Irish Independent, editions dated 20th August 2019 (see Appendix A).

Two site notices (see Appendix A) were also erected at the Part 8 site; on Brayton Park at the entrances to the proposed development. These notices were maintained in place for the prescribed period.

Plans and particulars of the proposed development were available for public inspection, copy from 20th August 2019 until 17th September 2019 inclusive, during public opening hours at:

- Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare.
- Kilcock Library, School Street, Kilcock, Co. Kildare

The plans and particulars of the proposed development were also available to view online, during the period noted above, on Kildare County Council's website at <http://kildare.ie/county council/PublicConsultations-Part8Schemes/Community/index.html>

In addition, a Public Information Session was held in Kilcock Library on Thursday 12th September 2019 from 6.00pm to 8.00pm. This session was arranged to give members of the public an opportunity to discuss and raise any queries pertaining to the proposed development with the consultant team and to inform the public how submissions can be made.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is to be carried out, could be made in writing before 4.00pm on 1st October 2019 to:

Gerard Mackey, Administrator, Strategic Projects & Public Realm, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W91 X77F.

2. SITE LOCATION AND DESCRIPTION

The site for the proposed Community Centre is within the overall Bawnogues site, and is located approximately 0.6km southwest from the center of Kilcock (the square). The Bawnogues site is an existing amenity site, with sporting and health uses and currently contains an existing playground, an existing primary care centre with associated parking/roads, walking routes, playing fields, sporting facilities.

The existing 2/3 storey primary care building with c. 78 no. car parking area is located directly to the North of the application site. To the west of site, there is an existing network of temporary prefabricated buildings, providing facilities for the soccer club. An existing running track is located to the south of site.

The Bawnogues site is bounded to the East by an existing public road, Bryaton Park, by the M4 motorway to the East, and to the south by the public road R125. To the North there is existing greenfield site/housing developments, with a planned residential development.

Adjoining neighboring uses include; Scoil Ui Riada Gaelscoil, to the north, and residential developments to the North/South/East, of our site.

The boundary conditions of the application site can be summarized as follows;

The boundary along the east is a c. 2 metres high metal fence on low level masonry wall, with an existing line of mature trees.

The boundary along the north is the public footpath/Brayton park road. The boundary along the North consists of the existing access road, footpath and cycle lane.

The boundary along the south of the site consists of a metal fence, and mature hedgerow, which bounds the existing running track.

The boundary to west of our site is formed by open greenfield site, and the existing soccer club.

3. PROPOSED SCHEME

3.1 Proposals and design rationale

"What is a Community Centre?" This was a question which arose early in the design process. Without answering the question definitively, it was decided that this centre would be one which analysed the needs of every member of the community, and responded to that need in an appropriate way, to create a humane and civilized place for all the people of Kilcock. It was acknowledged that it was fundamental to the success of the centre that a deeply sustainable approach to the design, including future proofing, and flexibility of occupation and use was incorporated at early stage of the design process.

4.3 Civic Context

The New Community Centre will be an Important Building in Kilcock. It will have a presence, as a focal point at the entrance to the Bawnogues. This civic importance is acknowledged in the quality of materials chosen, which will forge the identity of the community centre, and in its prominent location in the Bawnogues. The community centre will have a civil responsibility to be universally accessible, as will all external spaces. Total inclusion of all members of the community, to all areas has been fundamental to the design approach, and has resulted in the flexible, future proof layout..

3.2 Building and layout design

Referring always to the theory of Integrated Design, and making consideration at all stages of design process to the principle of building in a manageable and sustainable way, the building layout and design as a response to the following;

Community Needs and Desires, generated from user group consultation, and analysis of the resulting data.

Site Specific Conditions, including orientation, location, linkages, masterplan, context in the town, and context in the Bawnogues.

The ambition of the client, Community, to create a high quality built environment, a community centre which represents the people of Kilcock, and one in which they can find their identity, and can be proud of. Reference has been made throughout the design process to the neighbouring site, on which the new Primary Care Centre is built. It is envisaged that these two buildings will form the focal point of the entrance to the Bawnogues.

The proposed works can be summarized as follows;

- Provide a multi-purpose community centre with flexibility to respond to the needs of the community
- Provide a dual use indoor multi-purpose hall
- Provide a range of meeting and conference rooms associated with kitchen/café area
- Provide wet and dry changing room facilities for indoor and outdoor associated sports and community uses
- Provide storage for community use
- Provide a multi-purpose room with projection room
- Provide circulation areas for sitting/relaxing/exhibition
- A sensory garden, a civic plaza area, all with associated surface car parking of 4 no. car parking spaces, and 20no. cycle parking spaces, bus/set down area, overflow car parking, bin stores, external signage, pedestrian linkages, connection to existing site services and development works, boundary and landscaping treatments.
- Existing playground to be relocated to provide new supervised playground.
- Providing a hard edge to connect existing Bawnogue track to proposed plaza, proposed community centre and existing running track

Below is a summary of the proposed accommodation:

Ground floor level

- 6 no. Standard Toilet
- 1 no. Toilet with shower
- 1 no. Universal Toilet with shower
- 1 no. Reception
- 2 no. Changing room
- 1 no. Multi-purpose hall
- 2 no. Meeting room

3.3 Environmental

Screening Report for Appropriate Assessment for development at Kilcock

Extracts from Screening Report for Appropriate Assessment for development at Kilcock, Co. Kildare

Compiled by

OPENFIELD Ecological Services Pádraic Fogarty, MSc MIEMA for Kildare County Council

The proposed development is not located within, or adjacent to, any SAC or SPA.

The subject site is located to the west of Kilcock town, which is situated in the north of County Kildare. The site is currently a combination of open grassland and artificial habitats. Historic mapping shows that these lands were part of Commons

ground, and have been open, but with areas of disturbed ground or hard standing, since at least 2000 (from www.osi.ie).

The site is now close to residential housing estates and transport arteries, while a recently-built health centre is located to the north. No water courses are shown in this vicinity on maps from the OSI or EPA. The Rye River flows approximately 760m to the east. It flows in an easterly direction and joins the River Liffey at Leixlip, approximately 13km to the east, as the crow flies. The section of the River Rye from the Carton estate as far as Leixlip falls within the Rye Water Valley/ Carton SAC.

4. PART 8 SUBMISSIONS AND RESPONSES

4.1 Part 8 Submissions / Observations

The closing date for the receipt of submissions and observations was 4.00pm on 1st October 2019. A total of twenty-four submissions (listed in the table below) were received, of which one was from Statutory Bodies/Organisations and another four were from Internal Departments within Kildare County Council.

Submission Number	Submission on Behalf Of	Submission Received From
Statutory Bodies		
SN-01	Meath County Council	Wendy Bagnall, Senior Executive Planner
Kildare County Council Internal Departments		
SN-02	Kildare Fire Service	Celina Barrett
SN-03	Water Services	Aidan Martin
SN-04	Roads, Transportation & Public Safety Department	George Willoughby
SN-05	Environment Section	Earnon McGee
Other Submissions		
SN-06	Audry Collins	Audry Collins
SN-07	Julie Reidy	Julie Reidy
SN-08	Lynda Gavigan	Lynda Gavigan
SN-09	Emer Ferguson and Ciaran Brady	Emer Ferguson and Ciaran Brady
SN-10	Mark McCormack	Mark McCormack
SN-11	Kilcock Community Network	David Flanagan
SN-12	Paul O'Sullivan	Paul O'Sullivan
SN-13	Nikola	Nikola
SN-14	Jo Doyle	Jo Doyle
SN-15	Paddy Madden	Paddy Madden
SN-16	Colette Magnone	Colette Magnone
SN-17	Butterfly Counselling	Serena Carroll
SN-18	Val Mulligan Payne	Val Mulligan Payne
SN-19	Gerard mcgeeney	Gerard mcgeeney
SN-20	Kilcock and Districts' Community Council	Thomas Ryan
SN-21	Kilcock Multi-Purpose Centre Company Limited by Guarentee	Helene McManus
SN-22	Kilcock musical & dramatic society	Kilcock musical & dramatic society
SN-23	Finian McKeon	Finian McKeon
SN-24	Sabrina O'Reilly	Sabrina O'Reilly

4.2 Response to Part 8 Submissions

The submissions generally raised issues relating to budget and the size of the proposed development in comparison to a previous application (Ref 14769) for a Community Centre.

The following tables within sections 4.2.1, 4.2.2 and 4.2.3 collate the comments raised and outline an appropriate response.

4.2.1 Statutory Bodies/Organisations

The table below collates the four submissions received from Statutory Bodies/Organisations. Full copies of the submissions received from Statutory Bodies/Organisations are included within Appendix C.

Submission Number	Submission on Behalf Of	Submission Received From	Submission Extract	Response
SN-01	Meath County Council	Wendy Bagnall, Senior Executive Planner	"Meath County Council confirms that the Planning Department has no comments to make in relation to same."	Meath County Council confirmed in it's submission dated 1st October 2019 that it has no comments

4.2.2 Kildare County Council Internal Departments

The table below collates the four submissions received from Kildare County Council Internal Departments. Full copies of the submissions received from Kildare County Council Internal Departments are included within Appendix C.

Submission Number	Submission on Behalf Of	Submission Received From	Submission Extract	Response
SN-02	Kildare Fire Service	Celina Barrett	"1. A Fire Safety Certificate, in accordance with the requirements of the Building Control Act, will be required 2. A minimum water supply of 1,200litres/ min of water for 60 mins. at 2 bar. pressure is to be available in the water mains or equivalent storage, adjacent to the development, for fire fighting purposes."	The Kildare County Fire Service confirmed in submission report dated 22nd August 2019, that it has no objection to the proposed development, subject to two comments, listed in the column adjacent. These are accepted and will be incorporated as conditions in any approval decision for the Part 8 proposal.

SN-03	Water Services	Aidan Martin	<p>1. Prior to the commencement of the proposed development it is required to make a pre connection enquiry to Irish Water.</p> <p>2. Prior to the commencement of the proposed development it is required to obtain a STATEMENT of DESIGN ACCEPTANCE from Irish Water and submit such details for inclusion on the planning file for record purposes in order that the Planning Authority are satisfied that you are in a position to service the proposed development. The Documents required should relate to both Foul and Water Supply Services.</p> <p>3. For clarification purposes, it is required to make an application for both the water and sewerage connection to Irish Water before development commences which shall include for a Statement of Design Acceptance with respect to the foul services and water supply. No works are to commence until a connection agreement is in place. Kilcock forms part of the Lower Liffey Valley Catchment Area and has waste water capacity issues.</p> <p>4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.</p> <p>5. Attenuation shall be provided for the development and it is imperative to ensure that there is sufficient attenuation allocated for this development within the overall development. All surface water shall be collected and disposed of to porous paving, or soakway systems designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with attenuation. The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction. The engineer shall decide the requirement for any drainage and attenuation requirements in conjunction with any porous paving provisions. The attenuated system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for "climate change". The applicant shall carry out an assessment of the surface water outfall in order to determine if it can cater for the proposed development and shall be responsible for any upgrades if such is applicable.</p> <p>6. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SUDS) to restrict-attenuate surface water discharge flows from the proposed development to prevent pollution and maintain the quality of adjacent ground waters and watercourses. The system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for "climate change".</p>	<p>The Kildare County Council Water Services Section confirmed in submission report dated 26th September 2019, that it has no objection to the proposed development, subject to eight observations, listed in the column adjacent. These are accepted and will be incorporated as conditions in any approval decision for the Part 8 proposal.</p>
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7. The proposed development shall be designed constructed in accordance with current Irish Water Standards, Specifications and Construction Details and "Site Development Works for Housing Areas" Dept. of the Environment, Heritage and Local Government, 1998.
8. For completeness Flood risk should be assessed in accordance with the requirements of the Planning System Flood Risk Management Guidelines and have regard to the flood risk policies and objectives of the OPW CFRAMS Preliminary Flood Risk Assessment and final version fluvial flood mapping."

SN-04	Roads, Transportation & Public Safety Department	George Willoughby	<ol style="list-style-type: none"> 1. A Consulting Engineer should be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings; to assist in the procurement of a Contractor and to assist in the supervision of the works on site. 2. A detailed design for the proposed works should be submitted to the Planning Authority for approval. Details of the design, traffic management, implementation, costing and phasing of these works should be agreed in writing with the Planning Authority, KCC Roads and MD Sections prior to the commencement of the development. 3. The detailed design with dimensions should include pavement materials which should be robust and durable, dimensions of pedestrian and cyclist facilities, cycle parking, parking bays (2.5m * 5m), access arrangements where sight visibility should comply with the DMURS standards, facilities for vulnerable road users (pedestrians and cyclists) accessing the site from the town centre, traffic impact assessment, turning movements at junctions, drainage and outfall arrangements, public lighting, signage and road markings. 4. A traffic impact assessment should be carried out taking into account adjacent planning applications/ permissions and traffic studies, existing traffic conditions and projected traffic impact of development, different modes of transport, impact on existing junctions. It should be noted that there is a large scale development 450 residential units currently being constructed in Branganstown Kilcock by a Developer Glenveagh and two adjacent sites are designated for Strategic Housing Development with circa 500 to 600 units. 5. Paving materials should have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester should be carried out, 6. Access for disabled persons including ramps should be examined. 7. Street furniture including litter bins should be provided. 8. Cycle parking should be provided. 9. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, new footpaths should be into existing footpaths. 	<p>The Kildare County Council Roads, Transportation and Public Safety Department confirmed in submission report dated 1st October 2019, that it has no objection to the proposed development, subject to 18 conditions and comments and comments, listed in the column adjacent. These are accepted and will be incorporated as conditions in any approval decision for the Part 8 proposal.</p>
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	<p>10. Turning movements of HGVs, Refuse Trucks, Buses and Emergency Services Vehicles into the development and within the development should be examined using Autotrack Analysis.</p> <p>11. The finish surface of new road pavements and turning areas should be Stone Mastic Asphalt SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or similar approved , details to be agreed with the Planning Authority, KCC Roads and MD Sections beforehand.</p> <p>12. The finish surface of the overflow car park should be Clause 804 sub base material or similar approved , details to be agreed with the Planning Authority, KCC Roads and MD Sections beforehand.</p> <p>13. Public lighting should be in accordance with the KCC Public Lighting Policy document. Public lighting columns should not be impeded by landscaping.</p> <p>14. A root management plan should be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.</p> <p>15. A Stage 2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations should be incorporated into the detailed design.</p> <p>16. A Stage 3 Road Safety Audit should be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works . The implementation of the RSA recommendations should be incorporated into the detailed design.</p> <p>17. A Construction Management Plan should be submitted before the works commence including any temporary access to the construction site and proposed haul routes to the site , this Plan should be agreed with the Planning Authority, KCC Roads and MD Sections.</p> <p>18. Construction traffic should avoid using the Kilcock Town Centre.</p>
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SN-05	Environment Section	Earron McGee	<p>"1 All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development. 2. Only clean, uncontaminated surface water shall discharge to the surface water system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development. 3. All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development. 4. Noise Control (a) The following noise limits shall apply to construction activities in accordance with the National Roads Authority's "Guidelines for Treatment of Noise and Vibration in National Roads Schemes": 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time. (b) Noise from the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at * noise sensitive locations which exceed the following limits: 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) at any other time. (c) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any * noise sensitive location. Note: • Noise sensitive location: Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels. (d) A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority. Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p>	<p>The Kildare County Council Environment Department confirmed in submission report dated 10th September 2019, that it has no objection to the proposed development, subject to 8 conditions and comments and comments, listed in the column adjacent. These are accepted and will be incorporated as conditions in any approval decision for the Part 8 proposal.</p>
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<p>5. All underground oil, chemical storage tank(s) shall be adequately banded to protect against spillage. Banding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and off-take points shall be located within the banded area(s).</p> <p>Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p> <p>Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.</p> <p>Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.</p> <p>7. All wastes produced shall be collected and disposed of in accordance with the Waste Management Acts, 1996 - 2016 and Regulations made there under.</p> <p>Packaging waste shall be segregated in accordance with the Waste Management (Packaging) Regulations 2003, as amended. Areas shall be identified for the storage, treatment and collection of segregated wastes. No burning of waste on site is permitted. Only waste contractors in possession of a Valid waste collection permit from the National Waste Collection Permit Office may collect waste from the development.</p> <p>Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p>	<p>8. Prior to the commencement of development, the developer shall submit a formal Project Waste Management Plan for Construction and Demolition to the local authority for agreement prior to Commencement Notice stage. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government (July 2006)".</p> <p>The plan shall also contain at a minimum:</p> <ul style="list-style-type: none"> (i) the waste types, including their List of Waste (LoW) Classification Codes and corresponding descriptions, (ii) volumes of each waste type expected to arise during construction and demolition, (iii) how those waste types are intended to be stored prior to their collection and (iv) the name of the authorised waste contractors intended to be used for the collection of each waste type, their waste collection permit numbers and the names and permit numbers of authorised waste sites intended to be used in the
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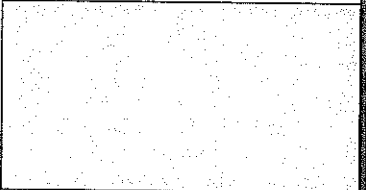
			<p>conjunction with the development. (v) Any proposals for use of Article 27 of the European Communities (Waste Directive) Regulations 2011. Reason: In the interest of the practice guidelines for the management and reduction of construction and demolition waste in order to avoid pollution."</p>	
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4.2.3 Remaining Submissions

The remaining Eighteen submissions have been assessed under a number of themes, as outlined in the table below.

THEME	QUERY/CONCERN	SUBMISSION REFERENCE	RESPONSE
<p>Facility is a sports Hall</p>	<p>“However, none of my autistic children are into sports, they like art, chess, minecraft, animae. We have to travel outside of our community all the time for their extra curricular activities.”</p> <p>“the provision of yet another sports hall, while normally welcome, is not the highest priority for Kilcock”</p> <p>“Another sports hall is not what Kilcock requires at this time”</p> <p>“We also fear those interested in the arts culture and heritage have been let down by this project with no adequate attempt to meet their needs. Eg. Kilcock Dramatics Society and a display area for Theresa Brayton artefacts”</p> <p>“the provision of yet another sports hall is not a priority for Kilcock”</p>	<p>SN-08 SN-11 SN-12 SN-20 SN-21</p>	<p>The proposed development can accommodate small concerts of approximately 300 people.</p> <p>The hall can be sub-divided into 2-3 smaller spaces, has 2 viewing/observation points, is fully visible from the entrance foyer and the mezzanine level, can accommodate:</p> <ul style="list-style-type: none"> • drama events, • art exhibitions • can provide for larger meeting events such as public consultation meetings • can accommodate smaller youth/senior citizens events. • There is also the provision of 3 number smaller multi-purpose rooms that can combine to make 1 larger space, to support the larger hall area, • There is also the provision of a mezzanine floor space providing a further multi-purpose space. • The proposed development incorporates a breakout space with café/multi-purpose table/chair facilities.
<p>Cafe</p>	<p>“additional rooms downstairs and a dedicated kitchen/tea room area”</p> <p>“We need somewhere we can run a youth club/ cafe that can facilitate the elderly and disabled aswell.”</p>	<p>SN-06 SN-07 SN-08 SN-09 SN-24</p>	<p>The proposed development incorporates a breakout space with café/multi-purpose table/chair facilities.</p>


	<p>"A youth cafe, a art centre just somewhere that caters for them and makes them feel included"</p> <p>"A cafe area, not a small kitchenette, is what would be ideal."</p>		<p>This is provided in front of the main reception area and can be served from the kitchenette area or have a dedicated tea/coffee/sandwich station.</p> <p>This is a glazed south facing space which overlooks the multi-purpose hall and external playground.</p> <p>This will facilitate all age groups to use this space and will provide supervision of the hall/external playground by parents and the elderly, while their children use the facilities.</p> <p>This space/location at the heart of the facility can support people with disabilities.</p>
Size	<p>"A small meeting rooms and an average sized hall, of which Kilcock already has 5, does not make a community centre"</p> <p>"the suggested hall size would be of no use to the basketball as we need a European size court"</p> <p>"The new design is significantly smaller than the original design"</p> <p>"The centre proposed now is a scaled down version of the original agreed"</p>	<p>SN-09</p> <p>SN-11</p> <p>SN-18</p> <p>SN-24</p>	<p>The proposed multi-purpose hall is 28 metres long by 15m wide, which can cater for a community standard basketball use, as defined in sport England's sports data sheets guidance 2012. The building has been designed with extension zones should funding become available in the future.</p>
Car Parking	<p>"Is there enough parking."</p>	<p>SN-06</p>	<p>The proposed development provides 4 dedicated car parking spaces for the community centre, 70 overflow car parking spaces for larger events and have access to the 78 number car parking spaces of the primary care</p>
Playground	<p>"The playground is to be moved - will it be the same size as it is now? Does it need to be improved and can it be improved"</p>	<p>SN-06</p>	<p>The size of the existing playground is approx. 636sq.m and the size of the proposed playground is approximately 1309sq.m, therefore we confirm that the new playground area is over double the size of the existing playground</p>
Drama	<p>"I am wondering if a dedicated stage should be put in"</p> <p>"would love to see an auditorium put back into the plans"</p>	<p>SN-06</p> <p>SN-17</p> <p>SN-22</p>	<p>The proposed layout provides for a flexible multi-purpose hall that can be divided into zones for various uses, including a temporary stage area. To</p>

	<p>“Power. It is important to have a good power supply for a stage “there are lots of plugs on the wall” doesn’t work.”</p> <p>“Blackout. It should be easy to remove all natural light from the</p> <p>“theatre” space - while a community space should be bright and airy, a theatrical space is basically the opposite”</p> <p>“Sound. A basic sound system should be supplied”</p> <p>“there should be suitable hanging points provided in the roof”</p> <p>“Access from the stage area to meeting room/dressing room areas. Thus allowing ease of personnel change during productions.”</p>		<p>provide a permanent stage would impede the use of the hall and would limit the extent of other uses that can be accommodated.</p> <p>Lighting , sound and fit out will be considered during the detailed design phase and will be incorporated subject to available funding.</p>
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5. CONCLUSION / RECOMMENDATION

The proposed development is considered to be in accordance with the proper planning and development of the area and it has been demonstrated that it aligns with and supports national, regional and local planning policies and objectives. In accordance with the legislation, the proposed development may be carried out as recommended in this Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended, or decides not to proceed with the development.

It is recommended that the development should proceed as amended in this report and associated drawings. The amended drawings are set out in Appendix D of this Report.

SIGNED: 

DATE: 22/12/18

Mairead Hunt, Senior Executive Officer,
Strategic Projects & Public Realm.
Kildare County Council, Devoy Park, Naas, Co. Kildare

APPENDICES

APPENDIX A – PART 8 NOTICES

NEWSPAPER NOTICE

Iranian oil tanker leaves for Greece after Gibraltar rejects US request for seizure 25

with their children Kate (4), Richard (6) Ellie (3) and Ryan (8)

COMHAIRLE CHONTAE CHILL DARA
Kildare County Council

Section 179 of the Planning and Development Act 2000 (as amended)
Part 8 of the Planning and Development Regulations 2001 (as amended)
NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY
Erection of a two-storey Multi Use Community Centre Building, Bawnogues, Kilcock, Co. Kildare.

In accordance with Part 8, Article 21, of the above regulations, Kildare County Council hereby gives notice of its intention to construct a Multi Use Community Centre at Bawnogues, Kilcock.

The proposed development will consist of:

- The construction of a two storey community centre with mezzanine level (comprising a dual use indoor multi-purpose hall, stage and performance area, a range of meeting/conference rooms, wet and dry changing room facilities for indoor/outdoor associated sports and community uses, associated plant, storage, circulation areas, kitchen/canteen area and upper floor multi-purpose room with projection rooms).
- Landscaped area including civic plaza and sensory garden.
- Re-location of playground.
- Associated car parking (4 spaces), cycle parking (20 spaces), bus/shed down area, pedestrian linkages.
- Bin stores, external signage, boundary and landscaping treatment.
- Removal of 29 car parking spaces and construction of an overflow car park.
- Associated site development works and connection to existing site services.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy from **Tuesday, 20 August 2019 until Tuesday, 17 September 2019 inclusive**, during public opening hours at:

- Kildare County Council, at the address below.
- Kilcock Library, School Street, Kilcock, Co. Kildare.

Plans and particulars of the proposed development are also available to view at: <http://kildare.ie/countycouncil/PublicConsultations/FacilitiesSchemes/Community/index.html>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development is to be carried out, must be made in writing before **4.00 p.m. on Tuesday, 1 October 2019** to:

Gerard Mackey, Administrator, Strategic Projects & Public Realm, Kildare County Council, at the address below.

Submissions should be clearly marked "Kilcock Community Centre - Planning Submission".

All comments, including names and addresses of those making comments, submitted to the council in regard to this scheme will form part of the statutorily required report to be presented to the monthly meeting of Kildare County Council. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

In accordance with Article 120 of the Planning and Development Regulations 2001 (as amended), Kildare County Council has concluded from a preliminary examination, that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required. Any person may within 4 weeks from the date of this notice apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

A public information evening will be held in Kilcock Library, School Street on the following date:

Thursday, 12 September 2019 from 5.00 p.m. to 9.00 p.m.

Sonya Kavanagh, Director of Services,
Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare

WILKIN COUNTY COUNCIL
Áras Chill Dara, Devoy Park, Naas, Co. Kildare, W10V1T0
Telephone: 045-482200 - Emergency Number
01904-251000 - 251
www.wilkincountycouncil.ie

www.kildarecountycouncil.ie

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Terror: Border

Kevin Doyle and Robin Schiller in Fermanagh

A BOMB that exploded inside the Northern Ireland Border has heightened the renewed violence if a no-Brexit goes ahead.

Garda and PSNI chiefs working together to establish who was behind

SITE NOTICE

KILDARE COUNTY COUNCIL



SITE NOTICE

PART 8 DEVELOPMENT

Section 179 of the Planning and Development Act 2000 (as amended)
Part 8 of the Planning and Development Regulations 2001 (as amended)

Site Location: Bawnogues, Kilcock, Co. Kildare

Proposed Development: Pursuant to the requirements of the above, notice is hereby given by Kildare County Council of a proposed two-storey Multi Use Community Centre Building, Bawnogues, Kilcock, Co. Kildare

The development will comprise of:

- The construction of a two storey community centre with mezzanine level (comprising a dual use indoor multi-purpose hall, stage and performance area, a range of meeting/conference rooms, wet and dry changing room facilities for indoor/outdoor associated sports and community uses, associated plant, storage, circulation areas, kitchen/café area and upper floor multi-purpose room with projection room);
- Landscaped area including civic plaza and sensory garden;
- Re-location of playground;
- Associated car parking (4 spaces) cycle parking (20 spaces), bus/set down area, pedestrian linkages;
- Bin stores, external signage, boundary and landscaping treatment
- Removal of 29 car parking spaces and construction of an overflow car park;
- Associated site development works and connection to existing site services.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of Kildare County Council, Level 2, Aras Chill Dara, Devoy Park, Naas, Co. Kildare during its public opening hours during the period from 20th August 2019 until 17th September 2019 (both dates inclusive).

Plans and particulars of the proposed development will also be available to view during that period on Kildare County Council's website at <http://kildare.ie/aboutus/consultation/Pages/CommunityCentreBawnogues.aspx>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to:

Gerard Mackey,
Strategic Projects and Public Realm,
Level 7,
Kildare County Council, Aras Chill Dara,
Devoy Park, Naas,
Co. Kildare.

before 4.00pm on 1st October 2019

All submissions and observations should be headed "Kilcock Community Centre- Planning Submission".
Site Notice erected on: 20th August 2019

All comments, including names of those making comments, submitted to the Council in regard to this scheme will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Signed on behalf of Kildare County Council

Angela O'Connell

Date: 15/8/2019

APPENDIX B – SUBMISSIONS

Comhairle Chontae na Mí

Teach Buvinda, Bóthar Átha Cliath, An Uaimh,
Contae na Mí, C15 Y291

Fón: 046 – 9097000/Fax: 046 – 9097001

R-phost: customerservice@meathcoco.ie

Web: www.meath.ie

Uimhir Chláraithe: 00172770



Meath County Council

Buvinda House, Dublin Road, Navan,
Co. Meath, C15 Y291

Tel: 046 – 9097000/Fax: 046 – 9097001

E-mail: customerservice@meathcoco.ie

Web: www.meath.ie

Registration No.: 00172770

Planning Department.

1st October, 2019.

Gerard Mackey,
Strategic Projects and Public Realm,
Kildare County Council,
Aras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

Re: Part 8 for Kilcock Community Centre- Planning Submission

Dear Sir,

I acknowledge receipt of the above-mentioned notification of Part 8 of the Planning and Development Regulations 2001, as amended for the erection of a two-storey multi use community centre building at Bawnogues, Kilcock, Co. Kildare. Meath County Council confirms that the Planning Department has no comments to make in relation to same.

Yours sincerely,

Wendy Bagnall,
Senior Executive Planner.

SN-01

**Comhairle
Chondae
Chill Dara**

Kildare County Council,
Central Fire Station,
Newbridge,
Co. Kildare.



Phone: (045) 454800
Fax: (045) 432530
Email: cfo@kildarecoco.ie

**Kildare County
Fire
Service**



Contact Ref:

CB

Date:

22nd August, 2019

Gerard Mackey,
Strategic Projects and Public Realm,
Level 7,
Kildare County Council
Aras Chill Dara
Devoy Park,
Naas,
Co. Kildare

**Re: Part 8- Two-storey multi use Community Centre Building,
Bawnogues, Kilcock**

A Chara,

Further to the above proposed development the Fire Service has the following comments:

1. A Fire Safety Certificate, in accordance with the requirements of the Building Control Act, will be required
2. A minimum water supply of 1,200litres/ min of water for 60 mins. at 2 bar. pressure is to be available in the water mains or equivalent storage, adjacent to the development, for fire fighting purposes.

Should you require an additional information or need any clarification on the above please let me know.

Mise, le meas,

A handwritten signature in cursive script that reads 'Celina Barrett'.

Celina Barrett
Chief Fire Officer

SN-02

To Protect and Save



MEMO, RE: Proposed Multi-Purpose Community Centre – BAWNOGUES, KILCOCK, CO. KILDARE

To: **Mairead Hunt, Strategic Projects & Public Realm**

From: **Aidan Martin, Water Services Department**

Date: **26th September 2019**

I refer to the correspondence from Mairead Hunt regarding the above. The Water Services Department has made the **following observations** to the proposed development.

1. Prior to the commencement of the proposed development it is required to make a pre connection enquiry to Irish Water.
2. Prior to the commencement of the proposed development it is required to obtain a STATEMENT of DESIGN ACCEPTANCE from Irish Water and submit such details for inclusion on the planning file for record purposes in order that the Planning Authority are satisfied that you are in a position to service the proposed development. The Documents required should relate to both Foul and Water Supply Services.
3. For clarification purposes, it is required to make an application for both the water and sewerage connection to Irish Water before development commences which shall include for a Statement of Design Acceptance with respect to the foul services and water supply. No works are to commence until a connection agreement is in place. Kilcock forms part of the Lower Liffey Valley Catchment Area and has waste water capacity issues.
4. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system.
5. Attenuation shall be provided for the development and it is imperative to ensure that there is sufficient attenuation allocated for this development within the overall development. All surface water shall be collected and disposed of to porous paving, or soakway systems designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365 and provided with attenuation. The drainage system shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction. The engineer shall decide the requirement for any drainage and attenuation requirements in conjunction with any porous paving provisions. The attenuated system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for "climate change". The applicant shall carry out an assessment of the surface water outfall in order to determine if it can cater for the proposed development and shall be responsible for any upgrades if such is applicable.
6. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development to prevent pollution and maintain the quality of adjacent ground waters and watercourses. The system shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +20% in order to cater for "climate change".
7. The proposed development shall be designed constructed in accordance with current Irish Water Standards, Specifications and Construction Details and "Site Development Works for Housing Areas" Dept. of the Environment, Heritage and Local Government, 1998.
8. For completeness Flood risk should be assessed in accordance with the requirements of the Planning System Flood Risk Management Guidelines and have regard to the flood risk policies and objectives of the OPW CFRAMS Preliminary Flood Risk Assessment and final version fluvial flood mapping.

Aidan Martin
Water Services

Kildare County Council,
Roads, Transportation & Public Safety,
Aras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

01/10/2019

Gerard Mackey,
Strategic Projects and Public Realm,
Level 7,
Kildare County Council,
Aras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

Re: Kilcock Community Centre, Co. Kildare Part 8 Planning Submission.

The Kildare County Council Roads, Transportation & Public Safety Department has examined the Part 8 documents and drawings.

We note that the main access point to the Bawnogues site will be by way of the existing pedestrian, cycle and vehicular gate from the Brayton park public road. This connects with an existing bituminous pavement access road which provides access to the primary care centre drop off area and the existing shared car park. The existing access road provides maintenance access and connects with a partial gravel road which leads to the soccer club.

An overflow car park is proposed as part of the planning application located adjacent to the existing car park. This car park will only be used occasionally ie up to 4 times per year to facilitate sporting events that take place on the playing pitches and running track. The car park will be finished with hardcore only due to its occasional use where up to 80 cars only or a mixture of cars and coaches not exceeding 80 passenger car units (pcus) will be accommodated.

The Kildare County Council Roads, Transportation & Public Safety Department from our analysis has **no objection** to the proposed Kilcock Community Centre, Co. Kildare subject to the following conditions and comments:

SN-04

1. A Consulting Engineer should be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site.
2. A detailed design for the proposed works should be submitted to the Planning Authority for approval. Details of the design, traffic management, implementation, costing and phasing of these works should be agreed in writing with the Planning Authority, KCC Roads and MD Sections prior to the commencement of the development.
3. The detailed design with dimensions should include pavement materials which should be robust and durable, dimensions of pedestrian and cyclist facilities, cycle parking, parking bays (2.5m * 5m), access arrangements where sight visibility should comply with the DMURS standards, facilities for vulnerable road users (pedestrians and cyclists) accessing the site from the town centre, traffic impact assessment, turning movements at junctions, drainage and outfall arrangements, public lighting, signage and road markings.
4. A traffic impact assessment should be carried out taking into account adjacent planning applications/ permissions and traffic studies, existing traffic conditions and projected traffic impact of development, different modes of transport, impact on existing junctions. It should be noted that there is a large scale development 450 residential units currently being constructed in Branganstown Kilcock by a Developer Glenveagh and two adjacent sites are designated for Strategic Housing Development with circa 500 to 600 units.
5. Paving materials should have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester should be carried out,
6. Access for disabled persons including ramps should be examined.
7. Street furniture including litter bins should be provided.
8. Cycle parking should be provided.
9. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, new footpaths should tie into existing footpaths.
10. Turning movements of HGVs, Refuse Trucks, Buses and Emergency Services Vehicles into the development and within the development should be examined using Autotrack Analysis.

11. The finish surface of new road pavements and turning areas should be Stone Mastic Asphalt SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or similar approved , details to be agreed with the Planning Authority, KCC Roads and MD Sections beforehand.
12. The finish surface of the overflow car park should be Clause 804 sub base material or similar approved , details to be agreed with the Planning Authority, KCC Roads and MD Sections beforehand.
13. Public lighting should be in accordance with the KCC Public Lighting Policy document. Public lighting columns should not be impeded by landscaping.
14. A root management plan should be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.
15. A Stage 2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations should be incorporated into the detailed design.
16. A Stage 3 Road Safety Audit should be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works . The implementation of the RSA recommendations should be incorporated into the detailed design.
17. A Construction Management Plan should be submitted before the works commence including any temporary access to the construction site and proposed haul routes to the site , this Plan should be agreed with the Planning Authority, KCC Roads and MD Sections.
18. Construction traffic should avoid using the Kilcock Town Centre.

If any further information is required please contact the undersigned.

George Willoughby
BA/BAI CEng MIEI
Chartered Engineer
Senior Executive Engineer
Kildare County Council
Roads, Transportation & Public Safety Department

**To be returned to: Gerard Mackey, Strategic Projects & Public Realm,
Level 7.**

Reference Number: Part8-Kilcock Community Centre – Planning Submission
Bawnogues, Kilcock
Environment Section
Planning Report

If possible Section 8 of the Planning Report should be altered by the addition of the word “Treated” at the start of the subsection “Pollution arising from wastewater discharge”.

No Objection

1. All foul sewage, trade effluent and soiled water shall discharge to the public foul sewer system.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.
2. Only clean, uncontaminated surface water shall discharge to the surface water system.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.
3. All surface water from the carpark areas and service vehicle areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.
4. **Noise Control**
 - (a) The following noise limits shall apply to construction activities in accordance with the National Roads Authority’s “Guidelines for Treatment of Noise and Vibration in National Roads Schemes”:

70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.
 - (b) Noise from the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at *noise sensitive locations which exceed the following limits:

55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays)
45 dB(A) at any other time.
 - (c) There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any *noise sensitive location.

Note: *Noise sensitive location:
Any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.
 - (d) A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.
5. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and off-take points shall be located within the bunded area(s).

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.
6. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.
7. All wastes produced shall be collected and disposed of in accordance with the Waste Management Acts, 1996 - 2016 and

Regulations made there under. Packaging waste shall be segregated in accordance with the Waste Management (Packaging) Regulations 2003, as amended. Areas shall be identified for the storage, treatment and collection of segregated wastes. No burning of waste on site is permitted. Only waste contractors in possession of a valid waste collection permit from the National Waste Collection Permit Office may collect waste from the development.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

8. Prior to the commencement of development, the developer shall submit a formal Project Waste Management Plan for Construction and Demolition to the local authority for agreement prior to Commencement Notice stage. This plan shall, inter alia, include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled "Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects" published by the Department of the Environment, Heritage and Local Government (July 2006)".

The plan shall also contain at a minimum:

- (i) the waste types, including their List of Waste (LoW) Classification Codes and corresponding descriptions,
- (ii) volumes of each waste type expected to arise during construction and demolition,
- (iii) how those waste types are intended to be stored prior to their collection and
- (iv) the name of the authorised waste contractors intended to be used for the collection of each waste type, their waste collection permit numbers and the names and permit numbers of authorised waste sites intended to be used in the conjunction with the development.
- (v) Any proposals for use of Article 27 of the European Communities (Waste Directive) Regulations 2011.

Reason: In the interest of best practice guidelines for the management and reduction of construction and demolition waste in order to avoid pollution.

Signed

E. S. McFee

Date

10/9/19

Approved
Sam *PP* *see*
11/9/19

KILCOCK COMM CENTRAL PART 8
SECTION 9.0

PLANNING REPORT, STATES THAT

FOUL DISCHARGE WILL BE TO
EXISTING FOUL SEWER.

NOTE THAT SEC 9.0 OF PLANNING
REPORT POLLUTION ARISING FROM
WASTEWATER DISCHARGE STATES
WASTEWATER IS DISCHARGED TO
THE RIVER LIFFY DOWNSTREAM OF
RIVER WATER VALVE / CANON SAC -
INSERT TREATMENT.

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Dear Mairead,

Thank you for giving me permission to contact you when we met at the meeting in Kilcock.

First of all the Kildare County Council earmarked €2,000,000 for the Kilcock Community Centre some 3 to 5 years ago. In view of the fact that the village has grown substantially in the meantime; would the council be kind enough to consider increasing this amount by, say €500,000 and if possible by a higher amount. As you know the occupiers of the Millerstown estate in Meath will be using the facilities as it is part of Kilcock. Perhaps Meath County Council would be able to make a contribution.

I am not sure if this is the first consultation but it is the first one I have heard about. The only way to inform everyone in the village of a meeting is to put a notice up at the junction by the road going over the bridge into the village or to put leaflets in everyone's post box but more people do need to be involved in the consultation process.

Moving on to the building:-

- * Is there enough parking?
- * The playground is to be moved - will it be the same size as it is now? Does it need to be improved and can it be improved?
- * The additional €500,000 could be used for additional rooms downstairs and a dedicated kitchen/tea room area.
- *When a stage is in place it will block the fire exits at the back.
- *What is the upkeep likely to be?
- *How much would groups have to pay?
- *Who would be paying for the overall insurance?
- *You mentioned a profit making organisation to manage the facility but could a FAS/CE Scheme not be used? I believe some charity shops and GAA's use CE scheme staff. This would reduce the staff costings significantly.
- *Does the Council know who would like to use the facility?
- *The drawing has chairs marked out but no aisle down the middle so the amount of seating would be less than we were told when the hall is being used as a theatre. I am wondering if a dedicated stage should be put in but that would need to be discussed with the Kilcock Dramatic and Musical Society. Could the hall be used by Clane, Maynooth and Leixlip's Drama Societies shows. Another question for the KDMS.

At the next consultation could we see a model of the building as it would give people a more visual understanding of what is being built.

Looking forward to hearing from you.

Regards,

Audrey Collins

SN-06

[Our Website kildarecountycouncil.ie](http://kildarecountycouncil.ie) 'Follow' us on [Twitter](#) - 'Like' us on [Facebook](#)

>>> Julie reidy <[REDACTED]> 25/09/2019 15:34 >>>

Dear Mairead,

I am writing in response to the article in the Liffey champion and concerns I have for the proposed community centre. I unfortunately was not available to attend the information night in Kilcock library but I have been involved with this community multi purpose building for the past 3 years.

I feel that the current plans for the Kilcock multi use centre that were displayed in the library are not suitable for kilcocks population (which is on the increase) & particularly our youth population.

The meeting rooms and an small hall, of which Kilcock already has 5 is not a fit for purpose facility. We need somewhere we can run a youth club/ cafe that can facilitate the elderly and disabled aswell.

I am a coach in Kilcock basketball club and the suggested hall size would be of no use to the basketball as we need a European size court. It is so frustrating traveling for our away games and seeing the facilities every other team/area have. I would love to introduce basketball for those with special needs but this isn't an option without a fit for purpose facility. As much as my background is in sport I can see the priority that this centre needs to cater for the entire community not just the sporting community.

I can not grasp how budget is an issue when Kildare County Council have collected a lot more than 2million from Kilcocks recent housing developments. There is a lot more finance that can be attributed to this project. I really hope your department can give Kilcock what it deserves and not a community multi use centre that is ultimately not fit for purpose. I hope you can fight for our community to get a more suitable Shared Multi-Use Centre than the one proposed.

Kind Regards,

Julie Reidy

Concerned mum of 3 young children

Sent from my iPhone

SN-07

>>> lynda gavagan [REDACTED] 25/09/2019 17:58 >>>

Hi

I have been a resident of kilcock for the last 14 years.

I have 4 children, 3 currently in school in kilcock and 1 in maynooth.

3 of my 4 children have autism.

This town is fantastic if your into sports,we have basketball, football, gas etc.

However, none of my autistic children are into sports,they like art,chess,mincraft,animae.

We have to travel outside of our community all the time for their extra curricular activities.

We go to Trim for swimming,Clane for art classes,horseriding.

I was hoping the new community centre would be providing these needs for my children,obviously not now as the build has changed,yet again it is more sports oriented purposes.

Please give a thought to the special needs children of our community who have no where to go for their space.

A youth cafe,a art centre just somewhere that caters for them and makes them feel included and not excluded because of their disabilities.

Thank you for your time

Kind Regards

Lynda Gavagan

SN-08

>>> emer ferguson [REDACTED] 25/09/2019 18:26 >>>

To whom it may concern,

Please advise me if this is the best way to make a submission? I would like to make sure my submission is accounted for.

I am writing this email to convey my upset at the new proposed Kilcock Community Centre. This is very disappointing for our growing community.

I feel that the current plans that were displayed in the library are not suitable for our ever increasing population, particularly our youth population.

4 small meeting rooms and an average sized hall, of which Kilcock already has 5, does not make a community centre. There needs to be a decent sized space where our young citizens can meet and socialise in a safe place, whether it's to play a game of pool or table tennis or just run a book club. Similar to the Youth Cafe in Celbridge.

A cafe area, not a small kitchenette, is what would be ideal. We need space in our community to socialise that doesn't evolve a pub or a pockie cafe, for example; parents and elderly people to be able to have a coffee with friends in nice big space with room for buggies etc and maybe make new friends in their community that they wouldn't normally mix with. For children and teenagers so they can socialise in a space that is not a evolve a street corner... This centre needs to cater for the entire community not just the sporting community.

If the issue is a budgeting issue, then I would suggest a complete redesign that focuses first and foremost on a youth/family friendly cafe and the sports hall can be added at a later date as it is not a priority.

To say that the budget is €2 million and that's it, is not going to sit well with the people of Kilcock. There is a lot more finance that can be attributed to this project.

I hope you and your department can come back to our community with a more suitable Shared Multi-Use Centre.

Kind Regards,

Emer Ferguson and Ciaran Brady

SN-09

For information on your privacy rights and how we manage personal data, log on to www.kildarecoco.ie/dataprotection

To update your personal information, email us at customercare@kildarecoco.ie You must enable the Council to verify your identity by providing proof of identity and/or address, before we make any changes.

[Our Website kildarecountycouncil.ie](http://kildarecountycouncil.ie) 'Follow' us on [Twitter](#) - 'Like' us on [Facebook](#)

>>> Mark McCormack <[REDACTED]> 25/09/2019 18:31 >>>
To Whom it Concerns

I just wanted to get my submission into the council before the 1st of October deadline. I think the new plan for the community centre is an absolute joke and an insult to the people of Kilcock. It is very apparent that the design of the new proposed community centre is not what we, as a community were promised. With the amount of development currently happening in this town and the Council think it is ok to cut back from the original plan over a very small amount of money in the grand scheme of things. I am lost for words on how disgusted I am with this. It really is screw you to the community and anyone with money who wants to develop sure just throw your houses up anywhere and Kildare Co Co with spend the funds generated from those developments else where and screw Kilcock and their Youth and Elderly. If its not going to be built for the full community there is no point in building it at all.

--
Kind Regards

Mark McCormack
[REDACTED]

SN-10

Submission to Kildare County Council re. re-designed Kilcock Sports Hall

In 2011, at the request of Kildare County Council (KCC), an umbrella organisation to represent local groups in Kilcock was formed to partner with KCC in order to identify and deliver objectives for the community of Kilcock. This umbrella group, made up of over 30 local organisations, became the **Kilcock Community Network (KCN)**, a constituted organisation, in November 2011.

One of the key objectives identified was an **Integrated Shared-Use Multi-Purpose Community Centre**, to be located in the Bawnogues, that would particularly benefit the significant child and youth population of Kilcock, as well as community groups and sporting organisations. There were also identifiable benefits in co-locating with the Primary Care Centre.

A 2012 report by Burtenshaw Kenny & Associates, entitled 'Integrated Services Programme, Kilcock', made the following observations about Kilcock:

"..That services and facilities required for a town of this size are not in place,..."

"The sports and community sector...face challenges in both maintaining and expanding provision."

"There is no central facility for community groups or local services."

"the major gap in Kilcock which is a town of in excess of 7,000 people, is a larger multipurpose community facility."

"..very frequent mention during the community survey of: The lack of indoor recreational facilities for teenagers (e.g. outdoor area for scouts, youth club, youth cafe space); The lack of recreational facilities for adults (e.g. public gym/swimming pool, community centre or theatre); The lack of drop in social facilities for parents/minders of young children and job seekers. There was also frequent mention of the absence of facilities in the youth survey."

"it was acknowledged during consultations that there are real challenges in providing opportunities for young people to participate in activities, particularly relating to teenagers not interested in sport. This is linked to the current lack of community facilities to provide alternatives"

"Involvement of young people in positive extra-curricular activities and youth clubs and services are considered the most effective diversions from boredom which can lead to anti-social behaviour and crime. In addition, involvement in such activities helps sustain mental health in otherwise challenging circumstances, thereby limiting the risk of suicide."

"A large number of youth survey respondents stated that a youth club or somewhere for young people "to hang out" is needed."

As a result of these, the report outlined some of the **key objectives** as: *"To establish a multi-purpose community facility", "To support the development of services targeting children and youth", "To support the development of local community and voluntary groups"*.

In early 2015, following KCN's extensive consultations with local groups and organisations, several visits to existing community centres, four public meetings, numerous detailed meetings between KCN and Cooney Architects and continued discussions with KCC, including the submission of a detailed business plan, the design and scale of a **fit-for-purpose Community Centre, to meet the needs of the Kilcock community as a whole**, was agreed between KCN and KCC.

Following this, **five-year planning permission** for the Community Centre was granted in May 2015. Also, KCC informed the KCN that they would commit **€2,000,000** to the project. The initial estimate,

in 2015, for the total project cost was €3.8m. In December 2015, the Community Centre project was publicly launched in the Bawnogues by Peter Minnock (then Director of Services, KCC).

Following a meeting between KCC and KCN on 6 December 2016, as per the minutes of this meeting, "Mr Carey [KCC CEO] reinforced Kildare County Councils commitment of €2 million to the project and outlined that Kildare County Council will secure a design team to prepare the tender package with the intention of commencing construction on site in late 2017. **The tender package will be structured to allow commencement of the facility using available funding, estimated at €3million (€2million from Kildare County Council investment plus additional funding estimated at best case scenario of an additional €1million) with a tender phasing structure to facilitate additional modules on the basis of funding becoming available.**" This information was then also sent to Cooney Architects the following day. A billboard sign, outlining the agreed design of the shared-use multi-purpose Community Centre was erected in the Bawnogues, where it remains to this day.

In May 2017, following a request from KCC, the KCN agreed to join a Bawnogues Multi-Agency Board to promote and oversee the overall Bawnogues development, that would include the Community Centre as designed. This board then became the Bawnogue Steering Committee (BSC), whose members were chosen solely by KCC, with no explanation ever being given as to the criteria for selection. It soon became clear that **the predominant objective of the BSC was to re-design the Community Centre to a much smaller and cheaper facility than had been agreed in 2015.** Also, the composition of the BSC was clearly designed to sideline and nullify the KCN, *the umbrella group that KCC had insisted upon being formed.*

On September 12th 2019, KCC held a public meeting in Kilcock Library at which it presented the initial plans for the re-designed "Community Centre". The new design is significantly smaller than the original design and is **effectively a sports hall with a few rooms added.**

KCC state that the budget for the project is set at €2m and that there is no further finance available. However, this €2m was ring-fenced by KCC in 2015. With average annual construction inflation of over 7% since the beginning of 2016,¹ **the current value of this is approximately €2.7m.** Furthermore, since 2015, numerous new housing estates and commercial operations have come on stream in Kilcock and KCC receives significant development levies from each of these developments. Using KCC's own methodology, it is estimated that KCC have received approximately €3,600,000 from the Boycetown, Ledwill and Oughteranny (extension) developments alone.² Other residential developments will contribute another significant amount of money to KCC, as will revenue from commercial units. Of major concern to the KCN is that the fact that **Meath County Council are estimated to receive up to €4,500,000 from the Millerstown development.** The residents of Millerstown will be benefitting from any community facilities in Kilcock, **yet not one cent has been offered from Meath County Council** towards the provision of a community centre in Kilcock. How Kildare County Council have allowed this to happen is beyond belief.

The population of Kilcock has grown significantly in recent years. Based on figures from the 2011 and 2016 National Census, Kilcock's population grew by almost 11% from 7,273 to 8,053 in that period, a time of little residential development as Ireland emerged from recession. Based on the residential development outlined above, it is not unreasonable to assume that a greater population growth will be observed between 2016 and 2021 and that Kilcock's population will be somewhere between 9,000 and 10,000 people by 2021.

¹ Figures from Tender Price Index, Society of Chartered Surveyors of Ireland.

² Based on average €50 per sqm, from *Development Contribution Scheme 2015-2022*, Kildare County Council.

KCN's considered opinion is that, **at this point in time**, the provision of yet another sports hall, while normally welcome, is not the highest priority for Kilcock. At present, Kilcock is serviced by a number of sports halls, including Kilcock GAA, Scoil Dara and Scoil ui Riada. Furthermore, the provision of changing areas for Kilcock Celtic and St. Cocas AC, who already have their own changing facilities, is also not currently a priority. Such changing facilities could be provided in a future expansion of the proposed development, or the clubs raise the required finance themselves.

As a result of the increase in youth population and young families, as well as the large number of senior citizens and those with disabilities, the KCN believe that the provision of any community centre should prioritise the needs of these groups. With the concurrent increase in anti-social behaviour in Kilcock, alongside a significant increase in drug use, it is clear that there is insufficient non-sporting amenity provision in Kilcock.

It is also a fear of the KCN that the new proposed facility will be run as a for-profit business, similar to those run by, for example, K-Leisure in Naas, Newbridge and Athy. KCN believes that were this to happen, then access to what should be a community centre will be determined by ability to pay rather than community need.

In summary, if KCC are to invest €2m in Kilcock, the KCN view is that the primary objective should be on providing infrastructure for the sections of the Kilcock population that are in most need of provision, namely, children, youth, seniors and disabled persons.

Regards



David Flanagan

Chairman

Kilcock Community Network

Kilcock Community Centre Action Group

In December 2015, Kildare County Council (KCC) publicly launched plans for Kilcock Community Centre that, following extensive public consultation, was designed to meet the needs of the Kilcock community as a whole. This was a very exciting development for Kilcock, which has long been neglected in terms of social infrastructure.

Almost four years later, however, on September 12th 2019, KCC held a public meeting in Kilcock Library at which it presented the initial plans for the re-designed "Community Centre". This was the first public acknowledgement from KCC that what was promised in 2015 was not to be delivered. The new design is significantly smaller than the original design, while the composition of the facility is also significantly changed. The new proposed design is effectively a medium-sized hall with some rooms. Worse, the community of Kilcock had no input into this new design

The population of Kilcock has grown significantly in recent years and based on recent trends, is expected to be close to 10,000 by 2021. This has largely been as a result of extensive residential development in recent years. Despite this, the provision of social amenities has lagged well behind. The original 2015 design promised to address this shortfall, but the proposed new, smaller design does nothing to address the outstanding needs of Kilcock community.

As the father of two teenage sons, I am lucky that they are heavily involved in sport. Young people not interested in sport, however, have little or no social outlet. When young people are hanging around the streets with nothing to do, something I see on a regular basis, anti-social behaviour, and worse, is not far behind. A complaint that I often hear from teenagers is "There's nothing to do around here". It is clear that there is insufficient non-sporting amenity provision in Kilcock.

A report by Burtenshaw Kenny & Associated in 2012 outlined the deficit in amenities and accurately foresaw what might happen in Kilcock unless suitable community facilities were provided. In particular, the report outlines

"...very frequent mention during the community survey of: The lack of indoor recreational facilities for teenagers (e.g. outdoor area for scouts, youth club, youth cafe space); The lack of recreational facilities for adults (e.g. public gym/swimming pool, community centre or theatre); The lack of drop in social facilities for parents/minders of young children and job seekers. There was also frequent mention of the absence of facilities in the youth survey."

"it was acknowledged during consultations that there are real challenges in providing opportunities for young people to participate in activities, particularly relating to teenagers not interested in sport. This is linked to the current lack of community facilities to provide alternatives"

"Involvement of young people in positive extra-curricular activities and youth clubs and services are considered the most effective diversions from boredom which can lead to anti-social behaviour and crime. In addition, involvement in such activities helps sustain mental health in otherwise challenging circumstances, thereby limiting the risk of suicide."

Another sports hall is not what Kilcock requires at this time. There are plenty of sporting facilities already. There is not, however, dedicated spaces for the youth and senior citizens to interact socially in a suitably safe environment. Given the increase in the child and youth population, along with the large number of senior citizens and those with disabilities, the provision of any community centre should prioritise the needs of these groups. I urge Kildare County Council to re-consider their plans to ensure that they provide a fit-for-purpose community centre.

KCC state that the budget for the project is set at €2m and that there is no further finance available. However, this €2m was ring-fenced by KCC in 2015, so its current value is much higher. Furthermore, since 2015, KCC has received significant development levies from various residential and commercial developments in Kilcock. To say that there is no more money available is hard to believe. Also, a massive housing development in Kilcock, but on the Meath side of the border, will generate huge revenue for Meath County Council, yet not one cent has been offered by Meath County Council towards the provision of a community centre in Kilcock. This is a disgrace and Kildare County Council should be embarrassed by their failure to secure a substantial contribution from Meath County Council towards the community centre.

Any community centre that is built in Kilcock should be operated in the best interests of Kilcock community. It should not be operated as a for-profit business.

From: [Nik](#)
To: [Gerard Mackey](#)
Subject: Kilcock community centre
Date: 27 September 2019 12:58:54

Dear sirs,
I am not happy with the proposal for the community centre.
Regards,
Nikola

Sent from my iPhone

SN-13

From: [Jo Doyle](#)
To: [Gerard Mackey](#)
Subject: Kilcock community
Date: 27 September 2019 13:50:53

I would like to voice my concern for the changes to the promised community centre for the residents of Kilcock.

As a mother of two teenage boys I worry constantly at the lack of facilities for them and my younger boy in particular, who is 14.

Kilcock currently is experiencing major problems with the younger teens, and as serious as it is at the moment, it only has room for growth with the lack of care shown to this generation.

Please reconsider the revised plans. They are not suitable, and will be of no benefit to this worried struggling town.

our children desperately need a healthy community environment, other than the secure isolated ones we work hard to create at home.

If I can help in anyway to get the plans reinstated to the original promised centre, I will gladly do what I can.

Thank you
Josephine Doyle

SN-14

From: [Paddy Madden](#)
To: [Gerard Mackey](#)
Subject: Kilcock Community Centre Submission
Date: 27 September 2019 14:52:44

hello I am emailing you with my Submission regarding kilcock Community Centre.

Please can you roll back the decision of reducing the capacity of the planned Community Centre for Kilcock.

I am sure that you are aware that Kilcock is increasing in Population, we are seeing now youths hanging around the train Station. Causing problems in the town. It is important that we future proof this center for the town that it will become. Events space in Kilcock is not available. The old Church hall in the square is now gone. Kilcock needs to have a space where kids can grow and use and meet.

Kildare Co Co has abandoned this town. As you walk around the Main street. We see lots of abandoned buildings, no pressure has been put on these landlords to do something with the land. Not to mention the old Bakery in the town square, nothing has been down with this. The amount of houses that are coming on stream to be catered for by the town of Kilcock is in the 1000, but yet we are seeing no infrastructure to cater for these family's.

Please revert back to the original multipurpose space that was originally designed and planned for the town. This space is much needed and should be pushed along rapidly

SN-15

From: [Colette Magnone](#)
To: [Gerard Mackey](#)
Subject: Kilcock community project
Date: 27 September 2019 19:49:56

Dear Mr Mackey,

I am contacting you in relation to the proposed changes to the new community development in Kilcock.

The new centre is not what was agreed nor what planning was granted for. The centre proposed now is a scaled down version of the original agreed.

A few points of note!

The council have continued to allow developers build in Kilcock without putting in the necessary amenities.. these amenities are supposed to be provided for by funding from the property tax!

The facilities provided for are all by private groups! the scouts hall for example is used by many different groups. There is no public venue for concerts etc.

The after school is situated in the GAA!! the local comhaltas has to use a school!

The village is being destroyed, the granting of high rise apartments in the village is a disgrace. The amount of traffic lights a joke at this stage!

Does anyone on the planning board actually live in Kilcock?

There should be more made of the villages history and natural resources.... there should be a harbour, develop the use of the canal. Make use of the history, oldest market town in Ireland etc.. the old church could have been purchased by the council and turned into a space for a museum, coffee shop, natural products etc.

A small theatre like that in Ratoath brings in visitors and life to the village..The possibilities are endless! A proper community centre could be used for so much.. **to put in a facility that is not fit for purpose is worse than putting in nothing at all..** as it is my money being wasted...

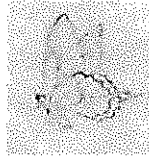
Many thanks,

Regards,

Colette

SN-16

Serena Carroll M.I.A.C.P.



Butterfly Counselling

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BSc. (Hons.) Counselling & Psychotherapy
Dip. Counselling & Psychotherapy
Cert. Life Coaching, Cert. Mindfulness
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Tel: 087 3486410*

30th September 2019

To whom it may concern in Kildare County Council

I am writing this letter to you about the new proposed development of the Community Centre at the Bawnogues, Kilcock, Co. Kildare. I have to share my disappointment with you that the development now stands at a much smaller size. Thus we will not have the development that the town deserves and needs.

The town of Kilcock had very little prosperity in the 'Celtic Tiger' years and when it eventually feels like we may have some funding and development it becomes downgraded to a much smaller development. Only spending €2million is far from what Kilcock deserves! This new development does not meet all the needs of the population of the town.

The young people are once again disadvantaged. If we look at the statistics of Mental Health on the rise amongst our young people and fail to do anything to help them, then shame on us! We need to look at the correlation between young people who don't have a hobby, sport or interest and whom have higher chances of turning to drugs. Kildare County Council has the power to give the young people of Kilcock better options. I am in a unique position as a Psychotherapist whereby I work with young people and I hear firsthand how they are struggling with finding things to do with their time. In many that I have seen drugs and anti social behaviour is an issue. Please reconsider your plans and add some more facilities such as a youth cafe, similar to what is in Celbridge for the young of Kilcock. Spending money now means saving it in the long term.

I personally would love to see an auditorium put back into the plans. This would give the people of Kilcock more opportunities of education and bringing us through to the future. We would be able to have guest speakers in a venue we could be proud of.

There is a necessity of more meeting rooms. At the moment the local Public Houses are full with meetings being held from the different Associations of the town.

SN-17

There are no facilities for the older generation of the town. It would be great if we had the facilities similar to Summerhill Co. Meath where they have a Third Age Centre beside their Primary Health Care Centre.

The Basketball club 'Kilcock Tigers' is an amazing club which does well in their League and is fully deserving of a proper basketball court. A National standard hall is much more desired and needed in the town. This could be partitioned into 3 smaller areas for maximum year long use for the whole town.

I urge you to take into consideration that this is the first bit of funding Kilcock has had in half a century! Sixty years ago Kilcock was a prosperous town with many big companies here offering employment. As the years have gone by it has had a steady decline. Even when the whole country was doing well in the 'Celtic Tiger' years, Kilcock had no development. Simultaneously all the neighbouring towns grew in abundance.

If we do not get sufficient funding now when the work is being carried out, I feel we may lose our opportunity and could potentially have to wait another half a century for Kildare County Council to invest in us.

Thank you and I look forward to seeing Kilcock growing to be the town it deserves to be.

Kind Regards
Serena Carroll

Val Mulligan Payne
[REDACTED]
[REDACTED]
[REDACTED]

Mr Gerard MacKey
Strategic Projects and Realm
Kildare County Council

30 September 2019

Kilcock Community Centre Planning Submission: Revised Sports Hall

Dear Mr MacKey,

As a member of the Kilcock Community Council, Kilcock Community Network and a long-standing resident of Kilcock, I am seriously dismayed at the latest design for the Community Centre. The original planning permission secured by KCN in 2015 for a 2,000 sq ft community centre with multiple meeting rooms, storage facilities and a large multiple purpose hall with a stage has been reduced to a small hall with a few meeting rooms. It doesn't have the capacity to provide the range of services for the community for which it is intended, and it is not fit for purpose for the following reasons:

- The population explosion from developments and expected developments:
 - Rye Abbey 37 units
 - Waterside Development 63 Units
 - Riverside Development 68 Units
 - Ledwill Phase 1 431 Units
 - Millerstown 750 Units

Population 2016 from Census =8,053; Estimated New Residents by 2021=2,288

Total Estimated Population by 2021 = **10,341**.

- The population composition based on 2016 Census:
 - 9.8% population are over 65; est 2021 = 1,013
 - 29% population are under 16 = 3,000

The older population need an array of services within the community which are not currently available and will not be catered for by the number of meeting rooms proposed. This also goes for the under 16's, the older teenagers, young adults and the unemployed. There is already an issue of anti-social behaviour, vandalism, crime and drugs. So, we desperately need amenities and services to address these issues.

A five-year planning permission for the Community Centre was granted in May 2015. At this time KCC informed the KCN that they would commit €2 million to the project and would look for further funding, for the total project cost of €3.8 million. A commitment of only €2 million is therefore not acceptable and the subsequent development levies received from developments such as Boycetown, Ledwill and the Oughteranny (extension), which have been estimated at least €3,600,000. This does not take into account the estimated levies received by Meath County Council of up to €4.5 million for Millerstown development.

SN-18

There is money and there is a need, so please give us the development we deserve. The original plan launched in December 2015 with so much pomp, is what we deserve.

Kind Regards,

Val Mulligan Payne

From: [gerard.mcgeaney](#)
To: [Gerard Mackey](#)
Subject: Fwd: Planning submission draft
Date: 30 September 2019 18:22:31

-
Planning Dept
Date 30 September 2019

I refer to planning permission sought for Community Centre at Bawnogues Kilcock.

I Gerard McGeaney would like Kildare County Council to proceed with the present proposal as soon as possible.
However it is my wish that a commitment is made by Kildare county council to expand this facility in the future as needs required!

Pls acknowledge

Yours

Gerard McGeaney

SN-19

Kilcock and Districts' Community Council

27th September 2019.

Kilcock Community Centre Planning Submission

The Community Council in Kilcock has been seeking community development in the Bawnogues since the early 1990's. Our latest drive to have a multipurpose community centre began in 2008. Eleven years have elapsed and the Kilcock Community are still awaiting this essential facility. In 2011 we welcomed Kildare County Council's initiative "Integrated Services Programme for Kilcock". This programme brought together the community groups in Kilcock to work towards gaining the essential services and facilities required for a rapid expanding town on the outskirts of Dublin. Among the issues highlighted in the work was the urgent need for facilities for groups supporting the youth in our community. A multipurpose community facility was identified by all parties as an essential step towards achieving this goal. Eight years on, a generation of youth in Kilcock have missed out and have seen no meaningful progress towards delivery of the required services and community centre. There is evidence to support the claim that failure to deliver these services and facilities is leading to an increase in anti-social behaviour, vandalism, crime and drug related activities in Kilcock. People are being put off using public transport after dark and residents are fearful of walking home at night from the centre of Kilcock.

Kilcock and Districts' Community Council understands the immediate community need for this facility but is disappointed by the scale of the proposed structure. It fails to meet requirements and needs of Kilcock in 2019 not to mention our community's needs and requirements into the future.

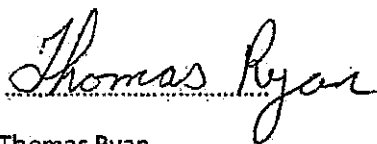
We fear that the aspect and location doesn't avail itself the opportunity for growth and expansion of the development into the future. Considering the expected population growth of Kilcock on both sides the Kildare and Meath town border any multipurpose community centre building must have the ability to be scaled up with this consideration in mind, and also to allow for full use of future funding that comes on stream.

We also fear those interested in the arts culture and heritage have been let down by this project with no adequate attempt to meet their needs. Eg. Kilcock Dramatics Society and a display area for Theresa Brayton artefacts.

Kilcock and Districts' Community Council recognises that more consideration must go into the future management and running of this facility. It is imperative a discussion takes place with the community on this matter. A proper avenue for community and management to be able to interact is crucial for successful ongoing day to day operations of the centre.

To realise the making of the Community of Kilcock great we must be allowed to dream. The community's ideas must be heard. To thwart or stymie Kilcock's aspirations will bring about a society that neither Kildare nor Meath County Councils would want.

Signed



Thomas Ryan

KDCC chairman.



Mr Peter Carey
Chief Executive Officer
Kildare County Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare

SN-21

1st October 2019

Re: "*Kilcock Community Centre - Planning Submission*".

Dear Mr Carey,

On behalf of the Kilcock Community Multi-purpose Centre Company LGB, I wish to object to the Part 8 proposal regarding the redesign of the current, needs identified and planning approved multi-purpose community centre to a greatly reduced size and not fit for purpose sports building.

By way of background, the Kilcock Community Multi-purpose Centre Company LGB was incorporated on the 31st of August 2016. We are a company of four Directors and seven Members and we started our preparations for the company in March 2016 on the advice of Kildare County Council. Of the four directors, two are members of the Kilcock Community Network (KCN) and two are from the Project Management Team who dealt with all aspects of the planning and design of the fully approved and still unbuilt Centre. The two members of the KCN have been involved as voluntary workers since 2011, when, at the request of Kildare County Council (KCC), an umbrella organisation (KCN) was formed to partner with KCC in order to represent local groups to identify and deliver objectives for the community of Kilcock. This umbrella group was made up of in excess of 30 local organisations and it is a constituted organisation operating under a Code of Governance.

A key objective identified through evidence based research (*as per the 2012 Report by Burtenshaw Kenny & Associates, entitled 'Integrated Services Programme, Kilcock'*) and agreed by KCC and KCN was to establish an **Integrated Shared-Use Multi-Purpose Community Facility**, to be located in the Bawnogues, which would particularly benefit the significant children and youth population of Kilcock, as well as community groups and sporting organisations. The 2012 Report further outlined other key objectives (many more listed in the Report) as:

"To support the development of services targeting children and youth";
"To support the development of local community and voluntary groups".

There were also identifiable benefits in co-locating with the Primary Care Centre, which a sub group of KCN together with the HSE and KCC successfully brought to Kilcock. The formation of the Centre Company was first earmarked in initial discussions with KCC in 2013 and before drafting our Business Plan for the Community Centre. It was then written into our Business Plan which was accepted by KCC. It was discussed in detail at two subsequent meetings with KCC. The KCN wrote to the then Director of Services, Peter Minnock, on the 25th of January 2015 to invite KCC to nominate their representative to the Board of the Centre Company. KCC did not take up a position.

The Centre Company was established to not only meet the requirements to apply for grants, open a bank account but most importantly to protect the KCN and its members from any liabilities in carrying out their volunteer work. The Centre Company was unanimously agreed and constituted by the KCN Steering Committee on behalf of all our groups, to deal with all matters concerning the Community

Centre Facility. This was formally agreed by the KCN Steering Committee at their meeting of the 14th of September 2016. This decision was taken to ensure that there was no confusion or misunderstanding in moving the Community Centre project forward.

I wish to reference the Kildare County Development Plan 2017-2023 which was prepared following a period of extensive public consultation and was adopted in February 2017 by the Elected Members of Kildare County Council and which puts forward Objectives with which KCC's Part 8 planning proposal conflicts to the detriment of our community. 11.1 of the Plan states that *"building strong, inclusive communities is a key element in achieving sustainable development objectives. In this regard, the Council will facilitate the delivery of social, community and cultural infrastructure to meet the needs of the existing and future population. The provision of community infrastructure and services is central to fostering sustainable communities and delivering successful places. Access to education, health and community support services, amenities, leisure services and a good quality built environment is a prerequisite for the creation of sustainable communities. Social inclusion is a key objective at national and local level. It refers to the way in which all persons in a community are integrated in an equal manner by reducing barriers to participation, e.g. discrimination and/or physical barriers such as accessibility. In order to combat social exclusion, actions must be taken at both national and local level to focus on the most disadvantaged areas, ensuring that those at risk of social exclusion have the opportunities and resources necessary to participate fully in economic, social, cultural life and enjoy a standard of living and wellbeing that is considered normal in today's society.* 11.8 of the Plan goes on to speak of Groups with Specific Design / Planning Needs, stating that *"There are a number of groups in society with specific design and planning needs including: children, young people, people with disabilities, older people, ethnic minorities and the Traveller community. The Council recognises the importance of planning for the needs of these groups"*.

Sadly, if the redesigned sports focused build goes ahead, KCC will have completely ignored the needs of the identified priority groups in our community and our children, youth and older persons population will continue to be left bereft of already identified as needed facilities as incorporated into the current build approved Centre. If KCC truly recognises the importance of planning for the needs of these groups, it will take the diversity of the population seriously, cater for the identified highest priority users from the outset and build a Community Centre that can be used and enjoyed by everyone. It is best practice to ascertain the needs of the range of expected users as early as possible and KCN and the Project Management Team did just that – they ascertained the practicality and usability of their final design for use by the identified priority groups. Redesigning for two or three sports groups will not result in solutions that address the needs of so many others.

The Kilcock Community Multi-purpose Centre Company LGB agrees with KCN's considered opinion that, **at this point in time**, the provision of yet another sports hall is not a priority for Kilcock. Kilcock is very well serviced by a number of sports halls i.e. Kilcock GAA, North Kildare RC, Scoil Dara, Scoil Ui Riada and Scoil Choca Naofa. Furthermore, the provision of changing rooms for Kilcock Celtic and St. Cocas AC is not a priority for the community, given that these clubs already have their own changing facilities and if these need improvement these clubs could raise any necessary finance or await a staged build of the Centre that currently has planning permission. Kilcock is identified as one of the most densely populated urban areas in Kildare. As a result of the increase in youth population and young families, as well as the large number of senior citizens and those with disabilities, the provision of any community centre by KCC should prioritise the needs of these groups. With the concurrent increase in anti-social behaviour in Kilcock, alongside a significant increase in drug use, it is clear that **there is insufficient non-sporting amenity provision in Kilcock**. These are known facts.

If KCC is to make a significant financial investment in Kilcock, then its **primary objective should be on providing infrastructure for the sections of the Kilcock population that are in most need of provision, namely: children, youth, older persons and disabled persons**. As already noted, another sports hall does not best serve the needs of these groups. Our community expects KCC to honour its word and to

ensure, to the best of its ability, that regardless of backgrounds and circumstances each member of the community can attain equality and access to the facilities and services needed to achieve their own potential in life. This will only be achieved through the provision of a central facility for community groups which was specifically identified as a need in the Burtenshaw, Kenny & Associates 2012 Report. This Report further stated that:

1. *"The major gap in Kilcock which is a town of in excess of 7,000 (2012) people, is a larger multipurpose community facility."*
2. *"The absence of such a facility is the key barrier to establishment of new groups, the development of a number of established groups or to provision of public access training courses – particularly during daytime hours when the schools are fully utilised."*
3. *"Very frequent mention during the community survey of: The lack of indoor recreational facilities for teenagers (e.g. outdoor area for scouts, youth club, youth cafe space)";*
4. *"The lack of recreational facilities for adults (e.g. public gym/swimming pool, community centre or theatre); the lack of drop in social facilities for parents/minders of young children and job seekers. There was also frequent mention of the absence of facilities in the youth survey."*
5. *"It was acknowledged during consultations that there are real challenges in providing opportunities for young people to participate in activities, particularly relating to teenagers not interested in sport. This is linked to the current lack of community facilities to provide alternatives"*
6. *"Involvement of young people in positive extra-curricular activities and youth clubs and services are considered the most effective diversions from boredom which can lead to anti-social behaviour and crime. In addition, involvement in such activities helps sustain mental health in otherwise challenging circumstances, thereby limiting the risk of suicide."*
7. *"A large number of youth survey respondents stated that a youth club or somewhere for young people "to hang out" is needed."*

The Kilcock Community Multi-purpose Centre Company LGB reiterates that the **IDENTIFIED NEED** for Kilcock – a **central facility for COMMUNITY GROUPS or LOCAL SERVICES** – is not addressed in any manner by the plans and particulars as set out in accordance with Part 8, Article 81 of the Planning Regulations. *"The vision ... to support Kilcock through collaborative working to become a sustainable and socially cohesive community which meets the health, employment, education, safety, infrastructural, recreation and cultural needs of all residents"* has been ignored completely in this turn around and abandonment by Kildare County Council of formally agreed and minuted commitments. The current planning approved Centre requires a social infrastructure be delivered for the community. What is now presented will not provide 'social or community services' rather it offers 'sports services' to those who can afford to pay for them. The Plans as presented during consultation with the public continuously referenced facilities run by K-Leisure in Naas, Newbridge and Athy. This is clearly a 'for profit' organisation and these types of facilities do not provide community services. The agreement was for the community and run by the community – after all, it came to realisation through the unpaid and voluntary work of members of the Kilcock Community.

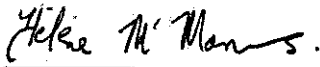
Considering how far we travelled with this welcomed and innovative programme, created by Kildare County Council, ably championed by Breda Gleeson, Director of Services and Honor Griffin, Local Area Coordinator, to significantly improve the living environment for our community and now to abandon the primary Objective is such a huge loss to the community and the volunteers who did so much work and gave so much of their valuable time to the programme. The delivery of the Primary Care Unit in the Bawnogues, with a co-located, shared use Multipurpose Community Centre is a dream that almost came true. We will not apologise for our passion or commitment to this dream. It is extremely difficult to secure and retain volunteers for a programme like this but for the most part we did just that. The detractors were there from the outset in 2011 and this was mostly due to our refusal to let politics

and vested interests steer us away from the vision of the programme. We are proud of our achievements as a group and sad that the failure of the programme has come in the shape of a sports hall that abandons the priority groups in this community.

Together, KCC & KCN took a piece of predominantly waste land and regenerated it to a vital piece of community infrastructure from which the whole community could gain benefit – we saw this as a dream worth fighting for. When you consider the attention to detail that was applied at the very beginning of the programme and the absolute breakdown in communication at the end, the question 'WHY?' must be asked. KCC's acceptance of a major reversal/rejection of the previously granted planning permission will deprive the wider community of the much needed multi-purpose facility **identified by the entire community, and publicly documented**, as critical for them in having their needs met.

To the end, we still appeal that the design of this new proposal be geared towards the needs of our children, older persons and people with disabilities. Most of all it is our youth who are under serious threat from the scourge of drugs in our community. We appeal to you, as CEO of Kildare County Council, to look again at this proposal and steer its design towards the greatest needs in our community. It is imperative that the public representatives think carefully on the social impact of the decision that they are now faced with. To allow the Community Centre foundations be built as per the current grant of planning permission will ensure that footprint can eventually lead to a fit for purpose build which will accommodate the generations that so badly need an inclusive facility. Being exclusive was never the aim and it should never be the conclusion. Thank you.

Yours Sincerely,



Helene McManus

Managing Director, KCMCC LBG.

From: [KMDS](#)
To: [Gerard Mackey](#)
Subject: Kilcock Community Centre submission
Date: 01 October 2019 12:48:27

Dear Sirs,

As requested, please find herein our requirements for the above mentioned project.

To allow full flexibility for the use of stage facilities in the new community centre for all groups, below are the suggestions and recommendations of Kilcock Musical & Dramatic Society (a society firmly rooted in the town of Kilcock for over 50 years). These suggestions, if provided fully, would provide a space that better suits the needs of all.

1. Power. It is important to have a good power supply for a stage "there are lots of plugs on the wall" doesn't work. The requirement would be a 3 phase 63amp socket located behind a lockable panel which could be used. If this 3phase power is not dedicated, then all other services in the building must be distributed across the three phases equally and not loaded onto a single phase. The location of the panel should be at the end of the hall which is designed as the stage end.

2. Blackout. It should be easy to remove all natural light from the "theatre" space - while a community space should be bright and airy, a theatrical space is basically the opposite. There should be an easy way to black out the hall using drapes or blinds which are easy to close and open and do not require special training or raised access to operate.

3. Sound. A basic sound system should be supplied, a wall panel with access to an amplifier with line in and microphone in cables out to speakers installed on the walls will allow for meetings and smaller performances to have access to amplified sound without the need to hire additional equipment.

4. Lighting. At the initial stages of a project it is more important to allow for items 1 and 2 above to be provided. In addition to those items, there should be suitable hanging points provided in the roof, each point should be capable of 350kg per point, and points should be over the area to be used as a stage - the preference would be through the entire roof. Access to the points should be easy, perhaps via panels. Patterned or plain plastered finish to the inside of the roof could block access to the steel, and force the use of ground support which would defeat the purpose of providing for a stage space.

5. Stage - we would suggest it be adjustable to at least 1m in height and straight forward to assemble and disassemble, this will also allow for the stage deck to be used for other items.

6. Space to the side and back of the stage area which serves as wing and backstage areas. Thus providing space for personnel/scenery/props, etc. The backstage area should have direct access to loading bay for technical.

7. Access from the stage area to meeting room/dressing room areas.
Thus allowing ease of personnel change during productions.

8. Double door access would be very useful for get ins for set and
scenery purposes.

These suggestions will also suit any visiting theatrical companies or musicians. Future
proofing this centre must be considered.

Kilcock Musical & Dramatic Society

Tel: [087 0957071](tel:0870957071)

Email: kilcockms@gmail.com

Web: www.kilcockms.com

TicketLine: 087 2475376

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with UNSUBSCRIBE* ***

From: [Finnian McKeon](#)
To: [Gerard Mackey](#)
Subject: Kilcock Community Centre
Date: 01 October 2019 13:59:21

Dear Gerard,

I have lived in Kilcock for the last 14 years and as a father of two young children I am particularly interested in the development of the new community centre. I have the seen the population of Kilcock really explode over the last few years and this has brought it's own problems.

Recently the dealing of drugs in the town has become very evident and it is a real issue, this is not an environment that I want my kids growing up in. Therefore I ask that you give priority to building a facility focused on Children, Youth, Seniors and people with disabilities.

Many thanks,
Finnian

SN-23

>>> "Sabrina O'Reilly" [REDACTED] 25/09/2019 13:31 >>>

Dear Mairead,

thank you for taking the time to speak with me at the information night in Kilcock library.

Please advise if this is the best way to make a submission? I read in this weeks Liffey Champion that there is also a postal address. I just want to make sure my submission is accounted for.

On your advice, I am offering my submission on the Kilcock Shared Multi-Use Centre.

I feel that the current plans that were displayed in the library are not suitable for our ever increasing population, particularly our youth population.

4 small meeting rooms and an average sized hall, of which Kilcock already has 5, does not make a community centre. There needs to be a decent sized space where our young citizens can meet and socialise in a safe place, whether it's to play a game of pool or table tennis or just run a book club. Similar to the Youth Cafe in Celbridge.

A cafe area, not a small kitchenette, is what would be ideal. Also, How lovely it be would that after parents drop the kids to school, they can go have a coffee with friends in nice big space with room for buggies etc. This centre needs to cater for the entire community not just the sporting community.

If the issue is a budgeting issue, then I would suggest a complete redesign that focuses first and foremost on a youth/family friendly cafe and the sports hall can be added at a later date as it is not a priority.

As I'm sure you may remember, I have done much research on our population and on the development contributions that Kildare County Council have collected from Kilcock citizens/developers since 2015, so to say that the budget is €2 million and that's it, is not going to sit well with the people of Kilcock. There is a lot more finance that can be attributed to this project and I hope you and your department can come back to our community with a more suitable Shared Multi-Use Centre.

Kind Regards,
Sabrina O'Reilly

SN-24

EIA Screening Determination for Part 8 Development Community Centre, Bawnogues, Kilcock.

Introduction: This report assesses the requirement for an EIAR for the proposed Part 8 development of a community centre at Bawnogues, Kilcock, Co. Kildare, in accordance with the provisions of the Planning and Development Act 2000, (as amended), and the Planning and Development Regulations, 2001 (as amended).

Development:

The development will comprise of:

- The construction of a two storey community centre with mezzanine level;
- Landscaped area including civic plaza and sensory garden;
- Re-location of playground;
- Associated car parking (4 spaces) cycle parking (20 spaces), bus/set down area, pedestrian linkages;
- Bin stores, external signage, boundary and landscaping treatment
- Removal of 29 car parking spaces and construction of an overflow car park;
- Associated site development works and connection to existing site services.

Location: Bawnogues, Kilcock, Co. Kildare.

Legislative Context:

The proposed development is not within the prescribed classes of development/thresholds set out in Schedule 5 of the Planning and Development Regulations, for the purposes of Section 176 of the Planning Act.

It is noted that Article 120(1) of the Planning and Development Regulations 2001 (as amended) requires;

(a) where a local authority proposes to carry out an EIA sub-threshold development, the authority shall carry out a preliminary examination of, at least, the nature, size or location of the development.

(b) Where the local authority concludes, based on such preliminary examination, that-

- (1) there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required.*

Schedule 7A of the Planning and Development Regulations 2001 (as amended) sets out information to be provided for the purposes of screening sub-threshold development, i.e.

1. *A description of the proposed development, including in particular—*
 - (a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and*
 - (b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.*

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.
3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—
 - (a) the expected residues and emissions and the production of waste, where relevant, and
 - (b) the use of natural resources, in particular soil, land, water and biodiversity.
4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Preliminary Examination:

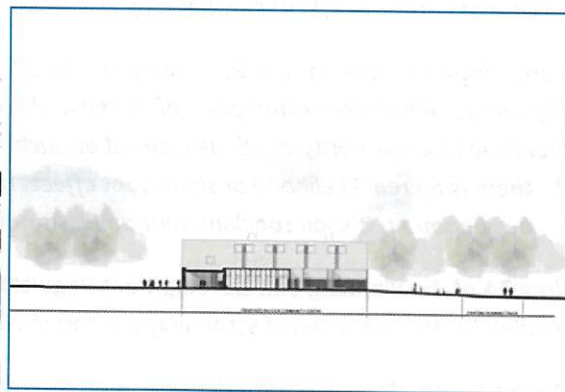
The proposed development is the construction of a new 749sqm building (2 storey with mezzanine) with an overall roof height of 9.45m, external finishes of concrete block/textural render and exposed concrete finish. The building will comprise a dual use indoor multi-purpose hall, stage and performance area, a range of meeting and conference rooms, wet and dry changing room facilities for indoor and outdoor associated sports and community uses, associated plant, storage, circulation area, a kitchen/café area and upper floor multi-purpose room with projection room. No demolition works are involved.

The proposed community centre is set within a proposed landscaped area, to contain a paved/graveled civic plaza area, sensory garden and relocated playground.

29 car parking spaces will be removed. 4 universal parking spaces, 20 cycle parking spaces, a bus/set down area and an overflow parking area are proposed. Bin stores, external signage, landscape and boundary treatments are proposed along with associated site development works and connection to existing services.



Site layout plan



Elevation

The location of the proposed development is at Bawnogues, Kilcock, at the west of the town close to the M4 motorway. Kilcock Celtic FC is adjacent the proposed development, with Bawnogues running track immediately to the south. The site is accessed off Brayton Park to the east, which also provides

access to nearby residential developments and a gaelscoil. There is an existing Primary Care Centre, north west of the proposed building, which the proposed development 'wraps' around.



Aerial view with location of proposed building marked red



Nature of site and surrounding area

The geographical area affected does not have particular environmental sensitivities. Construction works are moderate in nature. Building waste will be disposed of in accordance with a waste management plan approved by Kildare County Council. The proposed development is not a type which produces waste, residue or emissions of note, nor is it the type of development which uses natural resources, to give rise to any significant effects on the environment. Therefore subject to normal construction and waste disposal practices, no aspects of the environment are likely to be significantly affected by the proposed development.

An Appropriate Assessment Screening Report has been prepared for the proposed development and it concludes that the development is unlikely to significantly affect the qualifying interests or conservation objectives of European Sites. A Natura Impact Statement therefore is not required.

Screening Determination

Having regard to the scale and nature of the works proposed, the intended use of the building as a community centre, and the nature of surrounding development, it is not considered that the proposed development will give rise to any significant effects on the environment and the preparation of an Environmental Impact Assessment Report is not required.

Signed:


Bébhinn O'Shea, Executive Planner
Kildare County Council
5th June 2019