

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:	32 unit housing scheme – detailed below
Site address	Dunmurry Rise, Bishopsland, Kildare, Co Kildare
Development proposed by:	Housing Section
Display period:	Advertised in the Leinster Leader 28 th February 2017 Part 8 site notices were fixed at the site on 28 th February 2017 Display period from 28 th February - 11 th April 2017 (inclusive) Submissions/observations due by 28 th April 2017
Submissions/observations	A number of submissions from internal Council Departments and prescribed bodies were received (details as set out below). One submissions was received from Dunmurry Rise Residents Association – detailed below

Site location & context

The subject site is located to the north of Kildare Town, to the east of the new Kildare Town Community School. The site which has a stated area of 1.818ha is currently an unused site. To the north of the site is agricultural lands, Rathbride Abbey housing scheme is to the east of the subject site, with the public road (new distributor road) to the south and the Dunmurry Rise housing scheme to the west, it is proposed that the scheme will be accessed via the existing Dunmurry Rise housing scheme of 40 housing units. The site has well defined boundaries and boundary treatment with existing walls to the north and east and existing railing to the south.

Description of the proposed development

As per the description of the proposed development on the public notices the proposed development will comprise of the following:

- a) 32 no. residential units comprising of:
 - i) 6 no. one bed, terraced, single storey houses,
 - ii) 5 no. two bed, semi-detached and terraced, two storey houses,
 - iii) 17 no. three bed, semi-detached and terraced, two storey houses,
 - iv) 3 no. four bed, detached and semi-detached, two storey houses,
 - v) 1 no. three bed, detached, two storey house with a one bed single storey family flat attached,
- b) All associated site-works including the construction of footpath, roads, car parking spaces, street lighting, ducting for utilities, formation of new connections to existing public foul and surface water drainage, and existing utilities.

Supporting Documents

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- Planning Summary Report
- Preliminary Engineering Assessment Report
- Screening Report for Appropriate Assessment
- Report on the Submissions Received

Referrals

The proposal was referred to the following parties, reports received as detailed hereunder:

Internal Kildare County Council

Fire Service – report received with a number of comments and expressing no objection to the proposed development.

Transportation Section – report received with a number of comments and expressing no objection to the proposed development.

Municipal District Engineer – report received with a number of comments and expressing no objection to the proposed development.

Water Services – report received with a number of comments and expressing no objection to the proposed development.

Environment Section – report received with a number of comments and expressing no objection to the proposed development.

Community and Culture – no comments or objections received.

Environmental Health Officer – no comments or objections received.

Prescribed Bodies

- Transport Infrastructure Ireland – report received advising they have no specific observation to make.
- Inland Fisheries Ireland – report received with a number of comments and expressing no objection to the proposed development.
- An Comhairle Ealaíon (The Arts Council) – no comments or objections received.
- An Taisce – no comments or objections received.
- Bord Fáilte Éireann – no comments or objections received.
- Coras Iompair Éireann (CIE) – no comments or objections received.
- Department of Arts, Heritage, Regional, Rural Gaeltacht Affairs – no comments or objections received.
- Department of Housing, Planning, Community and Local Government – no comments or objections received.
- Department of Jobs, Enterprise & Innovation – no comments or objections received.
- Environmental Protection Agency – no comments or objections received.

- ESB – no comments or objections received.
- Heritage Council – no comments or objections received.
- Iarnrod Eireann – no comments or objections received.
- Irish Water – no comments or objections received.
- National Transport Authority – no comments or objections received.
- Office of Public Works – no comments or objections received.

Response of the Housing Section to the reports received from internal Kildare County Council Departments and Prescribed Bodies

The Housing Section has prepared a detailed report on the submissions received and has given an undertaking that the issues/comments raised will be addressed by the incorporation of them into the contract documents for the construction and management of the proposed development.

3rd Party Submission/Observation

One 3rd party submission was received from the Treasurer on behalf of the Dunmurry Rise Residents Association. The issues raised in the submission are as follows:

1. Requests that a shared maintenance shed be provided for storage of necessary maintenance equipment used to maintain the green area.
2. Request that the houses be allocated sensitively to deliver a balanced integrated community between the existing residents and new residents.
3. Requests that when the builders are on site that the existing structural problems at the perimeter boundary wall beside house number 1 at front of estate be addressed.
4. Request that suitable traffic management measures be included within the estate in the interest of the safety of the young children.
5. Request that preparation of additional open space and amenity grants be assigned to their estate in order to impress on new residents the importance of maintaining a high standard in public space.

Response from Housing Section to the 3rd party submission

Item 1 – The Housing Section is agreeable to provide a maintenance shed subject to appropriate conditions.

Item 2 – Houses are allocated in accordance with the Council's Allocation Scheme

Item 3 – The Housing Section will address the problem with the perimeter boundary wall beside house number 1 at the front of the estate.

Item 4 – The traffic management will be in accordance with the requirements of the Transportation Department of Kildare County Council and will address the issues raised.

Item 5 – the awarding of open space and amenity grants is a reserved function by the Elected Members and based on submissions received from residents associations, the Housing Section will forward the subject request to The Community and Culture Department.

Relevant Development Plan Provisions County Development Plan 2017 – 2023

The Council's policies relating to housing development is detailed in Chapter 4 of the County Development Plan 2017 – 2023. The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the Chapter 4 of the County Development Plan 2017-2023, including:

- Secure the implementation of the Housing Strategy
- Increasing the stock of social housing within the County
- Promote social integration
- Build and support the delivery of new housing appropriate to the needs of the County
- Ensure appropriate mix of housing is achieved
- Support the development of sustainable communities
- Have regard to Quality Housing for Sustainable Communities – Design Guidelines
- Housing densities
- Quality design and layout
- Special needs housing
- Private and semi-private open space

Having examined the provisions of the County Development Plan 2017 – 2023 I am satisfied that compliance with the relevant provisions has been achieved in this instance.

Kildare Town Local Area Plan 2012 – 2018

The site is within the development boundary of the Kildare Town Local Area Plan 2012 – 2018 and is zoned B Existing Residential. The intention of this zoning objective is *“To protect and improve existing residential amenity, to provide for appropriate infill residential development, to provide for new and improved ancillary services”*.

The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the Kildare Town Local Area Plan 2012 – 2018, including

- Phasing and density
- Housing mix and community development
- Housing objectives

Having examined the provisions of the Kildare Town Local Area Plan 2012 – 2018 I am satisfied that compliance with the relevant provisions has been achieved in this instance.

Assessment

As detailed in the report prepared by the Housing Section the site area of the proposed development is 1.818 ha. The overall site of Dunmurry Rise is 3.801ha, and when the proposed development is completed there will be 72 houses giving a site density of 19.47 houses per hectare. The public open space will be a total of 0.797ha, which is 20% of the site area and in excess of the minimum requirement of 15% of the site area. Each rear garden fully complies with the Development Plan standards for private open space. Off-street car parking for 2 cars has been provided for each house, with an additional 8 car-parking spaces provided for visitors.

The Housing Section detailed in its report that many of the houses are laid out in terraces of 3 or 4 houses, and each terrace is stepped back from the adjoining terrace to ensure that the streetscape is varied and interesting. The single-storey Type A houses are positioned at the end of cul-de-sacs, and have large bathrooms, suitable for use by elderly and ambulant disabled people without necessity of later adaptations or extensions. The Type D houses are laid out to cater for families with a disabled member. The Type E house is designed to meet specific family disability requirements. The remaining houses will cater for a range of family types and sizes. The houses are designed to comply with current Building Regulations, with A3 energy ratings. The houses will be highly-insulated and airtight, with mechanical ventilation systems, and will be heated using heat-pump technology and economical heating control systems. The design of the houses uses similar external materials – flat concrete roof tiles, yellow clay brickwork and plain plastered walls, uPVC windows, similar to the existing houses in Dunmurry Rise. However, the house design is more contemporary, with a crisp gabled elevation for each house, and an angular visual treatment giving a vibrant, fresh appearance which is nevertheless complementary to the original houses. Mid-terrace houses will have screened secure bin-storage units in the walled front garden, the other houses will have a side passage and bin storage at the rear. Each house will also have a garden store in the rear garden to store fuel, garden tools, bikes, etc

The report prepared by the Housing Section details the purpose of the proposed development and advises that there are in excess of 7,000 applicants on the Kildare County Council social housing list. As part of the Rebuilding Ireland Action Plan for Housing and Homelessness, Pillar Two

identifies the local authority's role in the delivery of social housing to address the current housing crisis. The proposed development will assist Kildare County Council fulfilling the objective of the Governments Action Plan. Furthermore the unit mixed is based on the current housing need identified for Kildare.

The proposed development is Phase 3 of the Dunmurry Rise Development. The previous two developments involved the construction of a total of 40 houses. When the proposed development is complete there will be a total of 72 houses. As part of a previous Part 8 for Dunmurry Rise, the site in question was identified for the provision of 28 subsidised sites and the infrastructure for those sites was constructed. Due to the downturn in the housing market, the subsidised sites were not purchased. To address the County's housing need, it is intended to construct the proposed development and funding for the proposed development through the Department of Housing, Planning, Community and Local Government has been confirmed.

It is evident that the overall scheme has had the benefit of a significant architectural input and is designed both in terms of layout and house design to be creative and modern and will enhance the overall visual appearance of the area. The layout of the scheme also enhances the passive supervision of the public open space which is appropriate and desirable in all housing schemes. The only exception to my above comments on house design is the dwelling proposed for site number 72 (House Type E). This site is located to the south eastern corner of the site and as such is adjacent to the new distributor road, while also fronting the open space of the housing scheme. Given its prominent location within the scheme an alternative design to the design proposed is considered appropriate, particularly the southern elevation facing the public road. Furthermore this elevation could take advantage of its south facing position by the inclusion of windows on the southern elevation.

Appropriate Assessment (The Natura 2000 Network i.e. Special Areas of Conservation)

An Appropriate Assessment Screening Report has been completed for the proposed development (See Appendix 1 attached). The Screening Report concluded that there is no potential for significant negative impacts on the Natura 2000 Network as a result of the proposed development.

Heritage (Archaeological & Architectural)

There is no protected structure in the vicinity of the subject site. The nearest known archaeological monument to the site is approximately 640metres to the northeast of the site, given the extent of the built environment in the area it is not considered to be an issue in this instance.

Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2017 - 2023,
- The provisions of the Kildare Town Local Area Plan 2012 – 2018
- Kildare County Council internal departmental reports
- Prescribed Bodies reports
- The AA Screening report
- The existing adjoining residential use
- The nature and extent of the proposed development;
- The recommendations set out below.

It is considered that the proposal:

- Would be in accordance with the provisions of the Kildare County Development Plan 2017 – 2023
- Would be in accordance with the provisions of the Kildare Town Local Area Plan 2012 – 2018
- And would therefore be in accordance with the proper planning and sustainable development of the area.

Recommendation

It is recommended to the Mayor and Members of the Kildare/Newbridge 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 28th 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 dwellings to its north, its elongated southern gable fronting the new distributor road and the 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.

Martin Dowling
Martin Dowling 24/5/17
Executive Planner
24th May 2017

Michael Kenny
Senior Planner
24.5.17.

Jim Bowe D/CE.
24.5.17.

APPENDIX 1
APPROPRIATE ASSESSMENT SCREENING REPORT



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

Project Details	
Planning File Ref	Part 8 Ref 2017/001
Development Location	Dunmurry Rise, Bishopsland, Kildare, Co Kildare
Site size	1.818ha
Application accompanied by an EIS (Yes/NO)	No
Distance from nearest Natura 2000 site in km	Pollardstown Fen is approximately 4.3km to the northeast of the subject site.
Description of the project/proposed development	
32 no. residential units and all associated site-works including the construction of footpath, roads, car parking spaces, street lighting, ducting for utilities, formation of new connections to existing public foul and surface water drainage, and existing utilities.	

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>Sites to consider: 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 style="text-align: center;">No</p>
2	<p>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</p> <p>Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake</p>	<p><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></p> <p style="text-align: center;">No</p>

3	Impacts on designated terrestrial habitats. Sites to consider: 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 Sites to consider: Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

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.

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)		
It is not considered the proposed development would have a significant impact on any Natura 2000 sites.		
Name:	Martin Dowling	
Position	Executive Planner	
Date:	23 rd May 2017	

APPENDIX 2

SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION

**PART 8 -Dunmurray Rise, Kildare Town
Submissions Report**

Submission Received From	Date received	Submission	Housing Department Comments
Transport Infrastructure Ireland, Parkgate Street, Dublin 8	02/03/2017	TII acknowledge receipt of Part 8 and advise that they have specific observations to make.	The Housing Department note this submission.
Office of Minister for Jobs Enterprise and Innovation, 23 Kildare Street, Dublin 2	06/03/2017	Acknowledgement of receipt of Part 8 correspondence and will bring to the attention of the Minister.	The Housing Department note that no further comment or observation was received.
Aidan Murray, Senior Executive Engineer, Environment Department, Kildare County Council	07/03/2017	<p>No objection with conditions;</p> <ol style="list-style-type: none"> 1. All fuel sewage and soiled water shall discharge to the public foul sewer system. 2. Only clean, uncontaminated surface water shall discharge to the surface water system. 3. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. 4. All overground oil, chemical storage tanks(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) 5. Applicant shall use "Best Practicable Means" to prevent/minimize noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority. 6. All household waste from the development shall be offered for collection to a waste collector in possession of a valid waste collection permit wither under the Waste Management (collection permit) Regulations 2001 or the Waste Management (collection permit) Regulations 2007 and the 	The Housing Department will ensure conditions as set out will be incorporated into the contract documents for the construction and management of the proposed development.

PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

		<p>Waste Management (collection permit) (amendment) Regulations 2008 whichever may be relevant. Alternatively the householder may bring household waste to an appropriate civic amenity facility of recycling centre. No burning of waste is permitted. (the householder may wish to make use of an on-site compost bin for suitable wastes and where a dry recyclable bin collection service is available is should be utilized) Contact the Environment Department for further information.</p> <p>7. Prior to the commencement of development, the developer shall submit a formal Project Waste Management Plan for Construction and Demolition for the Local Authority for agreement prior to the commencement notice stage. This plan shall , inter alia, include the information recommended in section 3.2 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 the waste types, including their EWC (European Waste Catalogue) codes and corresponding description, volumes of each waste type expected to arise during construction and demolition, how those wastes are intended to be stored prior to their collection and 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 name and permit numbers of the authorised waste sites intended to be used in the conjunction with the development.</p> <p>Reason: In the interests of the reduction and best practice management of construction and demolition waste from the proposed development.</p>	
<p>Donnachadh Byrne, Inland Fisheries Ireland, IFI Clonmel, Angelsea</p>	<p>10/03/2017</p>	<p>The waters in Fisheries terms likely to be impacted act primarily as contributories to downstream habitat for juvenile salmonids, lampreys and other species as well as</p>	<p>The Housing Department note this submission. The Housing Department will include conditions</p>

PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

<p>Street, Clonmel, Co. Tipperary</p>	<p>macrophytes, algae and macro-invertebrates which as drift form a significant part of the food supply to the downstream fisheries of the nearby River Barrow. They also, in the context of the proposed works, have the potential to convey deleterious matter from those works such as concrete, silt, fuel, lubricating and hydraulic oils from construction plant and equipment downstream unless proper safeguards are in place. IFI request particular regard to the following in the planning stage of the proposed development;</p> <p>Uncured concrete can fill fish and macro-invertebrates by altering the ph of the water. Extra care should be used when using concrete on site, to eliminate the risk to all forms of aquatic life. Concrete delivery vehicles should be precluded from washing out at or in the environs of the site, or at such location as would result in a discharge to surface waters. If bagged cement is stored on the site during construction work, it should be held in a dry secure area when not in use.</p> <p>One of the potential impacts of the proposed development is the discharge of silt-laden waters to fisheries streams where earth moving and excavation works are on-going. Silt can clog salmonid spawning beds, and juvenile salmonids are particularly sensitive to siltation of gill structures. Similarly, plant and macro-invertebrate communities can literally be blanketed over, and this can lead to loss of degradation and valuable habitat. It is important to incorporate best practices into construction methods and strategies to minimize discharges of silt/suspended solids to waters.</p> <p>Systems should be in place to ensure that there shall be no discharge of suspended solids or any other deleterious matter to watercourses during the construction /operation phase and during any landscaping works.</p> <p>All oils and fuels should be stored in secure bunded areas, and particular care and attention should be taken during refueling and maintenance operations on plant and</p>	<p>in the contract for the construction of the proposed development which will incorporate best practice and include restrictions set out in this submission in relation to the delivery and storage and use of construction materials, the storage and use of oils and fuels including the refueling of machinery on the site, minimizing discharges of silt/suspended solids or other to waters, the disposal of hazardous wastes, during the construction/operation phase and during any landscaping works.</p> <p>Conditions set down by Kildare County Council Environment Department also deals with the housekeeping of the site including surface water treatment, storage of materials and waste management.</p> <p>Conditions set out by Kildare County Council Water Services deals with the treatment of discharges of surface water and waste water from the site.</p>
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PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

		<p>equipment.</p> <p>All plant and equipment should carry oil/fuel spill kits. Where site works involve the discharges of drainage water to receiving rivers and streams, temporary oil interceptor facilities should be installed and maintained.</p> <p>Waste oils, empty oil containers and other hazardous wastes should be disposed of in accordance with the requirements of the Waste Management Act, 1996.</p> <p>There must be adequate spare capacity within the Kildare Waste Water Treatment plant for the additional sewage load generated by the proposed development.</p> <p>All surface waters from the site and access road should be channeled through adequately sized petrol/oil interceptors and be subject to attenuation prior to discharge to the surface water run-off system.</p> <p>Given the proximity of the watercourse, the pollution threat from concrete and concrete/cement washings is significant. Good housing keeping is of the utmost importance while using concrete or cement near watercourses.</p> <p>Systems should be put in place to ensure that there shall be no discharge of suspended solids or any other deleterious matter to surface waters during the construction phase and during any landscaping works, even during periods of prolonged heavy rainfall.</p> <p>All fuel & oil tanks must be adequately banded.</p> <p>Fuels, oils, greases and hydraulic fluids must be stored in banded compounded well away from the watercourse.</p> <p>Refuelling of machinery must be carried out in banded areas.</p>
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PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

<p>Celina Barrett, Chief Fire Officer, Kildare County Fire Service, Central Fire Station, Newbridge, Co. Kildare</p>	<p>13/03/2017</p>	<p>All electrical work must be to E.T.C.I standard and certified. All dwellings should have a fire alarm system in accordance with the most recent version of IS 3218. A minimum of 1,000 litres min of water is to be available in the mains at 2 bar pressure for fire fighting. Hydrants should be provided such that no house is more than 46 metres from a hydrant measured along a hose route. All hydrants are to be in boxes to B.S.750 and the top of any hydrant is to be no more than 200mm below cover level. All hydrants are to be marked in accordance with BS 3251 (all covers shall be painted yellow with road marking paint and with a unique identification number on the underside) No hydrant is to be placed in a roadway. If placed in a grassed area, it should have a 200mm concrete surround, level with the ground. Hydrants should preferably be in the centre of footpaths, away from gates.</p>	<p>The Housing Department will ensure conditions as set out will be incorporated into the contract documents for the construction and management of the proposed development.</p>
<p>Breda Kelly Treasurer, Dunmurray Rise Residents Association</p>	<p>14/03/2017</p>	<p>1. Shared Green Space - clearly new residents will be using existing space for recreation and amenity. The maintenance and up keep of same is problematic and we would appreciate it if a shared maintenance shed would be provided for storage of necessary maintenance equipment in support of voluntary workers. 2. Our community are now 10 years old and establishing new communities is challenging. We are concerned that a new community may set us back and would request that these houses be allocated sensitively to deliver a balanced integrated community. 3. With builders on site it is an opportune time to address serious existing structural problems at the perimeter</p>	<p>The Housing Department note this submission. Housing Department agreeable to providing a maintenance shed on the condition that the Residents Association will take on the responsibility of the shed and the equipment contained therein. Houses are allocated in accordance with the Council's Allocation Scheme. We will address the structural problems with the wall beside</p>

PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

		<p>boundary wall beside house number 1 at front of estate.</p> <p>4. Given the large number of houses that will be serviced by a single access route and the likely number of young children that will be moving into the estate, we request that suitable traffic management measures be included.</p> <p>5. We would further request that preparation of additional open space and amenity grants be assigned to our estate in order to impress on new residents the importance of maintaining a high standard in public space.</p>	<p>house number 1.</p> <p>The Roads department has set down conditions relating to traffic requirements and road safety audits which will address the concerns of the residents with regard to traffic management.</p> <p>The approval of open space and amenity grants is a reserved function by the Members of Kildare County Council. The grants awarded are based on submissions received from Residents Associations in the county and recommended by the Community And Culture Department. The Housing Department will relay the request of the Residents Association for additional funding.</p>
<p>Bridgette Rea, Kildare Newbridge Municipal District Engineer. Kildare County Council</p>	<p>28/04/2017</p>	<p>The MD Office has no objection to the development of the 32 social housing units at Dunmurray Rise. The following condition is however recommended in addition to any conditions prepared by the Roads Design Section:</p> <p>Prior to the handing over of the maintenance of the surface water drainage system to the Municipal District Office, the developer shall maintain and monitor the system for an agreed period to be discussed with the Housing Department. A record of the maintenance and monitoring shall be provided as a maintenance pack and shall include as-built drainage drawings.</p>	<p>The Housing Department will ensure conditions as set out will be incorporated into the contract documents for the construction and management of the proposed development.</p>
<p>George Willoughby , Senior Executive Engineer, Roads and Transportation</p>	<p>28/04/2017</p>	<p>No objection with the following comments; Access will be via the new distributor road off the Dunmurray Road, R401, sight visibility should be in compliance with DMURS standards.</p>	<p>The Housing Department will ensure conditions as set out will be incorporated into the contract documents for the construction and</p>

PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

<p>Department, Kildare County Council</p>	<p>Car parking should be in accordance with CH17 of the Kildare County Development Plan 2017-2023, visitor car parking and cycle parking should be provided, car parking bays should be accessible and adequate householder car parking should be provided off street within the cartilage of the individual properties.</p> <p>Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, typical road widths are 5.5m to 6.0m and footpath width is 2m.</p> <p>Turning areas must be capable of accommodating a refuse vehicle and fire tender and a swept path analysis such as "Autotrack" should be carried out to check the turning movements of HGVs.</p> <p>Public lighting should be in accordance with the KCC Public Lighting Policy documents.</p> <p>Access facilities for vulnerable road users should be examined with a direct link to the Distributor Road to comply with the DMURS requirements for permeability and connectivity.</p> <p>Speed limit signs should be installed within the estate comprising RUS 044 30 km/h speed limit signs and warning signs "Children at play" at frequent intervals throughout the residential estate.</p> <p>A Stage 1 /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 shall be incorporated into the detailed design.</p> <p>A stage 3 Road Safety Audit should be carried out by an independent approved and certified auditor on the completed</p>	<p>management of the proposed development.</p>
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PART 8 -Dunmurray Rise, Kildare Town
Submissions Report

		<p>works including the public lighting being fully operational for the proposed development and the infrastructure works prior to the occupation of the housing units. The implementation of the RSA recommendations shall be incorporated into the detailed design.</p> <p>A construction Management Plan should be submitted before the works commence including the temporary access to the construction site directly off the distributor road, this plan shall be agreed with the Planning Authority.</p>	
<p>John McGowan, Senior Executive Engineer, Water Services Department, Kildare County Council</p>	<p>28/04/2017</p>	<p>Water Services have no objection to this development.</p> <p>Water & Waste Water No issue with capacity of existing Water and Wastewater networks. Applicant to apply to Irish Water for a connection permit in advance of connecting to the public network .</p> <p>Surface Water SUDS to be applied to the site and disposal of surface water to soakpits on site.</p>	<p>The Housing Department will ensure conditions as set out will be incorporated into the contract documents for the construction and management of the proposed development.</p>

Mary Mc Carthy - Re: Part 8 for Dunmurray Rise - Water Services Submission

From: John McGowan
To: Creighton, David
Date: 03/05/2017 12:19
Subject: Re: Part 8 for Dunmurray Rise - Water Services Submission

David

Below *rewording* of same

J McG

>>> David Creighton 03/05/2017 12:00 >>>

John,

We are preparing the Part 8 Report for Planning in connection with the 32 units at Dunmurray Rise in Kildare Town. The submission that we have from Water Services is as follows:

Water & Waste Water

No issue with capacity of existing Water and Wastewater networks. Applicant to apply to Irish Water for a connection permit in advance of connecting to the public network .

Surface Water

SUDS to be applied to the site and disposal of surface water to soakpits on site.

Are you ok with the wording above? Report being submitted to Planning today.

Regards,

David Creighton
Acting Senior Architect
Architectural Services
Level 5
Kildare County Council
Aras Chill Dara
Devoy Park
Naas
Co. Kildare
Ph. 045 980498

Mary Mc Carthy - Fwd: Re: Proposed 34 Social Housing units at Dunmurry Rise, Bishopsland, Co. Kildare.

From: Adrienne Cassidy
To: Mc Carthy, Mary
Date: 02/05/2017 15:56
Subject: Fwd: Re: Proposed 34 Social Housing units at Dunmurry Rise, Bishopsland, Co. Kildare.
Attachments: Re: Proposed 34 Social Housing units at Dunmurry Rise, Bishopsland, Co. Kildare.

From: John McGowan
To: Cassidy, Adrienne
CC: Dunne, Liam; Fagan, Eamon; Hall, David
Date: 28/04/2017 10:47
Subject: Fwd: Re: Proposed 34 Social Housing units at Dunmurry Rise, Bishopsland, Co. Kildare.

Previous Report to Housing / Architects attached refer

Water Services have no objection to this development - **Water & Wastewater**

On site disposal of **surface water** is required and application of Sustainable Urban Drainage conditions

J McGowan

Mary Mc Carthy - Re: Proposed 34 Social Housing units at Dunmurry Rise, Bishopsland, Co. Kildare.

From: John McGowan
To: Hanratty, Letitia
Date: 31/01/2017 14:44
Subject: Re: Proposed 34 Social Housing units at Dunmurry Rise, Bishopsland, Co. Kildare.

Letitia -

Water Services reply as follows :

WATER - Connection to Housing Estate exists - **No issue with capacity for additional 34 houses**

WASTEWATER - Connection to Housing Estate exists - **No issue with capacity for additional 34 houses**

Both water and Waste water will need to **apply to Irish Water** in advance of connecting to public network

- although not a new connection it implies additional loading - no issue here as KCC will process on behalf of IW

SURFACE WATER - am awaiting feedback from SW Engineer on system as proposed

Condition will be for application of SUDS and disposal to soakpits on site

Regards John

>>> Letitia Hanratty 27/01/2017 17:17 >>>
Hi All,

please see attached the proposed drainage drawings for the above scheme. I had forward the pre-Part 8 documents on the 18-01-2017 for comment. These drawings provide more detail.

Kind regards,
Letitia Hanratty, MRIAI.
A/Senior Executive Architect,
Project Manager - Housing Capital,
Architectural Services Department,
Kildare County Council,
Devoy Park,
Naas,
Co.Kildare.

P: 045 980 509 **M:** 087 796 1370

From: Ian Worrell <i.worrell@waterman-moylan.ie>

To: Letitia Hanratty <lhanratty@kildarecoco.ie>

CC: Michael Lysaght <MLysaght@dlarch.ie>

Date: 27/01/2017 16:50

Subject: 16-057 Dunmurry Rise, Kildare

Dear Letitia,

Please find enclosed our draft drawings indicating the water supply (Drg. No. 16-057-T02) and foul and surface water arrangements (Drg. No. 16-057-T03) at Dunmurry Rise.

The design reflects the previously approved strategy for this area.

I also attach our draft "Review and Proposed Upgrade of Existing Surface Water Attenuation and Soakpit System" report which addresses the on-site surface water strategy. Drg. No. 16-057-P09 indicating the soakaway and attenuation extension works as required by this strategy.

We await the site investigation report required to finalise the soakaway design.

Regards,

Ian Worrell

Associate

Waterman Moylan

Marine House

Clanwilliam Place

Dublin D02 FY24

t [+353 1 664 8900](tel:+35316648900)

e i.worrell@waterman-moylan.ie

www.waterman-moylan.ie

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Comhairle Contae Chill Dara
Kildare County Council



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

28/04/2017

Letitia Hanratty,
Project Manager,
Housing Capital Section.

Re: Part 8 Planning – 32 Social Housing units at Dunmurry Rise, Bishopsland, Kildare Town, Co. Kildare for Kildare County Council.

The Kildare County Council Roads, Transportation & Public Safety Department have examined the Part 8 documentation and drawings for 32 Social Housing units at Dunmurry Rise, Bishopsland, Kildare Town, Co. Kildare and we have **no objection to the proposed development as outlined in the Part 8.**

We have the following comments:

Access will be via the new distributor road off the Dunmurry Road R401, sight visibility should be in compliance with DMURS standards.

Car parking should be in accordance with Ch.17 of the Kildare County Development Plan 2017-2023, visitor car parking and cycle parking should be provided, car parking bays should be accessible and adequate householder car parking should be provided off-street, within the curtilage of the individual properties.

Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, typical road widths are 5.5m to 6.0m and footpath width is 2m.

Turning areas must be capable of accommodating a refuse vehicle and fire tender and a swept path analysis such as "Autotrack" should be carried out to check the turning movements of HGVs.

Public lighting should be in accordance with the KCC Public Lighting Policy document.

Access facilities for Vulnerable Road Users should be examined with a direct link to the Distributor Road to comply with the DMURS requirements for permeability and connectivity.

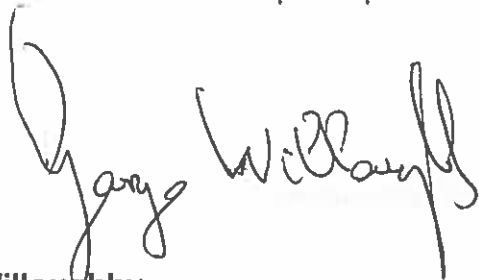
Speed limit signs should be installed within the estate comprising RUS 044 30km/h speed limit signs and warning signs "Children at Play" at frequent intervals throughout the residential estate.

A Stage 1/2 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 shall be incorporated into the detailed design.

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 prior to the occupation of the housing units. The implementation of the RSA recommendations shall be incorporated into the detailed design.

A Construction Management Plan should be submitted before the works commence including the temporary access to the construction site directly off the distributor road, this Plan shall be agreed with the Planning Authority.

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

Part 8:

**Housing development at Dunmurray Rise,
Kildare.**

Environment Section

Planning Report

No Objection

1. All foul sewage and soiled water shall discharge to the public foul sewer system.
2. Only clean, uncontaminated surface water shall discharge to the surface water system.
3. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.
4. 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).
5. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all machinery, all to the satisfaction of the Planning Authority.
6. All solid household waste from the development shall be offered for collection to a waste contractor in possession of a valid waste collection permit either under the Waste Management (Collection Permit) Regulations 2001 or the Waste Management (Collection Permit) Regulations 2007 and the Waste Management (Collection Permit) (Amendment) Regulations, 2008 whichever may be relevant. Alternatively the householder may bring household waste to an appropriate civic waste facility or recycling centre. **No burning of waste is permitted.** (The householder may wish to use an on-site compost bin for suitable wastes and where a dry recyclable bin collection service is available it should be utilised). Please contact the Environment Section, Kildare County Council for further information.
7. 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 the waste types, including their EWC (European Waste Catalogue) codes and corresponding description, volumes of each waste type expected to arise during construction and demolition, how those waste types are intended to be stored prior to their collection and 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.**

Reason: In the interests of the reduction and best practice management of construction and demolition waste from the proposed development."

Signed Helen Behan Date 03/03/17

Helen Behan
6/3/17

Received: *A. Cassidy* 7/3/17



Comhairle Chondae Chill Dara

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



Phone: (045) 431370
Fax: (045) 432530
E-Mail: cfo@kildarecoco.ie

Kildare County Fire Service



Registration
No. 19.5169

Contact Ref:

CB

Mary McCarthy,
Housing Department,
Level 5,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

Date:

13th March, 2017



**Re: Proposed Part 8 for residential development at Dunmurry Rise,
Bishopsland, Kildare**

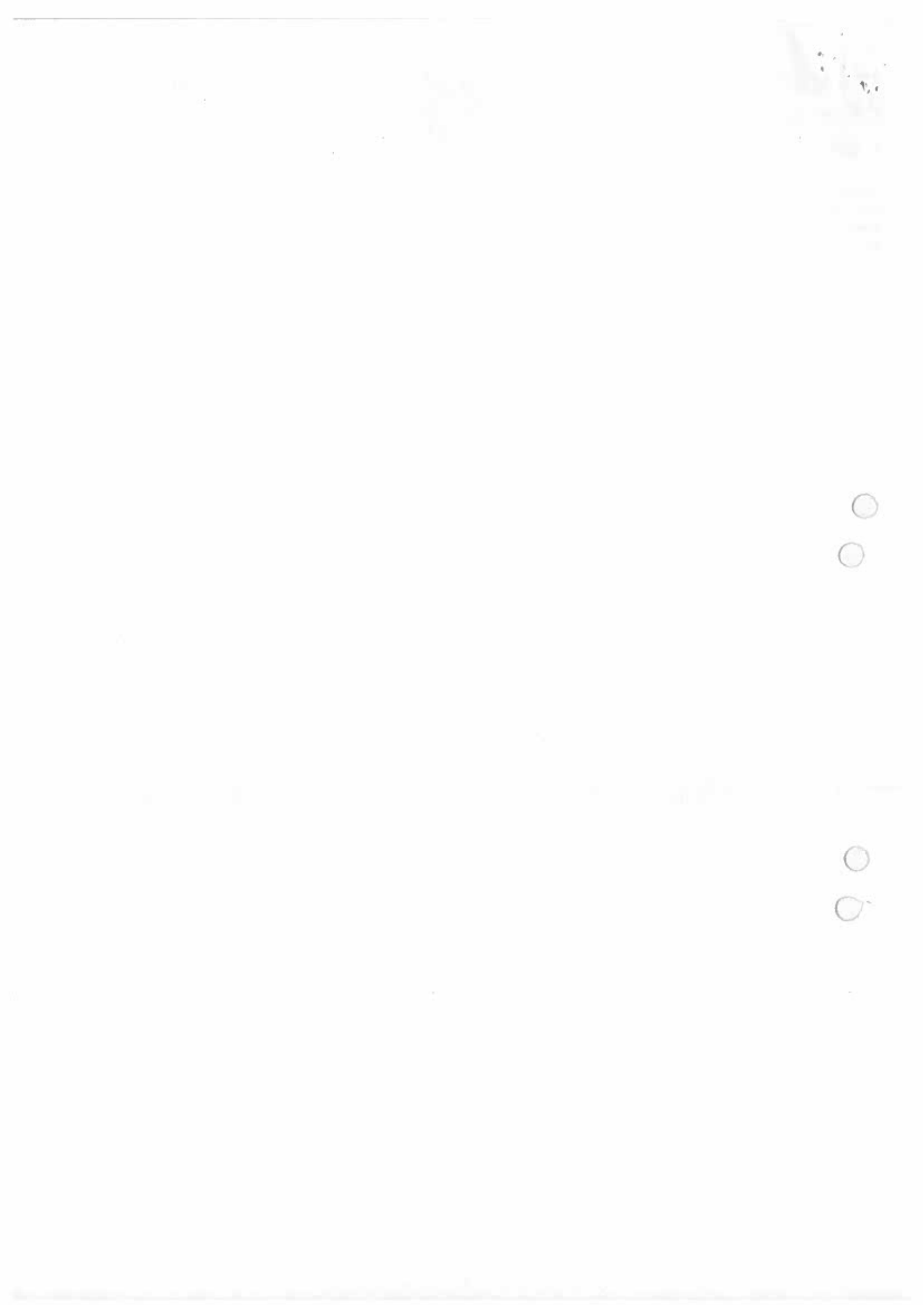
A Chara,

Kildare Fire Service would like to make the following comments on the above Part 8 application:

1. All electrical work must be to E.T.C.I. Standard and certified.
2. All dwellings should have a fire alarm system in accordance with the most recent version of IS 3218
3. A minimum of 1,000 litres/min of water is to be available in the mains at 2 bar pressure for fire fighting
4. Hydrants should be provided such that no house in more than 46 metres from a hydrant measured along a hose route.
5. All hydrants are to be in boxes to B.S. 750 and the top of any hydrant is to be no more than 200 mm below cover level.
6. All hydrants are to be marked in accordance with BS 3251 (All covers shall be painted yellow with road marking paint and with a unique identification number on the underside).
7. No hydrant is to be placed in a roadway. If placed in a grassed area it should have a 200 mm concrete surround, level with the ground. Hydrants should preferably be in the centre of footpaths, away from gateways.

Mise, le meas.


Celina Barrett
Chief Fire Officer



**Kildare County Council
Kildare Newbridge Municipal District**



MEMO

To: Letitia Hanratty, Project Manager, Housing Capital.

From: Brigette Rea, Kildare Newbridge Municipal District Engineer.

Date: 28th April 2017

Re: Part 8 - 32 Social Housing units at Dunmurray Rise, Bishopsland, Kildare Town.

The Part 8 documents for the proposed development of 32 Social Housing units at Dunmurray Rise, Bishopsland, Kildare Town have been considered by the Kildare Newbridge Municipal District Office.

The MD Office has no objection to the development of the 32 social housing units at Dunmurray Rise. The following condition is however recommended in addition to any conditions prepared by the Roads Design Section:

1. Prior to the handing over of the maintenance of the surface water drainage system to the Municipal District Office, the developer shall maintain and monitor the system for an agreed period to be discussed with the Housing Department. A record of the maintenance and monitoring shall be provided as a maintenance pack and shall include as-built drainage drawings.

Brigette Rea,
Chartered Engineer,
Kildare Newbridge Municipal District Engineer.



Oifig an Aire Post, Fiontar agus Nuálaíochta
Office of the Minister for Jobs, Enterprise and Innovation

Our Ref: 170355/MIN

6 March, 2017


Ms. Letitia Hanratty
Project Manager - Housing Capital
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
County Kildare

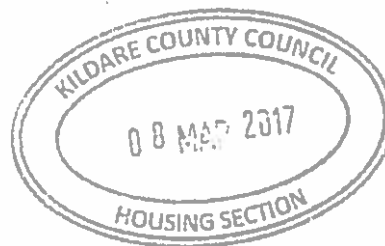
Dear Ms. Hanratty,

I wish to acknowledge receipt of your recent correspondence to the Minister for Jobs, Enterprise and Innovation, Ms Mary Mitchell O'Connor T.D., dated 28th February 2017.

I will bring your correspondence to the Minister's attention at the earliest opportunity.

Yours sincerely,


Thérèse Walsh
Private Secretary



Ms. Letitia Hanratty
Project Manager – Housing Capital
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare



Dáta | Date
1 March 2017

Ár dTag | Our Ref.
TII17-96923

Bhur dTag | Your Ref.

Dear Ms. Hanratty,

I wish to acknowledge receipt of your letter of 28 February 2017 regarding the Part VIII proposal for 32 social housing units - Dunmurry Rise, Bishopsland, Kildare, and advise that TII has no specific observations to make.

Yours sincerely,

Handwritten signature of Natasha Crudden.

Natasha Crudden
Regulatory & Administration Unit



Iascach Intire Éireann
Inland Fisheries Ireland

Planning Section
Kildare County Council
County Buildings
Devoy Park
Naas
Co. Kildare



06 March 2017

**Part VIII application for 32 Social Housing units at Dunmurry Rise, Bishopsland, Kildare by
Kildare County Council.**

Dear Sir/Madam,

The site of this proposed development is within the catchment area of the Barrow River. The Barrow River is an important Spring Salmon & sea trout fishery. The Barrow system supports several species listed in Annex II of the Directive including Salmon, River Lamprey, Brook Lamprey, Sea Lamprey, Freshwater Pearl Mussel and Otter. Much of the main channel of the Barrow River is a candidate Special Area for Conservation (SAC) under the European Habitats Directive.

The River Barrow also supports a variety of fish species including Eel, Pike, Bream, Perch and Rudd. The Barrow River and its tributaries also likely to support populations of the Freshwater Crayfish (*Austropotamobius pallipes*).

As you are aware, IFI is charged with the protection, conservation and promotion of fisheries within our functional area. Board policy is aimed at maintaining a sustainable fisheries resource through preserving the productive capacity of fish habitat by avoiding habitat loss, or mitigating harmful alteration to habitat. Projects such as this, have the potential to impact on downstream fisheries resources if they are not carried out in an environmentally sensitive manner.

The following observations and comments are of necessity of a general nature, as construction proposals and method statements are not as yet available. While they apply to the proposed development in general, the waters in fisheries terms likely to be impacted act primarily as contributories to downstream habitat for juvenile salmonids, lampreys and other species as well as macrophytes, algae and macro-invertebrates which as drift form a significant part of the food supply to the downstream fisheries of the nearby Barrow River. They also, in the context of the proposed works, have the potential to convey deleterious matter from those works such as concrete, silt, fuel, lubricating and hydraulic oils from construction plant and equipment downstream unless proper safeguards are in place. IFI request you have particular regard to the following in the planning stage of the proposed development.

Uncured concrete can kill fish and macro-invertebrates by altering the pH of the water. Extra care should be used when using concrete on site, to eliminate the risk to all forms of aquatic life. Concrete delivery vehicles should be precluded from washing out at or in the environs of the site,

or at such location as would result in a discharge to surface waters. If bagged cement is stored on site during construction work, it should be held in a dry secure area when not in use.

One of the potential impacts of the proposed development is the discharge of silt-laden waters to fisheries streams where earth moving and excavation works are on-going. Silt can clog salmonid spawning beds, and juvenile salmonids are particularly sensitive to siltation of gill structures. Similarly, plant and macro-invertebrate communities can literally be blanketed over, and this can lead to loss or degradation of valuable habitat. It is important to incorporate best practices into construction methods and strategies to minimise discharges of silt/suspended solids to waters.

The potential for soil erosion/suspended solids generation is higher, during/after periods of prolonged rainfall. Systems should be put in place to ensure that there shall be no discharge of suspended solids or any other deleterious matter to watercourses during the construction/operational phase and during any landscaping works.

All oils and fuels should be stored in secure bunded areas, and particular care and attention should be taken during refuelling and maintenance operations on plant and equipment. All plant and equipment should carry oil/fuel spill kits. Where site works involve the discharges of drainage water to receiving rivers and streams, temporary oil interceptor facilities should be installed and maintained. Waste oils, empty oil containers and other hazardous wastes should be disposed of in accordance with the requirements of the Waste Management Act, 1996.

Our concerns include:

- There must be adequate spare capacity within Kildare Waste Water Treatment plant for the additional sewage load generated by this proposed development.
- All surface waters from the site and access road should be channeled through adequately sized petrol/oil interceptors and be subject to attenuation prior to discharge to the surface water run-off system.
- Given the proximity of the watercourse the pollution threat from concrete and concrete/cement washings is significant. Good housekeeping is of the utmost importance while using concrete or cement near watercourses.
- Systems should be put in place to ensure that there shall be no discharge of suspended solids or any other deleterious matter to surface waters during the construction phase and during any landscaping works, even during periods of prolonged heavy rainfall.
- All fuel & oil tanks must be adequately bunded.
- Fuels, oils, greases and hydraulic fluids must be stored in bunded compounds well away from the watercourse.
- Refuelling of machinery must be carried out in bunded areas.

Yours faithfully



Donnachadh Byrne
Senior Fisheries Environmental Officer

Please note that any further correspondence regarding this matter should be addressed to Mr. Donnachadh Byrne, Senior Fisheries Environmental Officer, Inland Fisheries Ireland, 3044 Lake Drive, Citywest Business Campus, Dublin 24





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From: Tadhg McDonnell
To: Mary Mc Carthy
CC: David Creighton
Date: 16/03/2017 12:47
Subject: Fwd: Part 8 Dunmurray Rise Kildare Town
Attachments: Dunmurray Rise Residents Association Letter 14032017.docx

Mary,
info & attn please

Tadhg

From: Breda Murray <bredamurray1@hotmail.com>
To: "tmcdonnell@kildarecoco.ie" <tmcdonnell@kildarecoco.ie>
CC: "ddaly@kildarecoco.ie" <ddaly@kildarecoco.ie>
Date: 14/03/2017 17:03
Subject: Part 8 Dunmurray Rise Kildare Town
Hi Mr Mc Donnell,

I would be grateful if you would please consider the attached letter.

Many Thanks
Breda Kelly
Treasurer
Dunmurray Rise Residents Association

10



Dunmurray Rise Residents Association

FAO Thadg Mc Donnell
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co.Kildare

14th March 2017

Ref. Part 8 Dunmurray Rise Kildare Town

Dear Mr Mc Donnell,

On behalf of the residents of existing 40 houses in Dunmurray Rise Kildare town, I would appreciate it if you could undertake to facilitate the following concerns in the next phase of development of 34 units.

1. Shared Green Space - clearly new residents will be using existing space for recreation and amenity. The maintenance and up keep of same is problematic and we would appreciate it if a shared maintenance shed would be provided for storage of necessary maintenance equipment in support of voluntary workers.
2. Our community are now 10 years old and establishing new communities is challenging. We are concerned that a new community may set us back and would request that these houses be allocated sensitively to deliver a balanced integrated community.
3. With builders on site it is an opportune time to address serious existing structural problems at the perimeter boundary wall beside house number 1 at front of estate.
4. Given the large number of houses that will be serviced by a single access route and the likely number of young children that will be moving into the estate, we request that suitable traffic management measures be included.
5. We would further request that preparation of additional open space and amenity grants be assigned to our estate in order to impress on new residents the importance of maintaining a high standard in public space.

Yours sincerely,
Breda Kelly
Treasurer

100

