

## 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

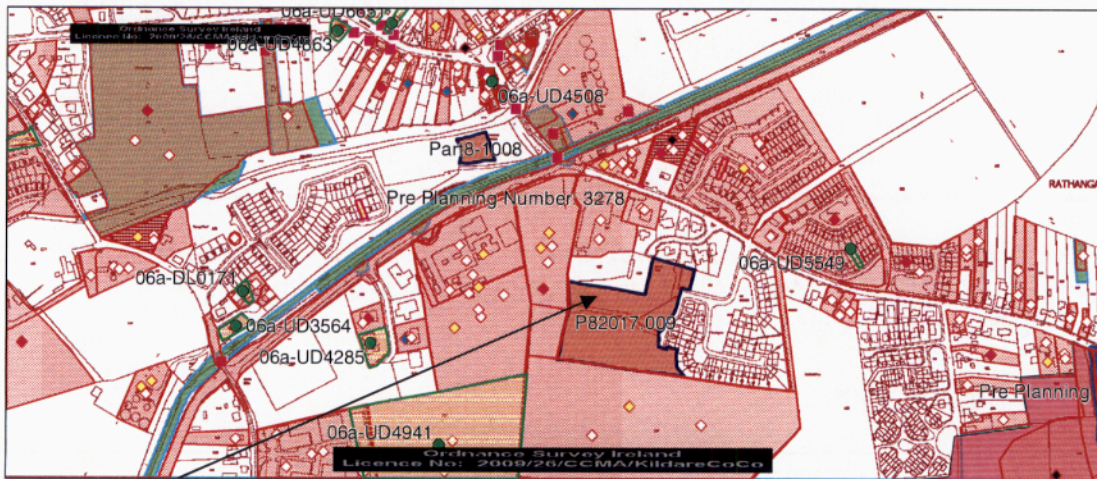
*Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.*

**PI Ref P8 2017/009**

<b>Type of Development:</b>	18 no. residential units
<b>Site address</b>	Beechgrove, Rathangan, Co. Kildare
<b>Development proposed by:</b>	Housing Department
<b>Display period:</b>	Advertised in the Leinster Leader 4 <sup>th</sup> July 2017  Part 8 site notices were fixed at the site on 4 <sup>th</sup> July 2017  Display period from 4 <sup>th</sup> July 2017 - 17 <sup>th</sup> August 2017 (inclusive)  Submissions/observations due by 4pm 1st September 2017
<b>Submissions/observations</b>	Submissions received from internal Council Departments and prescribed bodies - details set out below.  No third party submissions received.

## Site location & context

The site of the proposed development is located in the Rathangan Demesne townland, c.400m south east of Rathangan town centre. The site has no independent road frontage and is located to the south of the existing gated residential development at Spencer Court and to the west of the existing Beechgrove residential development. The area is predominantly residential in character. The site is partially bounded to the north by lands in commercial use and to the east and south by undeveloped lands. The topography of the site is slightly undulating, with higher lands in the centre of the site and lower towards the south western boundary. Access to the 2.2ha site is via the existing entrance south of the R401 Regional Road at The Meadows, Beechgrove, an existing Local Authority development.



Site location



View of site from north – beech trees to be retained within public open space

## Description of the proposed development

The proposed development comprises the following elements:

- 18 residential units as follows:
  - 4 no. one bed, semi-detached single storey houses;
  - 2 no. three bed detached single storey houses;
  - 2 no. four bed semi-detached two storey houses;
  - 6 no. three bed semi-detached and end of terrace two storey houses;
  - 4 no. two bed terraced two storey houses
- removal of partially completed road, not in use or in operation, including associated underground services for its incorporation and inclusion into public open space;
- all associated site-works including:
  - construction of site boundaries;
  - landscaping;
  - footpaths, roads and car parking spaces;
  - street lighting;
  - ducting for utilities;
  - formation of new connections to existing public foul and surface water drainage and existing utilities.



Proposed site layout

## **Supporting Documents**

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

- Preliminary Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers
- Appropriate Assessment Screening report by Openfield Ecological Services
- Housing Capital Part 8 Report and report on the Submissions Received, prepared by the Architectural Services Department

## **Referrals**

The proposal was referred to a number of internal departments and prescribed bodies. Details of the referrals are set out hereunder.

### **Internal Kildare County Council**

**Area Engineer:** No objections - recommendations  
**Water Services:** No objection  
**Transportation:** No objection - recommendations  
**Environment:** No objection - recommendations

**Fire Service:** No objection - recommendations  
**Heritage Officer:** No objection

**Community/Culture** No comments received  
**Conservation Officer:** No comments received  
**EHO:** No comments received

### **Prescribed Bodies**

**Transport Infrastructure Ireland** – no objections.

**Inland Fisheries Ireland** – no objections – suggests mitigation measures during construction.

The following Prescribed Bodies made no response to the development referred:

An Comhairle Ealaíon (The Arts Council)  
An Taisce  
Bord Fáilte Éireann  
Coras Iompair Éireann  
Department of Arts, Heritage, Regional, Rural Gaeltacht Affairs  
Department of Housing, Planning, Community and Local Government  
Department of Jobs, Enterprise and Innovation  
Environmental Protection Agency  
ESB  
Heritage Council  
Iarnród Éireann

Irish Water  
Minister of Arts, Heritage, Regional, Rural Gaeltacht Affairs  
Minister of Department of Housing, Planning, Community and Local  
Government  
National Transport Authority  
Office of Public Works

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

The Housing Capital Section has prepared a detailed report on the submissions received (detailed in Appendix 2 attached) and, where relevant, has given an undertaking that the issues/comments will be addressed by their incorporation into the contract documents for the construction and management of the proposed development.

### **Third Party Submissions/Observations**

No third party submissions or observations were received.

***Refer to Appendix 2 (attached) for details of all submissions and observations and the Housing Capital Section Response.***

### **Relevant Development Plan Provisions**

#### **Kildare County Development Plan 2017 – 2023**

Council policy in relation to housing development is set out at Chapter 4 of the Kildare County Development Plan 2017 – 2023.

The Housing Capital Section has prepared a detailed report outlining how the proposed development complies with the provisions of the Chapter 4 of the Kildare 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
- Meet the County's housing need for social housing provision
- Work in partnership with statutory and voluntary agencies in addressing the needs and requirements for housing
- 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
- Design statements for 10 or more residential units
- Mix of dwelling types and housing mix
- Specific needs housing
- Design and layout
- Private and semi-private open space

- Public open space

Having regard to the provisions of the County Development Plan 2017 – 2023 it is considered that compliance with the relevant provisions of the plan has been achieved.

### **Rathangan Small Town Plan 2017-2023**

The site is within the development boundary of the Rathangan Small Town Plan 2017-2023.

The site of the proposed development is zoned both Objective C New Residential – *To provide for new residential development*. The zoning provides for new residential development and associated ancillary services. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and landscaping of open space.

The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the Rathangan Small Town Plan 2017-2023 and Kildare County Development Plan 2017-2023 including:

- New housing unit targets
- Phasing
- Zoning
- Density
- Design statement
- Housing mix
- Community development
- Housing strategy
- Housing objectives

Having examined the provisions of the aforementioned Rathangan Small Town Plan 2017-2023, it is considered that ~~that~~ compliance with the relevant provisions of the plan has been achieved. ml

### **Assessment/Evaluation**

The proposed development comprises 18 no. residential units in the following composition:

- 4 no. one bed, semi-detached single storey houses;
- 2 no. three bed detached single storey houses;
- 2 no. four bed semi-detached two storey houses;
- 6 no. three bed semi-detached and end of terrace two storey houses;
- 4 no. two bed terraced two storey houses

The site has a stated area of 2.2ha. The density of the scheme is c.8 units per ha. An extensive portion of the 2.2ha is devoted to public open space. It is noted however, that the subject site is in addition to the existing Beechgrove housing development which has an overall site area of 5.27ha. Similarly, the open space provision will be for the enjoyment of the overall

Beechgrove development. When complete the overall Beechgrove development will comprise 54 no houses, on 5.27ha (density 10 units per ha), with 1.4ha open space or 26.5% of the site area.

Proposed finishes include a mix of selected brick and monocouche render with concrete slates to roof. Cast aluminium gutter and downpipes are proposed along with painted timber entrance doors and powder coated aluminium windows and sliding doors to rear. There is a slight difference in height between the new two storey houses adjacent to the existing single storey dwellings adjoining the southern portion of the site, however it is considered that the distance of over 8m is sufficient separation distance between the side of the dwellings and a distance of over 22m is achieved between the rear of opposing houses. Furthermore, there are no gable windows (except for landing windows), overlooking the existing dwellings to the side.

It is not considered that there is a significant visual impact arising due to the proposed development. The proposed houses adjacent to Spencer Court are single storey in nature and are at a sufficient separation distance from the existing two storey dwellings. Existing vegetation on the adjoining sites also serve as screening between the two sites. There is one dwelling at Spencer Court which is quite visible from the site. Additional screening may be considered an option for the future occupier or the existing occupier to provide additional screening.

The layout of the scheme is largely acceptable. However, house numbers 1-6 inclusive do not appear to have car parking located within their curtilage. Parking for 10 no. cars and bicycle parking is proposed in a communal area to the front of the crescent of houses, with a public footpath located between the houses and the car parking spaces. There are also 2 no. seating areas proposed for this area. It will be necessary for the development to be managed in such a way as to ensure that the pathway and seating areas walkway are not blocked by indiscriminate parking, thereby reducing permeability within the site.

Apart from where already indicated, off-street car parking for 2 no. cars has been provided for most of the dwellings, with additional car-parking spaces provided for visitors close to the public open space. In general, car parking and cycle parking within the scheme is considered to be acceptable.

Public open space provision of 26% of the site area is proposed in a large pocket of space to the west of the site. An 800m long public footpath/walkway through the public open space is proposed, which is considered to be acceptable and will encourage active use of the space. Passive supervision of the space is provided through the dwellings and the seating areas proposed. A number of beech trees are being retained as part of the open space and existing boundaries including hedges and walls are also retained. New boundary metal fencing is proposed for the perimeter southern and western perimeter of the open space. The fencing should have a powder coated metal finish.

Landscaping proposals include retaining existing vegetation and additional tree / hedge and shrub planting throughout the scheme. The public landscaping proposals are considered to be generous and of mutual benefit to the wider Beechgrove community. It is also considered that the landscaped open space should be in place prior to occupation of the units.

Private open space provision is provided for each unit in the form of private rear/side garden areas. All rear gardens will be provided with an amenity lawn mix grass seed. Space is also available within the front curtilage of the two storey dwellings and each dwelling has an external storage unit in the rear garden. It is considered that the public and private open space provision is acceptable. Storage for bins is provided within the curtilage of each dwelling.

Boundary treatment at the rear of the two storey dwellings to the south of the site, includes a new 2m high concrete wall and at the south east of the site, the existing blockwork wall already in place at the rear of existing houses is to be retained, plastered and capped. A 2m high concrete blockwork wall is proposed between the sides of the dwellings at the rear.

It is considered that the proposed boundary treatment is acceptable.

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 report prepared by the Housing Capital Section outlines the rationale for 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 of 18 no. units will assist Kildare County Council in fulfilling the objective of the Government's Action Plan. Furthermore the unit mix is based on the current housing need identified for Kildare.

### **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, prepared in conjunction with the County Heritage Officer, concludes that the proposed development, individually or in combination with other plans or projects, will not adversely affect the integrity of the site or any designated site of the Natura 2000 network.

### **Conclusion**

Having regard to:



- The provisions of the Kildare County Development Plan 2017 – 2023;
- The provisions of the Rathangan Small Town Plan 2017-2023;
- 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 is:

- in accordance with the provisions of the Kildare County Development Plan 2017 – 2023
- in accordance with the provisions of the Rathangan Small Town 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 Kildare-Newbridge Municipal District that the proposed development be proceeded with, subject to the recommendations set out below.

### **Recommendations:**

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 4<sup>th</sup> July 2017, except where altered or amended by the following recommendations *modifications set out below.*
2. The public footpath/walkway at Houses 1-6 inclusive shall not be used as a parking area for any motorised vehicles. The areas shall be kept clear at all times to ensure active permeability to and from the dwellings.
3. The public open space areas, including seating areas shall be laid out and constructed prior to the occupation of the dwellings.
4. Final details regarding pedestrian facilities, public lighting, car parking, lighting, surface water attenuation etc raised by the Municipal District Engineer and Transportation Departments in their Report and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
5. Final details regarding the requirements of the Council's Environment Department and Kildare County Fire Service, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
6. All necessary measures shall be taken, to ensure comprehensive protection of local aquatic ecological integrity. This shall be addressed by the

incorporation, into the contract documents for the construction and management of the proposed development, of the relevant issues/comments/recommendations raised by Inland Fisheries Ireland.

7. The naming of the scheme shall reflect the local cultural/natural heritage of the area.

8. A minimum of 1,000 litres/min of water shall be available in the mains at 2 bar pressure for fire fighting purposes.

9. All metal boundary railings shall be powder coated.

10. All boundary walls visible from public view shall be rendered or faced with selected brick.

11. 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.

*Fiona Breen*

**Fiona Breen**  
**Executive Planner**

11/9/17

*Debbie Donohoe AISEP*

11/9/2017

*M. Kenny*  
*Chief Planner*

12.9.17

*Bob*  
*Director of Services*

12<sup>th</sup> September 2017

*Raney*  
*CE*

12/9/17

# **APPENDIX 1**

## **Planning Authority APPROPRIATE ASSESSMENT SCREENING REPORT**





## APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

### (A) Project Details

<b>Planning File Ref</b>	Part 8 Development 2017/009
<b>Applicant name</b>	Kildare County Council
<b>Development Location</b>	Beechgrove Rathangan
<b>Site size</b>	2.2ha
<b>Application accompanied by an EIS (Yes/NO)</b>	No
<b>Distance from Natura 2000 site in km</b>	9km west of Mouds Bog and Pollardstown Fen SAC 300m from Slate River, a tributary of River Barrow Nore SAC
<b>Description of the project/proposed development</b> 18 no. houses and all associated site works.	

### (B) Identification of Natura 2000 sites which may be impacted by the proposed development

		Yes/No
		If answer is yes, identify list name of Natura 2000 site likely to be impacted.
<b>1</b>	<b>Impacts on sites designated for freshwater habitats or species.</b>  <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 freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>  No
<b>2</b>	<b>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</b>  <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
		No

<b>3</b>	<b>Impacts on designated terrestrial habitats.</b>  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
<b>4</b>	<b>Impacts on birds in SPAs</b>  Sites to consider: Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	No

<b>RELEVANT ADVICE RECEIVED</b>		
<b>Documentation reviewed for making of this statement. Attached AA Screening Report prepared by Applicant's qualified consultant, Openfield Ecological Services</b>		
<b>Persons/Bodies consulted with for the making of this statement.</b>		
County Heritage Officer		
<b>SCREENING CONCLUSION STATEMENT</b> <i>Selected relevant category for project assessed by ticking box.</i>		
<b>1</b>	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
<b>2</b>	No potential significant affects/AA is not required	<b>X</b>
<b>3</b>	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
<b>Justify why it falls into relevant category above (based on information in above tables)</b>		
Having regard to the nature, scale and extent of the proposed development, the relevant documentation on file and the report of the Council's Heritage Officer, it is considered that the development will not adversely affect the integrity of the SAC and other sites within the Natura 2000 network.		
<b>Name:</b>	Fiona Breen	
<b>Position</b>	Executive Planner	

## **APPENDIX 2**

### **SUBMISSIONS REPORT PREPARED BY HOUSING SECTION**





PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare for Kildare County Council  
Submissions Report prepared by Housing Capital.

Submission Received From	Date received	Submission	Housing Department Comments
Transport Infrastructure Ireland, Parkgate Street, Dublin 8.	10/07/2017	TII acknowledged receipt of Part 8 and advise that they have no specific observations to make.	The Housing Department notes this submission.
Inland Fisheries Ireland IFI Clonmel, Anglesea Street, Clonmel, Co. Tipperary.	11/07/2017	<p>The Grand Canal and the Slate River are both in close proximity to the site of this proposed development. The Slate River in Rathangan represents excellent salmon spawning and nursery habitat and is an important salmonid tributary of the Barrow system. The Barrow River is an important Spring Salmon fishery. The Barrow system supports several species listed in Annex 11 of the Habitats 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 Conservations (SAC) under the European Habitats Directive.</p> <p>The comments presented in their submission were of a general nature and were made regarding mitigating measures which should be employed during elements of the construction phase which has the potential to impact the aquatic environment.</p> <p>The submission noted the following hazards associated with construction;</p> <ul style="list-style-type: none"> <li>• Uncured concrete can kill fish and macroinvertebrates by altering the PH of the water and extreme care should be observed when working with cement/concrete in the vicinity of watercourses.</li> <li>• All oils and fuels used during the construction phase should be stored in secure bunded areas, and particular care and attention should be taken during the refueling and maintenance operations on plant and equipment.</li> <li>• One of the potential impacts of infrastructural programmes is the discharge of silt-laden waters to</li> </ul>	The Housing Department notes this submission and will include the mitigation measures proposed in the contract documents to be implemented during the construction phase.

PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
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<p>John McGowan,                  Senior Engineer,                  Water Services                  Kildare County Council.</p>	<p>14/07/2017</p>	<p>fisheries streams from newly developed sites at which earth moving and excavation works are ongoing. Silt can clog salmonid spawning beds and juvenile salmonids are particularly sensitive to siltation of gill structures. Similarly plant and macroinvertebrate 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 minimize discharges of silt/suspended solids to waters.</p> <p>The concerns including mitigation measures noted are as follows;</p> <ol style="list-style-type: none"> <li>1. 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 phase and during any landscaping works.</li> <li>2. Given the proximity of the River to pollution threat from concrete and concrete/cement washings is significant. Good housekeeping is of the utmost importance while using concrete or cement near watercourses.</li> <li>3. All fuel &amp; oil tanks must be adequately banded.</li> <li>4. Fuels, oils, greases and hydraulic fluids must be stored in banded compounded well away from the watercourse.</li> <li>5. Refuelling of machinery must be carried out in banded areas.</li> <li>6. All waste oil, empty oil containers and other hazardous wastes are disposed of in conjunction with the requirements of the Waste Management Act 1996.</li> </ol>	
<p>The Housing Department notes this submission.</p>			

PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
Submissions Report prepared by Housing Capital.

<p>Darren Hughes, Kildare-Newbridge MD Engineer. Kildare County Council.</p>	<p>25/07/2017</p>	<ol style="list-style-type: none"> <li>1. The proposed permeable paving proposed for parking areas at each individual property should be contained within the perimeter of each individual property. The future maintenance of this proposed permeable paving is to remain with each individual property owner or Kildare County Council Housing Department. The Kildare-Newbridge MD Office will not maintain these areas.</li> <li>2. The estate road should be conventional road pavement drained by road gullies for the purpose of surface water collection and disposal.</li> <li>3. Appropriate signage and line marking to be provided along estate road from development.</li> <li>4. In relation to the surface water attenuation system, the following is required at handover;             <ol style="list-style-type: none"> <li>a. An O&amp;M manual detailing the maintenance requirements of same, inspection intervals etc</li> <li>b. As constructed drawings of the surface system has been fully tested and maintained before handover</li> <li>c. Written certification confirming the system has been fully tested and maintained before handover.</li> <li>d. An isolation row should be provided with the stormtech system so that access is possible for flushing out/cleaning and maintenance purposes.</li> <li>e. Confirmation that the proposed stormwater attenuation system can be adequately cater for expected surface water discharges from the development and any potential groundwater infiltration.</li> </ol> </li> </ol>	<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>Celina Barrett, Chief Fire Officer, Kildare County Fire Service, Central Fire Station, Newbridge, Co. Kildare.</p>	<p>31/07/2017</p>	<ol style="list-style-type: none"> <li>1. All electrical work must be to E.T.C.I standard and certified.</li> <li>2. All dwellings should have a fire alarm system in accordance with the most recent version of IS 3218.</li> <li>3. A minimum of 1,000 litres min of water is to be available in the mains are 2 bar pressure for fire fighting.</li> <li>4. Hydrants should be provided such that no house is</li> </ol>	<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>

PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
Submissions Report prepared by Housing Capital.

		<p>more than 46 metres from a hydrant measured along a hose route.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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)</li> <li>7. 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.</li> </ol>	
<p>Bridget Loughlin, Heritage Officer, Kildare County Council.</p>	<p>21/08/2017</p>	<p><b>Appropriate Assessment</b> The revised Appropriate Assessment was reviewed and having regard to the detail submitted with the planning the nature and scale of the development, the location of the proposed development and the distance from any Natura 2000 sites, it is considered that the proposed development, individually and in combination with other plans or projects will not have any significant effect on the integrity of the qualifying interests of any Natura 2000, in view of the sites' conservation objectives.</p> <p><b>Archaeology</b> There are no archeological sites in close proximity to this development site.</p>	<p>The Housing Department notes this submission.</p>
<p>George Willoughby Senior Executive Engineer, Kildare County Council Roads, Transportation &amp; Public Safety Department, Kildare County Council.</p>	<p>25/08/2017</p>	<p>The Kildare County Council Roads, Transportation &amp; Public Safety Department have no objection to the proposed development as outlined in the Part 8 and have the following comments;</p> <p>Access to the site will be via the Meadows residential development which is south of the Kildare Road (401) 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 management of the proposed development.</p>

PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
 Submissions Report prepared by Housing Capital.

		<p>Car parking should be in accordance with Ch.17 of the Kildare County Development Plan 2017-2023, visitor car 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 we note that the proposed road width is 6.0m and the footpath width is 2m.</p> <p>Turning areas must be capable of accommodating a refuse vehicle and fire tender and we note that a swept path “autotrack” analysis has been carried out to check the turning movements.</p> <p>Existing access road in Anne Street which in turn is off the Staplestown Road L7095.</p> <p>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.</p> <p>Access facilities for Vulnerable Road Users to the Rathangan town centre town centre should be examined to comply with the DMURS requirements for permeability and connectivity.</p> <p>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.</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</p>
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PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
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<p>Aidan Murray,                  Environment Section,                  KCC</p>	<p>21/07/2017</p>	<p>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.                  No Objection.</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>1. All foul sewage, trade effluent 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. <b>Noise Control</b>                  The following noise limits shall apply to construction activities in accordance with the National Roads Authority's "Guidelines for Treatment of Noise and Vibration in National Roads Schemes":                  70 dB(A) <math>L_{Aeq(1-hr)}</math> between the hours of 07:00 and 19:00 Monday to Friday                  60 dB(A) <math>L_{Aeq(1-hr)}</math> between the hours of 19:00 and 22:00 Monday to Friday                  65 dB(A) <math>L_{Aeq(1-hr)}</math> between the hours of 08:00 and 16:30 on Saturdays                  70 dB(A) <math>L_{Aeq(1-hr)}</math> between the hours of 08:00 and 16:30 on Sundays and Bank Holidays                  4. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage.</p>	

PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
 Submissions Report prepared by Housing Capital.

		<p>Bunding shall be impermeable and capable of retaining a volume equal to 11 times the capacity of the largest tank. Filling and off-take points shall be located within the bunded area(s).</p> <p>5. Applicant shall use "Best Practicable Means" to prevent/minimise dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.</p> <p>6. (Condition to be inserted onto all planning permissions for</p> <ol style="list-style-type: none"> <li>1) <b><i>New residential developments of 10 houses or more.</i></b></li> <li>2) <b><i>New developments other than (1) above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250 m<sup>2</sup></i></b></li> <li>3) <b><i>Demolition/renovation/refurbishment projects generating in excess of 100 m<sup>3</sup> in volume, of C&amp;D waste</i></b></li> <li>4) <b><i>Civil Engineering projects producing in excess of 500m<sup>3</sup> of waste, excluding waste materials used for development works on the site.</i></b></li> </ol> <p>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"</p> <p>The plan shall also contain at a minimum:</p> <ol style="list-style-type: none"> <li>I. The waste types, including their EWC (European Waste Catalogue) codes and corresponding description,</li> <li>II. Volumes of each waste type expected to arise</li> </ol>
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PART 8 –Proposed Social Housing at Beechgrove, Rathangan, Co. Kildare for Kildare County Council  
 Submissions Report prepared by Housing Capital.

		<p>during construction and demolition,          How those waste types are intended to be stored prior to their collection and</p> <p>III. 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.</p> <p>IV.</p> <p>V.</p> <p>Reason: In the interests of the reduction and best practice management of construction and demolition waste from the proposed development.</p>	
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