



Extract from Minutes

Dunmurry Rise Part 8

Councillor Power opened the meeting and made apologies on behalf of the Mayor who could not attend the meeting today. Councillor Power invited Mr Creighton to outline the Part 8 for Dunmurry Rise, Kildare Town to the members.

Mr Creighton A/Senior Architect, outlined the details of the Part 8 report that had been circulated to the members.

Mr Creighton stated that no objections were made and that some submissions included conditions that have been taken into consideration.

Mr Creighton recommended to the Mayor and the members of the Kildare/Newbridge Municipal District that the proposed development proceed subject to the following modifications:

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 28 February 2017, except where altered or amended by the following modifications.
2. An alternative house design shall be provided for site number 72 (house type E). The revised design shall have regard to the prominent position of this site within the scheme, fronting onto the open space area, its position forward of the building line of the dwelling to its north, its elongated southern gable fronting the new distributor road and the

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availability of natural sunlight to its southern elevation. The revised design shall be agreed with the Planning Department prior to commencement of the development.

3. Given the importance of site number 72 to the overall character and visual amenities of the area it should be a condition of occupancy that no sheds or similar structures shall be positioned between the southern building line of the dwelling and the existing railing along the new distributor road.
4. The issues/comments raised in the reports received from the Fire Service, Transportation Department, Municipal District Engineer, Water Services, Environmental Department and Inland Fisheries Ireland shall be appropriately addressed by the incorporation of the relevant issues/comments raised into the contract documents for the construction and management of the proposed development.
5. Within six months of the date of the commencement of development the Housing Section shall liaise with the Dunmurry Residents Association regarding the location and design of a maintenance shed. The scale and location of the subject shed shall not be injurious to the visual and residential amenities of the area.
6. Hours of construction activities on the site shall be restricted from Monday to Friday 08.00 – 18.00, Saturday 08.00 – 13.00. No building activity shall be undertaken on Sundays & Bank Holidays under any circumstances.

Councillor Doyle queried what heating system is proposed for the houses and Mr Creighton confirmed that heat-pump technology will be used. Councillor Doyle also queried the installation of a porch to the rear of the houses to store

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fuel. Mr Creighton stated that there is adequate storage space in line with the County Development Plan which has been complied with.

Councillor Doyle stated that the following modifications should be considered:

1. Installation of a footpath linking house type E (number 72) to the main footpath.
2. Provision of a chicane or suitable traffic calming measures.
3. Suitable render to ensure no bleeding.

Councillor Pender stated that adequate lighting should be provided.

Mr Creighton pointed out that he would have to check with the Transportation Department in relation to the possibility of providing a chicane.

Resolved on the proposal of Councillor Doyle, seconded by Councillor McLoughlin Healy and agreed by all the members that the Part 8 for Dunmurry Rise be approved subject to the modifications outlined in the report and three additional modifications as set out below:

1. Installation of a footpath linking house type E (number 72) to the main footpath and provision of adequate lighting.
2. Provision of a chicane or suitable traffic calming measures.
3. Suitable render to ensure no bleeding.

(End of Extract)

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I hereby certify that the foregoing is a true extract from the minutes of the monthly meeting of Kildare-Newbridge Municipal District held on 17 May 2017.

Maura McIvor

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Meetings Administrator