

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:	Residential- 74 no houses
Site address	Craddockstown Road, Craddockstown Demesne, Naas, Co. Kildare
Development proposed by	Housing Section
Display period:	Advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Leinster Leader on the 11 th April 2017. Notices were placed and maintained on site. Written public submissions were invited up to 4:00pm on 12 th June 2017.

Submissions/observations	A number of submissions from internal Council Departments and prescribed bodies were received (details as set out below) 2 no. 3 rd party submissions were received.
Ref. No.	P8 2017-005

Site Location and Context

The site is located in a developing suburban residential area at the outer edge of the urban-rural transition in Naas. Positioned south east of the town centre, the site is accessed via Local Road L-6043, which feeds directly on to the Naas Southern Distributor Road. Naas Community National School separates the subject site from Oak Glade the closest residential development to the north of the site on the eastern side of the Craddockstown Road whilst Craddock House Nursing Home is located across the road to the north-west of the site. Permission was granted for 285 no. houses on the adjoining lands to the immediate north and east of the subject site (KCC Ref. 15/176, an Bord Pleanála Ref: 09.246340). Construction of this scheme has commenced.

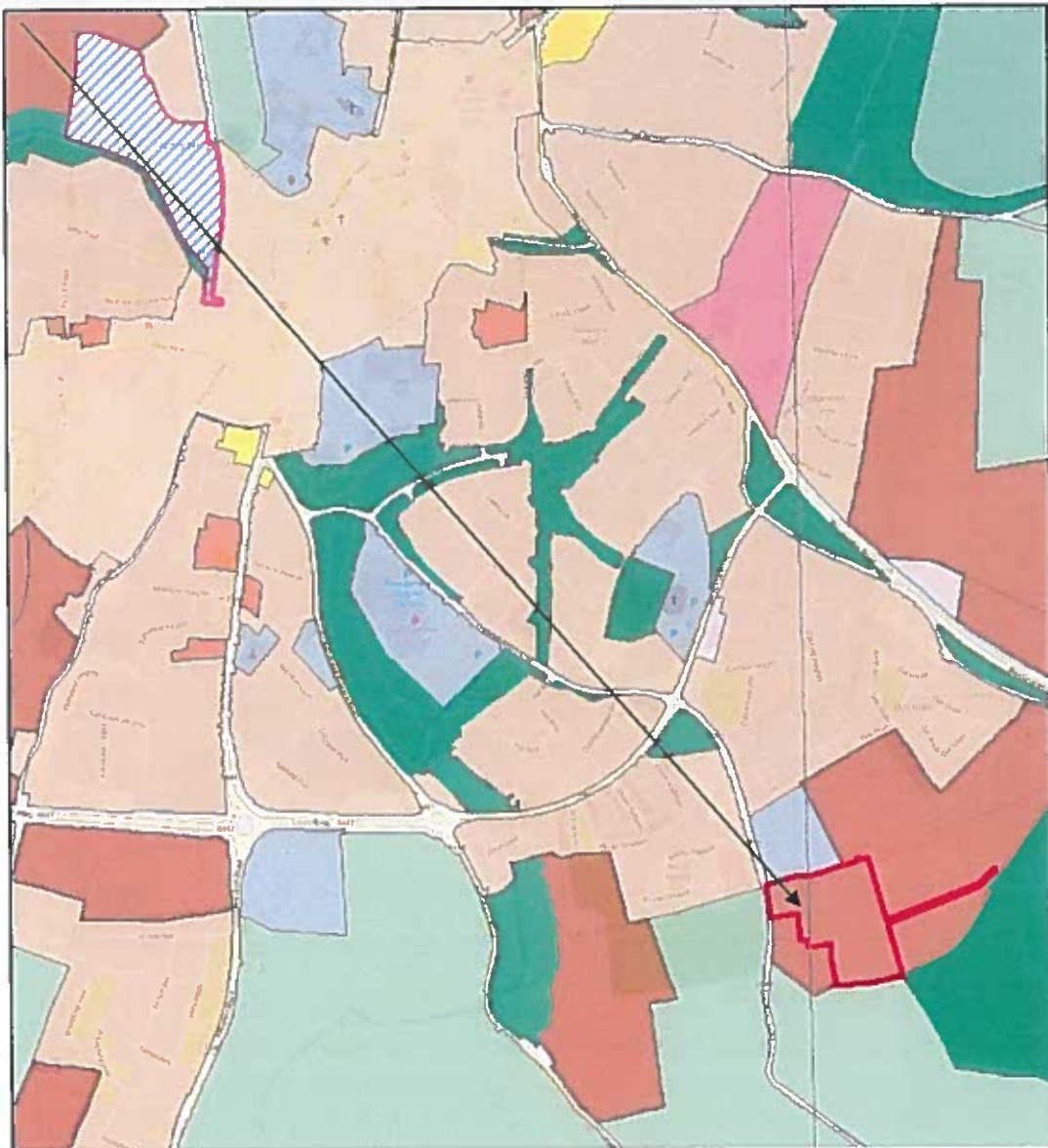
There are a number of individual residential properties fronting onto the Craddockstown Road and which define the south-western corner boundary of the site whilst the remainder of the site is defined by mature hedgerows and trees. A 38kv overhead power line traverses the northern boundary of the site. The permitted development on adjoining lands to the north and east is proposing to underground this service and this undergrounding shall be continued as part of this development proposal. Craddockstown Golf Course is located to the south east of the site. Part of the overall lands to the south west corner of the subject lands, fronting onto the Craddockstown Road, will be subject to a future application by KARE for the provision of specialised residential care homes.

The subject land is zoned for residential use and has been identified as part of an overall area of residential growth (C10) where it is an objective of the Naas Town Development Plan 2011-2017 to provide for new residential development and other services incidental to residential development. It is noted that a significant proportion of the overall C10 parcel of land has received planning permission for 285 no. private residential units. The proposed development of social housing units seeks to complete development on the C10 lands thereby ensuring an adequate mix of social and private housing in Craddockstown.

Fig. 1 Site Location



Fig. 2 Site Location and Zoning



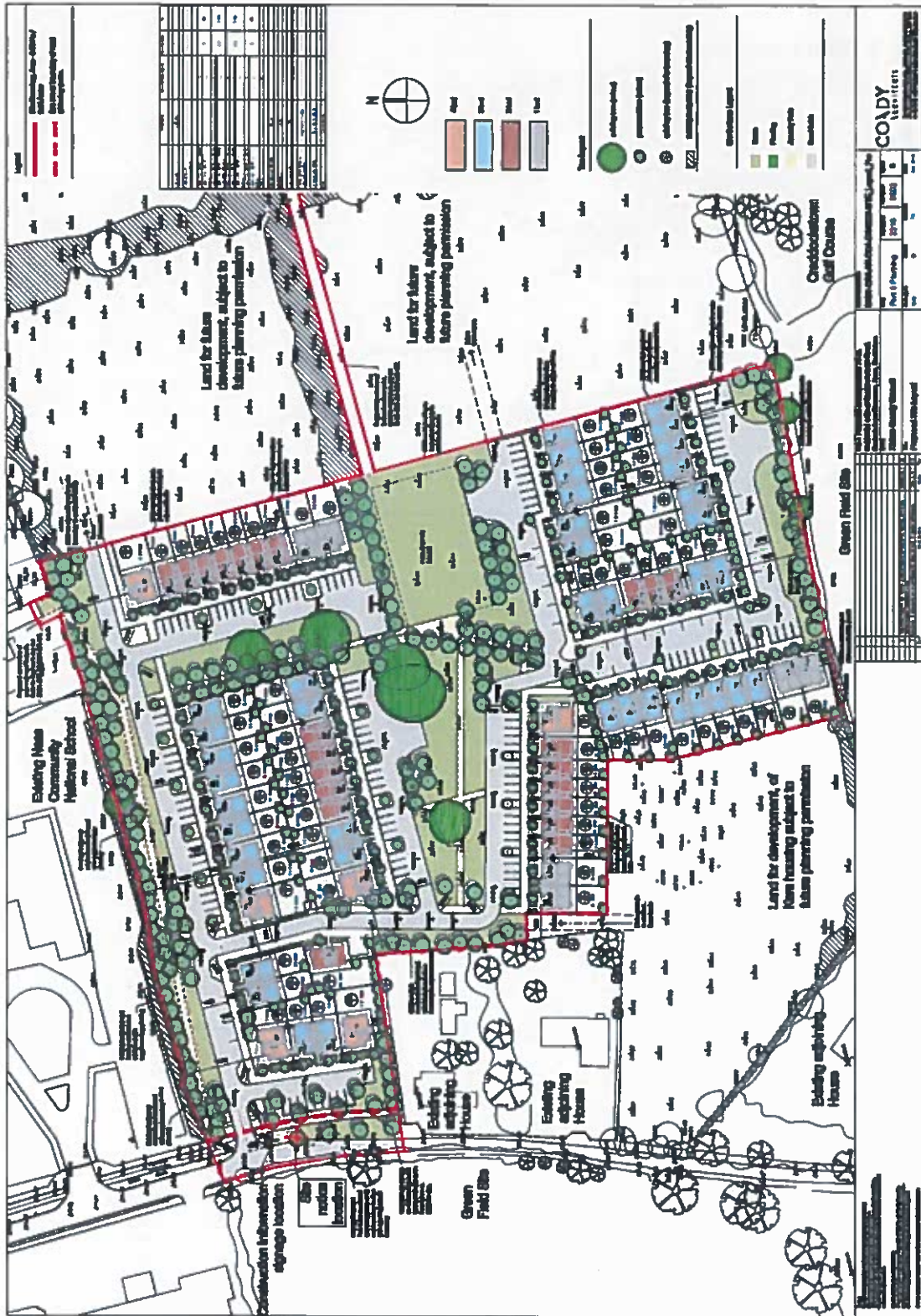


Figure 3 - Site Layout Plan

Supporting Documents

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

- Supporting Planning Statement
- Planning Design Statement
- Social Infrastructure Audit
- Childcare Capacity Assessment
- Arboricultural Report
- Archaeological Impact Assessment
- Engineering Report
- Site Specific Flood Risk Assessment
- Traffic Impact Assessment
- Compliance Report on Part L, HCX 12 Building Energy Rating Efficiency and Climate Adaptation Design Statement.
- Preliminary Engineering Assessment Report
- Screening Report for Appropriate Assessment
- Report on the Submissions Received

Description of the Proposed Development

The proposed development comprises:

- A. 74 no. residential units as follows:
 - 6 no. one bed, single storey houses
 - 22 no. two bed, two storey houses,
 - 40 no. three bed, two storey houses
 - 6 no. four bed, two storey houses,
 - 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.

- B. Supporting development works including:
 - Improvements to the Craddockstown Road adjoining and fronting the site
 - Underground surface water attenuation
 - ESB substation
 - Temporary construction signage
 - varied site boundary treatment comprising walls and fencing

- all associated site works.

The site area of the proposed development measures 3.58 hectares. The residential density equates to 30 houses per hectare and a plot ratio of 0.3. The proposed development accommodates 25% public open space.

A total of 148 on street car parking spaces are proposed which is at a rate of 2 parking spaces per dwelling. The Transportation Section of Kildare County Council has requested that additional visitor parking spaces are provided at a rate of 10%. The additional visitor parking spaces will be provided in the development.

It is noted that a consistent architectural expression is carried through each of the house types to bring a uniformity and identity to the variety of house types. The detailing of the front curtilage, in combination with individual dwelling features such as entrance canopies, refuse storage and roof detailing, contribute to the overall street composition.

Brick is the predominant material of the publicly visible facades to the front and sides, and to bin enclosures. Publicly visible side boundary walls to rear gardens are also faced in brick and have planted strips to provide a robust, secure and attractive edge to the public realm. A light buff colour brick is proposed to complement brick used in the surrounding area. The final brick selection will be subject to detail design and sample review at construction stage and may include more than one brick colour to add variety to house types or detailing.

Rear garden elevations will be coloured painted render and may be completed in brick subject to detail design. Windows will be framed with simple opening sections and low maintenance finish to ensure a simple contemporary expression. The roof form of simple dual pitch avoids complicated junctions, and allows for the potential provision of solar panels on the front or rear roof, depending on the optimum orientation. The finish in concrete tiles ensures long life and good weathering with low maintenance required. Gutters will run along the eaves line to the rear and front, with downpipes close to the line of party walks to ensure a coordinated elevation.

Refuse storage will be screened from view by timber doors. Streets are composed of a mix of 2 and 3 bedroom houses in a mix of terraced and semi-detached, to provide variation of scale and type. Longer streets have varied building lines with groups of houses setback slightly, often to allow perpendicular parking and tree planters to provide variation in the building line and streetscape. The use of terraced dwellings affords significant advantages in terms of security, privacy, economic use of building land and economy with

regard to construction and running costs, while affording scope for Architectural expression. The dwellings are generally arranged in semi-detached houses or terraces of between 3-7 houses, often separated by small gaps to form longer urban blocks.

Overhead powerlines are to be undergrounded. Future connectivity with the adjoining permitted residential scheme has also been incorporated and influenced the layout of the development thereby ensuring integration and facilitating permeability throughout the area.

Public Private Partnership Model

It is noted that the proposed units are to be delivered using, an 'availability-based PPP model'. Under this model a consortium designs (in accordance with the grant of planning permission), builds, finances and maintains the social housing units. The maintenance and upkeep services are provided for a period of 25 years after construction. After this the units are returned to the local authority in good, pre-defined, condition.

Prescribed Bodies

The following prescribed bodies were also contacted as part of the Part VIII procedure:

- An Comhairle Ealaíon (The Arts Council), 70 Merrion Sq., Dublin 2
- An Taisce, Tailors Hall, Back Lane, Dublin 8 D08XZA3
- Bord Fáilte Éireann, 88-95 Amiens Street, Dublin 1.
- Department of Art, Heritage, Regional, Rural Gaeltacht Affairs, 23 Kildare Street, Dublin 2.
- Department of Housing, Planning, Community and Local Government, Custom House, Dublin 1.
- Environmental Protection Agency, PO Box 3000, Johnstown Castle Estate, Wexford.
- ESB, Mr. G. Crowley, Planning Manager, Shared Services, ESB Head Office, Lower Fitzwilliam Street, Dublin 2.
- Department of Jobs, Enterprise & Innovation, 23 Kildare Street, Dublin 2, DO2 TD30
- Heritage Council, The Bishops Palace, Church Lane, Kilkenny

- Iarnrod Eireann, Connolly Station, Amiens Street, Dublin 1
- Inland Fisheries Ireland, 3044, Lake Drive, City West Business Campus, Dublin 24
- Irish Water, Colville House, 24-26 Talbot Street, Dublin 1
- Minister for Art, Heritage, Regional, Rural Gaeltacht Affairs, 23 Kildare Street, Dublin 2.
- Minister of Housing, Planning, Community and Local Government, Custom House, Dublin 1.
- National Transport Authority, Dun Sceine, Harcourt Lane, Dublin 2 D02 WT20
- Transport Infrastructure Ireland, Parkgate Business Centre, Parkgate Street, Dublin 8, DO8DK10
- Mr. Brian Brogan, Principal Officer, Flood Management Services, Office of Public Works, Jonathan Swift Street, Trim, Co. Meath.

- **Prescribed Bodies:-**

The following responses were received:

- Transportation Infrastructure Ireland: No objections.
- Office of Minister for Jobs, Enterprise and Innovation: Acknowledged receipt of Part 8 documents. No further comments.
- Inland Fisheries: 7 concerns.
- Health Services Executive – Principal Environmental Health Officer: No objection
- Irish Water: No objection in principle subject to connection agreement.

- **Internal Sections:-**

The file was referred to internal sections of Kildare County Council - Planning, Fire Service, Roads & Transportation, MD Engineer, National Roads Office, Water Services, Environment, Community and Culture, Housing and Environmental Health Officer

- **Internal Reports received as follows:**

- Municipal District Engineer: No objection, 8 conditions.
- Water Services: No objection, 7 conditions
- Roads, Transportation & Public Safety: No objection, report including recommendations.
- Fire Services: No objection, 7 comments.

- Environment Section: No objection, 9 conditions.
- **Public:-**
 - Trustees of Craddockstown Golf Club: Submission under various headings.
 - Anne-Marie Rigney: Submission sets out 4 points/requests in connection with the proposed development.

A detailed report on submissions received and responses from the Housing Department is included at **Appendix 2**.

Evaluation of Proposed Development

Development Plan Provisions

Kildare County Development Plan 2017 – 2023

The Council's policies relating to housing development are 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:

- Securing the implementation of the Housing Strategy
- Increasing the stock of social housing within the County
- Promoting social integration
- To build and support the delivery of new housing appropriate to the needs of the County
- To ensure an appropriate mix of housing is achieved
- To support the development of sustainable communities
- Having regard to Quality Housing for Sustainable Communities – Design Guidelines
- Housing densities
- Quality design and layout
- Special needs housing
- Private and semi-private open space

Chapter 17- Development Management Standards

Naas Town Development Plan 2011-2017

The Housing Section prepared a detailed report outlining how the proposed development complies with the provisions of the Naas Town Development Plan.

Assessment of Key Planning Issues

Housing Mix

A Housing Mix Statement providing a schedule and breakdown of each room within the residential units is included within the Architectural Design Statement prepared by Coady Architects. It is submitted that the design statement has been prepared in compliance with development plan policy which requires the submission of design statements for residential developments in excess of 50 units.

The plans accompanying the development proposal detail the provision of solar panels at roof level on every residential unit, capable of achieving a Building Energy Rating in accordance with the provisions S.I.No. 666 of 2006 European Communities (Energy Performance of Buildings) Regulations 2006.

Public Open Space

The quantity of public open space is in excess of the development plan standards which requires a minimum of 15% public open space. It is indicated that the proposed development accommodates 25 per cent of public open space, strategically located and naturally overlooked in so far as possible. The location, layout and usability of the public open space areas are of the highest quality and will contribute positively to the residential amenity of future residents. It is submitted that the open space provision was heavily influenced by the location of existing mature trees and vegetation on site and the desire to maintain these natural features. Such an approach has contributed to the uniqueness of the development creating a sense of place.

Private Open Space

A detailed schedule of private open space provision for the houses and apartments is attached to the Architectural Design Statement. The private open space has been provided in general accordance with the development plan standards detailed in Table 13.4 of the Naas Town Development Plan. It is noted that in most instances, the area of private open space significantly exceeds the minimum requirements.

Unit Type	Required	Provided
1 bed	48sqm	93 - 108sqm
2 bed	55sqm	55 – 165sqm
3 bed	60sqm	60 – 108sqm
4 bed	75sqm	76 – 157sqm

Boundary Treatment:

The boundary between the rear of the existing dwelling fronting the Craddockstown Road and the proposed development site shall comprise a

2m rendered block work wall with brick work piers every 2m. This boundary shall also benefit from supplementary planting. A 2m high railing is proposed in areas around the perimeter of the site, in particularly on the eastern boundary, where the site connects to the adjoining land and these areas could provide for future linkages and connectivity to adjoining residential development. It appears that the boundary treatments are in accordance with development plan requirements.

Hedgerow/Biodiversity

It is noted that a comprehensive tree survey was undertaken on site by The Tree File Consultant Arborists and is included in the plans and particulars submitted with the application. An Arboricultural Implication Assessment was also undertaken which has reviewed the proposed development and provides an assessment of the potential for tree retention within the new context. The objective has been to retain all healthy trees and hedgerows on site and which are considered to be of local value and contributing to the landscape setting. The findings of the arborist's report are noted and accepted.

Transportation- Access Arrangements

It is stated that the access strategy for the site has been influenced and designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS). Access to the development is from Craddockstown Road fronting the site to the west. It is proposed to extend the existing footpath and cycle arrangement from the front of the adjoining post primary school to the location of the proposed site entrance. A Traffic & Transportation Assessment has been prepared by Malone O' Regan Engineers and forms part of the plans and particulars supporting the proposed development. Indeed it is noted that the Craddockstown Road is identified in Table 6.1 of the Kildare County Development Plan as a Priority Roads & Bridge Project. Furthermore, it is noted that there are specific policies to realign and widen roads at a number of locations including the Craddockstown Road.

The primary access road runs along the northern boundary of the site and is strategically designed to accommodate future potential residential development on lands to the east.

In accordance with the requirements of Table 13.8 of the Naas Town Development, the proposed development provides for a total of 148 no. car parking spaces, resulting in the provision of 2 no. spaces per unit.

It is noted that a Traffic Impact Assessment was included with the application. The Transportation Department of KCC have no objection to proposals subject to specific recommendations.

Water Services

The proposed development provides for both foul and surface water gravity connections into adjoining lands to the east and which comprises Phase II of a permitted residential development by Ballymore. A water connection is provided in to adjoining lands to the north and which comprises Phase I of the permitted residential development.

It is noted that locations are identified where services and physical linkages between the permitted adjoining development and the subject site are to be provided, thereby facilitating the overall integrated development of C10 lands.

It is noted that the Water Services Section of KCC have no objections to the proposed development subject to specific recommendations.

Flood Risk Assessment

It is noted that the eastern half of the overall landholding falls within an area identified within Map 8.1 of the Naas Town Development Plan 2011-2017, Strategic Flood Risk Assessment which identifies areas which could be subject to flooding in the future. A Site Specific Flood Risk Assessment has been submitted with the application. It is noted that the assessment demonstrates that the entirety of the site is not at risk from flooding from either a 1 in 100yr or a 1 in 1000yr storm event. The FRA maps contained within the CFRAM Study show that there is no realistic risk of flooding on the site. After assessing the flooding risk, the report concludes that the proposed residential development is considered to be appropriate in this location

The Water Services Section of KCC has no objections to the proposed development subject to specific recommendations.

Archaeology

An Archaeological Impact Assessment has been undertaken on the site by John Purcell Archaeological Consultancy and is included with the plans and particulars accompanying this application. No archaeological monuments were recorded on the site and no archaeological finds or features were uncovered as a result of field walking. A number of archaeological monuments have been recorded in the immediate environs of the development site, including a number of fulachta fiadh and a cist over 100m north east of the site. The report concludes that to identify any sub surface remains during the development archaeological monitoring has been recommended. The findings and recommendation of the assessment are noted.

AA Screening

An Appropriate Assessment Screening Report has been prepared and is included with the plans and particulars accompanying this application. The report confirms that there are no designated sites within 1km of the proposed development and no pathways for indirect impacts on any distant sites, so the risk of direct or indirect impacts on any designated sites is considered to be negligible. The contents and findings of the AA Screening Report is noted and accepted. Refer to Appendix 1 for the KCC AA Screening report.

EIS Screening

An Environmental Impact Assessment Report (EIAR) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 as amended, which exceeds a limit, quantity or threshold set for that class of development. In the case of residential development an EIAR is required for the construction of more than 500 units. An EIAR will also be required by the planning authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (Article 103). The proposed development does not exceed the quantity of residential units requiring the submission of an EIAR as set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. Accordingly, the preparation of an EIAR is not warranted in this instance.

Conclusions

It is noted that Section 4.5 of the Naas Town Development Plan details a number of criteria against which new housing developments will be considered in the assessment of proposals. It is considered that the proposed development complies with the criteria set out for residential development.

Development Plan Criteria	Assessment
The need for land to be used economically	Located on a zoned greenfield site, the density of the development at 30 units per hectare complies with the density requirements.
The capacity of the infrastructure to cater for future population	There is sufficient capacity in the Osberstown Sewerage Treatment Plant to cater for the proposed development following recent upgrade works

	<p>A Traffic Impact Analysis prepared by Malone O'Regan Consulting Engineers states that there is ample capacity within the road network to cater for the proposed development subject to minor upgrades of some nearby junctions required under permitted development 15/176.</p> <p>It is noted that the Transportation Department has no objections to the proposed development and the Water Services section of KCC have no objection to the proposed development subject to specific recommendations</p>
<p>The adequacy of community facilities</p>	<p>The Social Infrastructure Assessment and Childcare Capacity Assessment confirm adequacy of community facilities.</p>
<p>Appropriate density, high standards of design and appropriate mix of housing</p>	<p>It is considered that an adequate mix of housing is provided on site comprising 8% 4 bed units; 54% 3 bed units; 30% 2 bed units; and 8% 4 bed units. There is also variety in building form with a number of single storey units.</p>
<p>Adequate privacy for individual houses, apartments and the protection of existing residential amenity</p>	<p>There is adequate separation and privacy between back to back housing. The residential amenity of the existing house fronting onto Craddockstown Road and adjoining the site is protected with the provision of a 2m rendered block wall separating both developments. Furthermore, the housing immediately to the rear of the adjoining site is gable ended whilst a substantial area of open space is positioned immediately bounding the adjoining site.</p>

<p>The safety and permeability of proposed layouts</p>	<p>It is noted that the overall layout has been heavily influenced by and designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) thereby ensuring safety and permeability. Provision has also been made for a pedestrian connection to the permitted development adjoining the site to the north east.</p>
<p>Appropriate provision is made for amenity and public open space as an integral part of new development proposals</p>	<p>The development accommodates significant areas of high quality public open space with the retention of many natural features on site. At 25% of the total site devoted to public open space adequate provision has been made for amenity.</p>
<p>The need to provide a choice of housing, suitable to all age groups and persons at different stages of the life cycle</p>	<p>The overall development provides an adequate range of unit types in a sustainable mix.</p>
<p>The need to cater for special needs groups such as the elderly, travellers and disabled and the marketability of different types of housing</p>	<p>Provision has been made for 6 no. single storey units which can cater for special need groups.</p>

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023 including increasing the stock of housing in the county by building or supporting the delivery of housing to meet the needs of an increasing population in Co. Kildare
- Kildare County Council’s internal departmental reports
- Reports accompanying the application
- Prescribed Bodies reports
- The AA Screening report
- The existing and permitted residential use 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.

Recommendation

It is recommended to the Mayor and Members of the Naas Municipal District, 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 11th April 2017, except where altered or amended by the following modifications.
- 2) All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2017-2023 or as agreed with the Planning Department.
- 3) The proposed development shall not impair existing land or road drainage.
- 4) Final details regarding pedestrian facilities, public lighting, car parking, lighting etc as raised by the Municipal District Engineer and the Transportation Department in their Reports and responded to by the Housing Department in its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
- 5) A minimum of 1,000 litres/min of water shall be available in the mains at 2 bar pressure for fire fighting purposes.
- 6) Final details regarding the requirements of the Council's Environment Department, Fire Service and Water Services Departments and of Irish Water as identified in their submissions and responded to by the Housing Department its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
- 7) All measures necessary shall be taken to ensure comprehensive protection of local aquatic ecological integrity. This shall be appropriately addressed by the incorporation of the relevant issues/comments/recommendations raised by Inland Fisheries Ireland

into the contract documents for the construction and management of the proposed development.

- 8) All metal boundary railings shall be powder coated.
- 9) In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 08.00 - 18.00, 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.
- 10) Final details regarding the proposed boundary walls and entrance adjoining the neighbouring property, waste water and stone piers as raised in Third Party submission received on 12th June 2017 shall be reviewed and discussed with the Third Party. Final details shall be agreed with the Planning Department.



Elaine Donohoe
Executive Planner
11/07/2017

Michael Kenny SP
13/7/17.

Patricia in-sch 13th July 2017
P. Carey 14/7/17
P.C.

APPENDIX 1

Appropriate Assessment Screening



**APPROPRIATE ASSESSMENT SCREENING REPORT
AND
CONCLUSION STATEMENT**

(A) Project Details	
Ref	Part 8 Ref PO82017-005
Development Location	Craddockstown, Naas
Site size	3.58 hectares
Application accompanied by an EIS (Yes/NO)	No.
Distance from Natura 2000 site in km	The nearest SAC is Redbog SAC located approximately 7km from the subject site.
Description of the project/proposed development 74 no. housing units	

(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	Impacts on sites designated for freshwater habitats or species. Sites to consider: River Barrow and Nore, Rye Water/Carton Valley,	<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</i>	No

	Pollardstown Fen, Ballynafagh lake	<i>downstream) of same?</i>	
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.

Conclusion:

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

(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)	

Given the nature of the proposed development alongside the details set out in the AA screening report prepared by HRA Planning, it is not considered that the proposed development, individually or in combination with other plans or projects will have a significant effect on any designated site.

Name:	Elaine Donohoe
Position	Executive Planner
Date:	11/07/2017

APPENDIX 2

**SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION**

Part 8 – Craddockstown Housing Scheme – Housing Department Submissions Report

Submission Received From	Date received	Submission	Housing Department Comments
Minister for Jobs Enterprise and Innovation	18/04/2017	Acknowledgement of receipt of correspondence – No further comment received.	The Housing Department note this submission.
David Reel, Area Engineer, Transportation Section, Kildare County Council	22/03/2017	<ol style="list-style-type: none"> 1. Sightlines in accordance with DMRB. Drainage to be designed so that not to interfere with public road/road drainage 2. Road – road to be widened across extent of road frontage to site. Works to be completed prior to occupation of houses. Details/design/specification to be agreed with Roads Design and Municipal District prior to commencement of works. 3. Footpaths/Accessibility – Detailed design to be agreed and to include tactile paving and uncontrolled crossings & 6 mm max. kerb height at crossings. Specification for footpaths to be agreed prior to commencement of development. 	<ol style="list-style-type: none"> 1. Sightlines were calculated in accordance with DMRB standards. 90m sightlines are achievable as indicated on the planning drawings. A requirement that new road drainage is not to interfere with existing road drainage will be included in the Works Requirements document. 2. Planning drawings show the road widened to 6m up to the site entrance. The road then tapers to connect into the existing road. A requirement that road details and specification are to be agreed with the Local Authority will be included in the Works Requirements document. 3. A requirement for tactile paving and 6mm kerbs at all pedestrian crossings will be included in the Works Requirements document. A requirement that the specification for footpaths is to be agreed with the Local Authority will be included in the Works Requirements document.

Part 8 – Craddockstown Housing Scheme – Housing Department Submissions Report

	<p>4. Planting/Trees – Only appropriate trees to be planted in the development with consideration agreed to maximum tree height and root spread. This is to protect the road and footpath structure, utilities and drainage and public lighting.</p>	<p>4. "A full street tree planting specification will be included in the works requirements for the project. This will ensure compliance with current best practice including the correct use of root barriers, root cells and urban tree soils to protect adjacent paving's and utilities whilst providing optimum conditions for tree establishment. The specification will also stipulate minimum distances between tree planting and street lighting.</p> <p>A planting list will also be included of these tree species suitable for street tree planting within the development by nature of their form, habit and scale.</p>
	<p>5. Parking – Provision of adequate parking for development to include for visitors.</p>	<p>5. Provision for visitor parking can be incorporated in the PPP Works Requirements documents.</p>
	<p>6. Identifying public/private areas including roads/footpaths/parking areas etc, from a maintenance perspective.</p>	<p>6. Responsibility for maintenance of public/private areas etc. will be agreed with Kildare County Council.</p>
	<p>7. All specifications materials should be considered on a whole life basis and agreed with Roads Design and the Municipal District office.</p>	<p>7. If Kildare County Council has a Particular requirement / specification in relation to materials including road build-up will be agreed with Kildare County Council and be included in the Works Requirements document.</p>

Part 8 – Craddockstown Housing Scheme – Housing Department Submissions Report

<p>Celina Barrett, Chief Fire Officer, Kildare County Fire Service, Central Fire Station, Newbridge, Co. Kildare</p>	<p>26/04/2017</p>	<p>8. Public Lighting to be extended along public road frontage ad throughout the site with details to be agreed by the Public Lighting Engineer.</p> <p>Kildare County Council Fire Services made the following comments in their submission:</p> <ol style="list-style-type: none"> 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 200mm 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 wit a unique identification number on the underside). 	<p>8. Additional public lighting has been included along the widened road and new footpath, which is along the site frontage, to serve the public development. Final details will be agreed with the Public Lighting Engineer in Kildare County Council.</p>
			<p>The Housing Section note the seven comments made by Fire Services and will include the requirements in the Works Requirements Document.</p>

Part 8 – Craddockstown Housing Scheme – Housing Department Submissions Report

			<p>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.</p>	
Transport Infrastructure Ireland	24/04/2017	TII acknowledged receipt of our referral and have no specific comments to make.		The Housing Department note this submission.
Aidan Murray, Senior Engineer, Environmental Services Section, Kildare County Council	26/4/2017	<p>No objection subject to the following conditions:</p> <ol style="list-style-type: none"> 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 car park 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). 	<ol style="list-style-type: none"> 1. All foul sewage and soiled water will discharge to the public foul sewer system. 2. Only clean, uncontaminated surface water shall be discharged to the surface water system 3. All surface water from car park areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. 4. No oil or chemical storage is proposed on site. Any temporary oil or chemical storage tanks sited during the construction of the proposed development will be adequately bunded to protect against spillage. 	

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	<p>5. Applicants 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.</p> <p>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 Permit (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.</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</p>	<p>5. Best Practice Means shall be used 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.</p> <p>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 Permit (Collection Permit) (Amendment) Regulations 2008 whichever may be relevant.</p> <p>7. Prior to the commencement of the development the developer will submit a formal Project Waste Management Plan for Construction and Demolition to the required standard to the Local Authority for agreement prior to the commencement notice stage.</p>
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	<p>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>8. Noise and Vibration: (a) The noise level attributable to all on-site construction operations associated with the proposed development shall not exceed 70 dB(A) (Leq) over a continuous one hour period between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays), and between 0800 hours and 1300 hours on Saturdays, when measured outside any noise sensitive location house in the vicinity of the site in accordance with NRA Guidelines for the Treatment of Noise & Vibration in the National Road Schemes, 2004.</p>	
	<p>8. Noise & Vibration: (a). Noise levels will not exceed those set out in this condition. The noise levels will be included in the specification in the Works Requirements document.</p>	

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	<p>Sound levels shall not exceed 45 dB(A) (Leq) at any other time.</p> <p>(b) A Noise Assessment shall be carried out on the site by a competent Noise Consultant within 1 month of commencement of on-site operations and at 6 monthly intervals thereafter or at any other time specified by the Planning Authority and shall give advance notice as specified by the Planning Authority. The locations of the noise monitoring stations shall be agreed with the Planning Authority. The Noise Assessment Report shall be submitted to the Planning Authority.</p>	<p>(b). A Noise Assessment will be carried out on the site by a competent Noise Consultant within 1 month of commencement of on-site operations and at 6 monthly intervals thereafter or at any other time specified by the Planning Authority and advance notice will be given as specified by the Planning Authority. The locations of the noise monitoring stations will be agreed with the Planning Authority. The Noise Assessment Report will be submitted to the Planning Authority.</p>
	<p>(c) Vibration due to piling activities shall be in accordance with NRA Guidelines for the Treatment of Noise & Vibration in the National Road Schemes, 2004.</p> <p>9. Dust: (a) The total dust emission arising from the on-site construction operations associated with the proposed development shall not exceed 350 milligrams per square meter per day, averaged over a continuous period of 30 days, when measured as deposition of soluble and insoluble particulate matter at any position along the boundary of the site. No stripping of topsoil or overburden shall be carried out in periods of dry weather.</p>	<p>(c). Vibration due to piling activities if undertaken on the site will be in accordance with NRA Guidelines for the Treatment of Noise & Vibration in the National Road Schemes, 2004.</p> <p>9. Dust: (a). Dust emissions arising from the on-site construction operations associated with the proposed development will not exceed those set out in this condition. A condition relating to the control of dust will be included in the Works Requirements document.</p>

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		<p>(b) A Dust Assessment shall be carried out on the site by a competent Environmental Consultant within 3 months of commencement of on-site operations and continuously thereafter. The locations of the dust monitoring stations shall be agreed with the Planning Authority. The Dust Assessment Reports shall be submitted to the Planning Authority on a quarterly basis</p>	<p>(b). A Dust Assessment will be carried out on the site by a competent Environmental Consultant within 3 months of commencement of on-site operations and continuously thereafter. The locations of the dust monitoring stations will be agreed with the Planning Authority. The Dust Assessment Reports will be submitted to the Planning Authority on a quarterly basis. A condition relating to dust assessment will be included in the Works Requirements document.</p>
<p>Inland Fisheries Ireland</p>	<p>18/05/2017</p>	<p>1. All works should be completed in line with a Construction Management Plan (CMP) which ensures that good construction practices are adopted throughout the construction period and contains mitigation measures to deal with potential adverse impacts identified in advance of the scheme. The CMP should provide a mechanism for ensuring compliance with environmental legislation and statutory consents.</p> <p>2 As with any development, all measures necessary should be taken to ensure comprehensive protection of local aquatic ecological integrity, in the first place by complete impact avoidance and as a secondary approach through mitigation by reduction and remedy.</p>	<p>1. All works will be completed in line with a Construction Management Plan (CMP) which ensures that good construction practices are adopted throughout the construction period and contains mitigation measures to deal with potential adverse impacts identified in advance of the scheme. The CMP will provide a mechanism for ensuring compliance with environmental legislation and statutory consents.</p> <p>2. All measures necessary will be taken to ensure comprehensive protection of local aquatic ecological integrity, in the first place by complete impact avoidance and as a secondary approach through mitigation by reduction and remedy.</p>

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		<p>3. It is essential that local infrastructural capacity is available to cope with increased surface and foul water generated by the proposed development in order to protect the ecological integrity of any receiving aquatic environment. This must be considered along with the future development plans on adjacent lands.</p> <p>4. If permission is granted we suggest a condition to require the owner to enter into an annual maintenance contract in respect of the efficient operation of the petrol/oil interceptors and silt traps to protect receiving waters in terms of water quality (and possibly quantity if flooding is an issue, although beyond the remit of this authority). Future access to and maintenance of the attenuation tank should also be considered.</p> <p>5. Precautions must be taken to ensure there is no entry of solids, during the connection of pipe work to the surface water system.</p> <p>6. All discharges must be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010.</p>	<p>3. Foul sewage and soiled water from the development will be discharged to the public foul sewer. Surface water from the development will be discharged to the surface water system.</p> <p>4. A contract will be put in place for the maintenance of any petrol/oil interceptors, silt traps, and attenuation tanks in the development.</p> <p>5. This condition is noted.</p> <p>6. This condition is noted.</p>
<p>Declan Roe Environmental Health Officer</p>	<p>24/05/2017</p>	<p>No Objection to the proposed development.</p>	<p>The Housing Department note this submission.</p>

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<p>George Willoughby Roads, Transportation & Public Safety Department Kildare County Council</p>	<p>09/06/2017</p>	<p>The Roads, Transportation and Public Safety Department have no objection to the proposed development as outlined in the Part 8. The comments made are summarized as follows:</p> <ol style="list-style-type: none"> 1. The entrance to the development will require sight distances to be in compliance with that set out in the Design Manual for Urban Roads and Streets (DMURS). In this instance the speed limit is 50kph, therefore a sight distance of 45m will be required. Drawings have been issued confirming that the sight distance can be achieved which will involve the removal of some or all of the existing trees fronting the site and the relocation of public utility poles. 2. A new 2m wide footpath plus cycletrack should be constructed along the entire road frontage to the development and join up with the existing footpath and cycle track at Naas Community College. 3. It is recommended that the L-6043 be widened to 6m in width so as to encourage slower vehicle speeds. 	<p>The Housing Department note this submission and comment as follows:</p> <ol style="list-style-type: none"> 1. Planning drawings issued show that the required sight distances can be achieved. 2. Planning drawings indicate that the footpath extends along the entire road frontage and connects into the existing footpath at Naas Community College. The cycletrack was stopped at the entrance road so that cyclists travelling south on Craddockstown Road would be able to transition onto the public road at this point. 3. Planning drawings show the road widened to 6m up to and including the site entrance. The road then tapers to connect into the existing road.
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	<p>4. Additional public lighting will be required on the L-6043 to serve the proposed development.</p> <p>5. 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.</p> <p>6. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development.</p> <p>7. We would recommend a minimum estate road width of 5.5m and a minimum footpath width of 2m.</p> <p>8. Public lighting should be in accordance with the KCC Public Lighting Policy document and should include an assessment of existing lighting in the area of the proposed development. Landscaping should not interfere with the public lighting and public lighting columns should be located at the back of the footpaths.</p>	
<p>4. Additional public lighting has been included along the widened road and new footpath, which is along the site frontage, to serve the public development.</p> <p>5. Provision for visitor and cycle parking will be incorporated in the Works Requirements documents.</p> <p>6. A requirement for compliance with DMURS will be included in the Works Requirements documents.</p> <p>7. A minimum road width of 5.5m and minimum footpath width of 2m can be accommodated. These minimum widths will be specified in the Works Requirements document.</p> <p>8. We confirm Public lighting will be in accordance with the KCC Public Lighting Policy document and will include an assessment of existing lighting in the area of the proposed development. Any upgrade requirements to the public lighting further down the L6043 would be completed by the Local Authority.</p>		

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	<p>9. Access facilities for Vulnerable Road Users to the Ballycane Road should be examined to comply with the DMURS requirements for permeability connectivity.</p> <p>10. Speed limits 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.</p> <p>11. 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>12. 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.</p> <p>13. A Construction Management Plan should be submitted before the works commence to be agreed with the Planning Authority.</p>	
		<p>9. The Planning drawings indicate a pedestrian connection to the proposed development at the north of the site.</p> <p>10. This requirement will be included in the Works Requirement Document.</p> <p>11. This requirement will be included in the Works Requirement Document.</p> <p>12. This requirement will be included in the Works Requirement Document.</p> <p>13. This requirement will be included in the Works Requirement Document.</p>

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<p>Suzanne Dempsey Spatial Planning Strategy Specialist Irish Water</p>	<p>12/06/2017</p>	<p>1. In principle, Irish Water has no objections to the proposed development. Where the applicant proposes to connect directly or indirectly to a public water / wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in the agreement.</p>	<p>1. The Housing Department note this submission.</p>
<p>Anne- Marie Rigney Craddockstown Demesne Naas Co Kildare</p>	<p>12/06/2017</p>	<p>The submission is from an adjacent land owner and includes the following four points:</p> <ol style="list-style-type: none"> 1. That allowance be made for an entrance to my property in the rear boundary wall. 2. That T-Off be provided to allow for connection of existing Septic Tank to the proposed sewer line which runs in close proximity to said Tank at the rear boundary of my property. 3. While the provision of the boundary wall is essential, I would like some assurances that due care would be taken in its construction to ensure the preservation of the existing evergreen hedge towards the front of my property and that all wall foundations be dug outside the existing boundary fence. 	<ol style="list-style-type: none"> 1. An allowance will be made for an entrance to the rear boundary wall of the property. Details of the proposed entrance to be agreed with the planning authority. 2. A T-Off will be provided from the head of the proposed foul drainage system to a point adjacent to the property to facilitate a future connection to the foul drainage system. The property owner will be responsible for securing a connection agreement with Irish Water prior to making a connection to the foul drainage system. 3. The boundary detail can be discussed and agreed with the neighbour to minimise impact on the existing hedge and provide replacement planting to any damage caused.

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		<p>4. I would like to draw your attention to the existence of two granite gate piers at the original entrance to the proposed development site and wonder if they could be incorporated in some way in the new development for their historic value as roadside artifacts. I would also point out the existence of the remnants of an old stone wall on the roadside end of the boundary with the newly build school at the site of the proposed entrance to the new development.</p>	<p>4. The stone piers can be reviewed and incorporated into the landscape design and possibly the boundary detail in agreement with the LA prior to commencement of the works. The need to achieve sight lines and widen the road may necessitate the removal of any remnants of stone wall at the boundary with the new school.</p>
<p>Maguire & Associates on behalf of Trustees of Craddockstown Gold Club</p>	<p>12/06/2017</p>	<p>The submission received on behalf of the Trustees of Craddockstown Golf Club are summarized as follows:</p> <ol style="list-style-type: none"> 1. Ownership of Landholding 	<ol style="list-style-type: none"> 1. Ownership of Landholding <p>Who are the owners: The site is owned by the Housing and Sustainable Communities Agency (the "HSCA"). As per the public consultation documents, the HSCA has consented to the application. It is also noted that the HSCA are currently in the process of transferring the lands to Kildare County Council.</p> <p>Who are the applicants: Kildare County Council are the applicants.</p> <p>For clarity and as referenced in the planning statement, the subject site is to be developed by</p>

		<p>Kildare County Council in partnership with a Private consortium, subject to a contract. The contract will be based on an 'availability based' Public Private Partnership (PPP) model and is part of a programme for delivering approximately 1,500 new social housing units nationally. The programme is being delivered in conjunction with the National Development Finance Agency and they are managing the design team who has prepared the application on behalf of Kildare County Council.</p>
	<p>2. Validation of Planning Application:</p> <p>(a) Validation Checklist</p> <p>(b) Newspaper Notice and Site Notice</p> <p>(c) Site Location Map</p>	<p>2. Validation of Planning Application:</p> <p>(a) A Part 8 application is very different to a planning application made under S.34 of the Planning & Development Act 2000 - 2016 (the Act) including the requirements. Accordingly, the Standard Validation Checklist issued by Kildare County Council would not apply.</p> <p>(b) The newspaper notice and site notice must comply with the requirements of Article 81 of the Planning & Development Regulations 2001 - 2015 (the Regulations) and not Article 18. The notices adequately 'indicate the nature and extent of the proposed development' in accordance with the requirements of Article 81.</p> <p>(c) Article 83 of the Regulations specifies the requirements for a site location map with a built up area requiring a 1:1000 map and all other areas requiring a 1:2500. The site is outside the 1:1000 urban mapping area so there is only a</p>

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		<p>(d) Adjoining Lands, Way Shown in Yellow and Site Location Plan</p>	<p>1:2500 OS map available. Accordingly the area is not considered to be 'built up' by the OSI. Furthermore, the site, as described in the Naas Town Development Plan 2012 - 2017, is defined as a greenfield site on the outer edge of the existing built up area of Naas town.</p> <p>(d) Article 83 of the Regulations does not specifically require that (i) the adjoining lands are identified in blue (ii) wayleaves are shown in yellow and (iii) distances are shown between boundaries. Article 83 requires "such other plans and drawings, drawn to a scale of not less than 1:100, as are necessary to describe the proposed development". The drawings and particulars submitted comply with this requirement.</p> <p>3. The proposed development does not adjoin the golf club. It would appear that there may be some confusion with the indicative overall masterplan, drafted for the adjoining site and for which consent is not sought. This indicative masterplan was prepared purely to indicate how the land could be accessed / serviced in the future and how integrated development could be facilitated in the future. The development as proposed touches the golf club at the south east corner of the site only. At the south east corner a substantial buffer is maintained between the terraced housing (no's.71 - 74) and the southern site boundary with substantial green space, roads and parking facilitating the set back of houses from the south east corner.</p>
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		<p>4. Premature</p> <p>4. Kildare County Council Roads, Transportation & Public Safety Department have no objection to the proposed Part 8 and a response to their comments is included above. However, please note that:</p> <p>Where works are proposed within the lifetime of a permission (five years) a development is generally not considered to be premature. To prove that works shall be completed within the lifetime of a permission, generally one would reference an approved works plan; any statutory document / capital spending plan etc. detailing / committing to the works. Also if it can be demonstrated that funding has been allocated and is available for such works it would support the issue.</p> <p>5. Traffic</p> <p>5. Kildare County Council Roads, Transportation & Public Safety Department have no objection to the proposed Part 8 and a response to their comments is included above. Stage 1, 2 & 3 Road Safety Audits will be carried out as required.</p> <p>6. Concentration of Social Housing</p> <p>6. It is considered that the proposed boundary treatment is adequate to accommodate the proposed development and that a 2m boundary fence / wall is the standard treatment provision within residential schemes. Contrary to the details of the submission, a 2m high fence and wall is provided along the eastern boundary of the site adjoining the future development land and</p>
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		<p>7. Health & Safety</p> <p>8. Surface Water</p> <p>9. Requirements for EIS</p>	<p>which shall remain in place until such a time in the future when that land is developed.</p> <p>7. Please refer to the response to item 3 above 'established use'.</p> <p>8. The Water Services Section of Kildare County Council has no objection to the proposed development and the response to their requirements in relation to surface water is set out in the response to the Water Services submission below.</p> <p>9. The lands, identified as C10 on the landuse zoning map, are in multiple ownerships and there is no stated requirement that these lands be developed or advanced as one unit.</p> <p>As clearly stated in Section 8.6 of the Supporting Planning Statement, the proposed development does not exceed the quantity of residential units requiring the submission of an EIS as set out in Schedule 5 of the Planning and Development Regulations 2001-2011. Accordingly, the preparation of an EIS is not warranted in this instance. Furthermore, the cumulative consideration of the proposed development and the 249 no. units permitted on the adjoining site P15/176 does not exceed the 500 unit threshold.</p>
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		<p>10. Material Contravention of Development Plans</p>	<p>10. Section 3.0 and 4.0 of the Supporting Planning Statement submitted with the Part 8 application comprehensively deals with the issue of social housing provision and integration. The level of social housing provision, when considered in the context of exiting housing tenure in the immediate area, will only be 14%. It must be highlighted that there is no indication at this time that the remaining housing provision on adjoining land will comprise social housing. The future development and tenure of the housing on adjoining land cannot be considered at this stage.</p>
<p>John McGowan Senior Engineer Water Services</p>	<p>31/05/2017</p>	<p>No objection with conditions.</p> <p>Surface Water:</p> <p>1. Only foul sewage and soiled water from the development shall be discharged to the public foul sewer.</p> <p>Reason: In the interests of public health and to ensure proper development.</p> <p>2. Only clean uncontaminated surface water from the development shall be discharged to the surface water system.</p> <p>Reason: To avoid pollution and to ensure proper development.</p>	<p>Surface Water</p> <p>1. This requirement has been included for in the design. This requirement will be included in the Works Requirements document.</p> <p>2. This requirement has been included for in the design. This requirement will be included in the Works Requirements document.</p>

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	<p>3. The surface water drainage system, which shall incorporate the use of Sustainable Drainage Systems (SuDS) facilities, shall be designed and constructed as follows:</p> <ul style="list-style-type: none"> i) with a 20% climate change factor applied appropriately in the design, and; ii) maximising the amount of run-off dealt with by SuDS measures including infiltration to ground where feasible this reducing the size of pipes and storage volume, and; iii) in accordance with: <ul style="list-style-type: none"> (a) current versions of BRE Digest 365 and other relevant industry standards, and; (b) the requirements of the Greater Dublin Strategic Drainage Study (GSDSDS), and; (c) the IW publication 'Wastewater Infrastructure Standard Details' IW - CDS - 5030 - 01 August 2016 and 'Recommendations for Site Development Works for Housing Areas' DoELG October 1998. <p>With particular attention given to safe attention storage, infiltration devices including permeable paving, trenches or green area should not give rise to ponding of surface water especially where soils have low permeability and sewer location in roadways and separation from structures e.g. walls;</p>	<p>3. These requirements will be included in the Works Requirements document.</p>
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	<p>Reason: To ensure proper servicing of the development and prevent flooding.</p> <p>4. The surface water drainage system including the attenuation shall be maintained by the developer in accordance with industry best practice until such time as it is taken in charge.</p> <p>Reason: To ensure proper servicing of the development.</p> <p>Water and Wastewater:</p> <p>Irish Water: Standard Conditions</p> <p>Irish Water has no objection to the proposal based on the plans and particulars included in the planning application:</p> <ol style="list-style-type: none"> Where the applicant proposes to connect to a public water/wastewater network operated by IW, the applicant must sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement; In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme; 	<p>4. Maintenance of the surface water drainage system and attenuation tank will be included within the PPP developers overall maintenance requirements for the site.</p> <p>Water and Wastewater:</p> <ol style="list-style-type: none"> The applicant will sign a connection agreement with IW prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. The Housing Section note this condition.
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		<p>3. Applicant shall enter into agreement with Ballymore Development Ltd owners of lands adjacent to this site to ensure:</p> <p>(a) Permission is attained to connect foul sewage from the site into its foul drainage system.</p> <p>(b) Foul drainage network on Ballymore Developments site shall have adequate capacity for proposed additional discharges.</p>	<p>3. Applicant will enter into agreement with Ballymore Development Ltd owners of lands adjacent to this site to ensure:</p> <p>(a) Permission is attained to connect foul sewage from the site into its foul drainage system.</p> <p>(b) Foul drainage network on Ballymore Developments site shall have adequate capacity for proposed additional discharges.</p>
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