

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:	
Site address	Mountain View, Blackrath and Athgarvan, Co. Kildare
Development proposed by:	Housing Department (Architectural Services-Housing Capital Delivery)
Display period:	Advertised in the Leinster Leader 14 th August, 2018. Part 8 site notices were fixed at the site on 14 th August. Public display period from 14 th August, 2018 – 11 th September, 2018 (both dates inclusive) Submissions/observations due by 12.00 noon 25 th September, 2018
Submissions/observations	A number of submissions from Internal Council Departments and prescribed bodies were received (details as set out below) and one submission from an Elected Member. No 3 rd party submissions were received.

1. Site Location & Context

The site is located

Fig. 1 Site Location - outlined in red

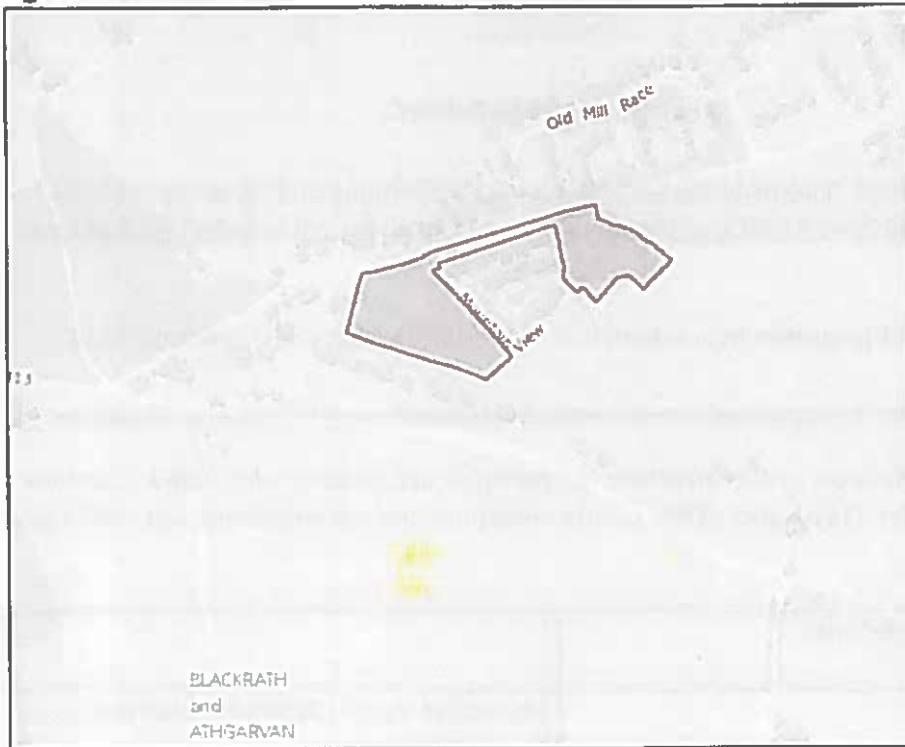
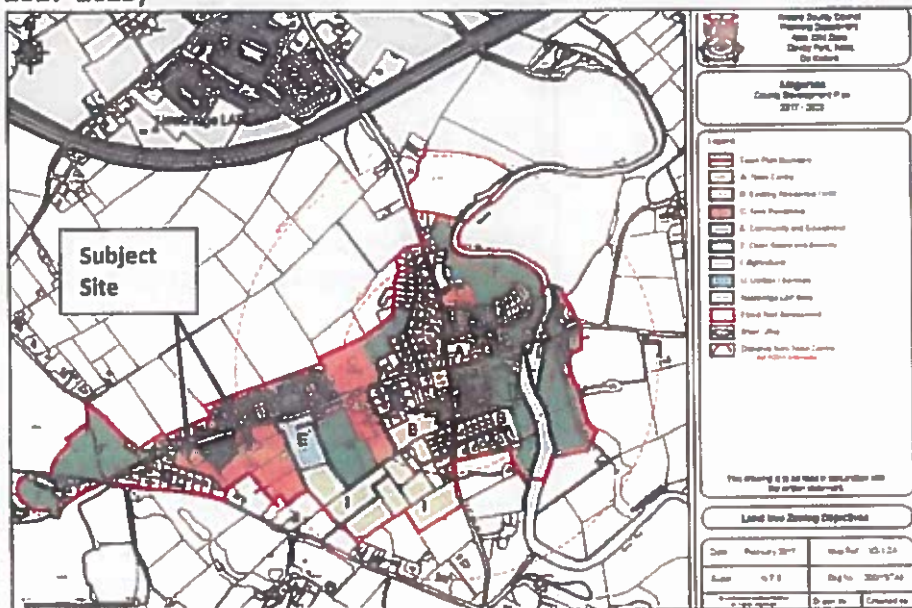


Fig. 2 Athgarvan Small Town Plan (Volume 2, Kildare County Development Plan, 2017-2023)



2. Description of the proposed development

The proposed development is located at Mountain View, Blackrath and Athgarvan, Co. Kildare and comprises of 20 residential units as follows:

- 5 no. single storey one bed houses,
- 2 no. two storey two bedroom houses,
- 12 no. two storey three bedroom houses,
- 1 no. single and two storey house,
- supporting development works comprising of:
 - road improvements works to include the construction of a new road entrance along the L-2032 to the east of the existing Mountain View estate and the incorporation of a dedicated access road to the proposed houses and the existing houses in the Mountain View estate facing the L-2032, realignment of the existing kerb line along part of the L-2032,
 - upgrade to the public lighting and vulnerable road users facilities including 2no. un-controlled pedestrian crossings on the L-2032,
 - removal of existing grass verge at the front of the existing houses in the Mountain View estate facing the L-2032 to provide 12 no. dedicated car-parking spaces,
 - an attenuation system for storm water drainage at the existing open space to the east of the Mountain View estate,
 - estate and road signage,
 - varied site boundary treatments comprising of walls and fencing including a low level wall with fence over between the L-2032 and the proposed new dedicated access road,
 - existing mature trees to be retained,
 - existing roadside stone wall at the northwest of the site is to be repaired and existing gate to be blocked up to tie into the existing wall,
 - landscaping of public open spaces and
 - all associated site works

3. Supporting Documents

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

- *Kildare County Council Part 8 Application Form*
- *Screening Report for Appropriate Assessment*
- *Planning Summary Report*
- *Report on the Submissions Received*
- *Road Safety Audit Stage 1*

4. Referrals and Consultations

The referrals and consultation process is summarised and outlined in the 'Submissions Report' prepared by the Housing Department.

The following submissions have been received.

Internal KCC Departments/Sections

Fire services: No objections subject to conditions

Heritage Officer: No objections.

Roads, Transport & Public Safety: No objections subject to conditions

Municipal District Engineer: No objections subject to conditions

Environmental Health Officer: No objection subject to conditions

Environment Section: No objection subject to conditions

Parks Department: No objections subject to conditions

Building Control: No objections subject to conditions

Prescribed Bodies:

Inland Fisheries: No objections subject to conditions

Irish Water: Connection agreement required, additional comments provided.

Elected Representatives Submissions/Observations

One submission from Cllr. Mark Lynch received: 3 comments provided.

Public submissions

None received

5. Policy Context

Kildare County Development Plan 2017 – 2023

Chapter 4-Housing

Chapter 6- Movement and Transport

Chapter 13- Natural Heritage & Green Infrastructure

Chapter 14- Landscape, Recreation & Amenity

Section 14.4 Landscape Character Assessment
Chapter 15- Urban Design Guidelines
Chapter 17-Development Management Standards

Volume 2-Section 1.2 Athgarvan Small Town Plan
Section 1.2.7 Objectives
Section 1.2.7.1 Housing
Section 1.2.8 Zoning Requirments

Relevent Government Policy

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, 2007

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government *and Department of Transport, Tourism and Sport* (2013)

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010)

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009)

Built / Natural Heritage

Built Heritage	B23-14 (Athgarvan Lodge): c550m south west of subject site
Archaeological Heritage	KD023-035 (Ringfort-rath): c650m south east of the

	subject site
Natural Heritage	No SAC or SPA in close proximity to the subject site. An Appropriate Assessment Screening Report was undertaken by OPENFIELD Ecological Services. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. The subject site is located approximately 3.5km from Pollardstown Fen SAC.
Landscape Character	Central Undulating Lands- low sensitivity" Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

6. Assessment

Zoning and Compliance with Council Policy

The subject site is currently zoned 'New Residential' in the Kildare County Council Development Plan, 2017-2023 (Section 1.2, Volume 2, Athgarvan Small Town Plan), the zoning objective of which is 'To provide for new residential development'.

This zoning provides for new residential development and associated ancillary services. Permission may also be granted for home based economic activity within this zone, subject to the preservation of residential amenity and traffic considerations. New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, pedestrian and cycle routes and the landscaping of open space.

The justification and benefit of the proposed development has been set out in the Planning Report. Kildare County Council agrees with the rationale put forward.

Design, Layout & Visual Impact

The proposed residential scheme is situated to the west of the existing Mountain View estate. The access would be located at the northeast corner of Mountain View. The existing single storey dwellings in Mountain View are set back from the public road (L2032) by a wide asphalted area and are contiguous to the main carriageway. This is a concern from a road safety perspective and therefore, the proposal would involve a dedicated access road to serve the existing dwellings and the proposed dwellings facing onto the L2032. The existing grass verge would be removed and kerb lines would be realigned to provide 12no, dedicated car-parking spaces. The new dedicated access road would be separated from the L-2032 by a low level wall with a fence over. Public lighting would be upgraded, and uncontrolled pedestrian crossings would be provided on the L-2032. It is proposed to retain and repair as necessary, the existing stone wall fronting on to the L2032 and to blockup the existing gate with a matching stone wall.

It is considered that the visual impact arising as a result of the proposed development there is not significant. The proposed houses adjacent to Mountain View are two storeys; however, there is sufficient separation distance from the existing single storey dwellings and it is considered that the proposed development would not result in any significant impact on the visual or residential amenities of the neighbouring properties. Existing vegetation on the site, particularly along the roadside boundary would contribute to the screening of the development from the public road. The layout of the scheme is largely acceptable; however, there are concerns regarding the location of the proposed units (2no. E Type dwellings) which effectively are located in and bisect the public open space and it is considered these should be omitted. It is considered that the side elevation of House Type C which faces the public road should be improved. In addition, greater planting to reduce the impact of the 2m high brick wall at this location should be included.

A napp plaster and brick finish is proposed, to harmonise with that of the existing housing development at Mountain View. All houses have been designed to comply with current Building Regulations, with A3 energy ratings. The houses would be highly insulated and airtight with mechanical ventilation systems and would be heated using heat-pump technology and economical heating controls.

Public, Private Open Space, landscaping and Bin Storage

Private open space has been provided to the rear of each unit which is in compliance with the standards set out in chapter 17 of the Kildare County Development Plan, 2017-2023. The public open space provision exceeds the requirements set out in the Kildare County Development Plan, 2017-2023. It is considered that the public and private open space provision is acceptable.

Most dwellings have side access and bin storage would be to the rear; however, in the case of mid terraces, these units would be provided with screened, secure, bin storage units in the walled front garden.

Car Parking

The proposed dwelling would be would have 2no. off-street car spaces per unit with visitor parking located at two different locations (16 car spaces in total). This is considered acceptable.

Appropriate Assessment

An Appropriate Assessment Screening was carried by OPENFIELD Ecological Services, in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. The Appropriate Assessment Screening report concluded that there is no requirement for an Appropriate Assessment.

Traffic Management –Construction Phase

The Roads, Transportation and Public Safety Department has no objection to the proposed development subject to the proposed construction management plan

being submitted and agreed with the Planning Authority prior to commencement of development. In addition, the Roads and Transportation and Public Safety Department recommend a traffic count and speed survey as it is noted that two uncontrolled crossings and upgrading of public lighting are proposed on the L2032. Traffic calming may be required as a result. Furthermore, a Stage 2 and Stage 3 Road Safety Audit should be carried out by an independent approved and certified Auditor. The recommendations of the RSA should be incorporated into the detailed design. These recommendations and conditions are considered appropriate.

Irish Water

The report submitted by Irish Water and responded to by the Housing Department should be considered and any requirements such as a hydraulic assessment of the network capacity to determine the required capacity level of the new development and any other requirements detailed, should be carried out and agreed prior to the commencement of development on site.

Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2017 - 2023,
- Kildare County Council internal departmental reports
- Prescribed Bodies reports
- The AA Screening report
- The location of the proposed development
- The nature and extent of the proposed development;
- The recommendations set out below.

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

Recommendation

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

Modifications

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 14th August, 2018, except where altered or amended by the following modifications.
2. (i) A revised site layout shall be submitted for the agreement of the Planning Authority prior to commencement of any development, indicating the omission of 2no. E Type dwellings.
(ii) Utility boxes for mid terraced units shall be designed such that they are screened from public view.

(iii) A revised side elevation on House Type C, which faces the public road (L2032) shall be agreed with the Planning Authority prior to commencement of any development. Additional planting shall also be provided to reduce the impact of the 2m high brick wall proposed at this location.

(iv) 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.

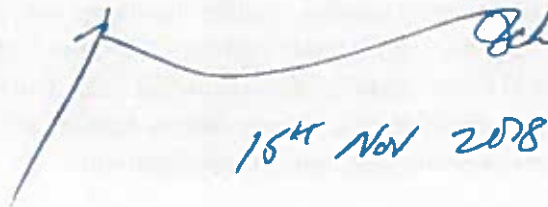
3. The proposed development shall not impair existing land or road drainage.
4. Final details regarding pedestrian facilities, public lighting, car parking, lighting etc as raised by the Municipal District Engineer and the Transportation Department in their Reports and responded to by the Housing Department in its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
5.
 - (i) A minimum of 1,000 litres/min of water shall be available in the mains at 2 bar pressure for fire fighting purposes.
 - (ii) Hydrants should be provided such that no house is more than 46m from a hydrant measured along a hose route.
 - (iii) All hydrants shall be in boxes to B.S. 750 and the top of any hydrant shall be no more than 200mm below cover level.
 - (iv) All hydrants shall be marked in accordance with BS3251 (all covers shall be painted yellow with road marking paint and with a unique identification number on the underside).
 - (v) No hydrant shall be placed in a roadway. If placed in a grassed area, it shall have a 200mm concrete surround, level with the ground. Hydrants shall preferably be in the centre of footpaths, away from gates.
6. Final details regarding the requirements of the Council's Environment Department, Community & Culture (Parks) Department, Fire Service, Building Control Section and Water Services Departments and of Inland Fisheries, the Environmental Health Officer and 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. 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.

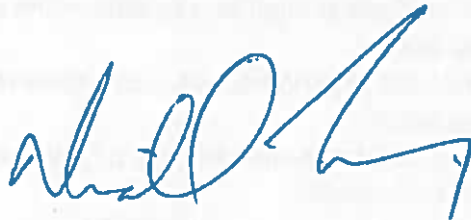
~~A. Cantwell~~

Danielle Cantwell
Assistant Planner
14/11/2018

~~Liam McGree~~

Liam McGree
Senior Planner
14/11/2018

Handwritten signature and date: 15th Nov 2018

Handwritten signature

0 / CHIEF EXECUTIVE

15/11/18

**APPENDIX 1
APPROPRIATE ASSESSMENT SCREENING REPORT**

APPENDIX 2

**SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION**

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.**

Submission Received From	Date received	Submission	Housing Department Comments
Internal Departments: Kildare County Council			
Bridget Loughlin, Heritage Officer, Kildare County Council.	27/08/2018	No objection	The Housing Department notes this submission.
Celina Barrett, Chief Fire Officer, Kildare County Fire Service, Central Fire Station, Newbridge, Co. Kildare.	03/09/2018	<ol style="list-style-type: none"> 1. A minimum of 1,000 litres min of water is to be available in the mains are 2 bar pressure for fire fighting. 2. Hydrants should be provided such that no house is more than 46 metres from a hydrant measured along a hose route. 3. 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. 4. 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). 5. 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. 	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.
Aidan Murray, SEE, Environment Section Kildare County Council	03/09/2018	<p>No objection with conditions;</p> <ol style="list-style-type: none"> 1. All fuel sewage and soiled water shall discharge to the public foul sewer system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development. 	The Housing Department notes this submission and will include the mitigation measures proposed in the contract documents to be implemented during the construction phase.

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

	<p>2. Only clean, uncontaminated surface water shall discharge to the surface water system. Reason: In the interest of public health, to avoid pollution and to ensure proper development.</p> <p>3. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. Reason: In the interest of public health, to avoid pollution and to ensure proper development.</p> <p>4. All overground oil, chemical storage tanks(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and off-take points shall be located within the bunded area(s) Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p> <p>5. Noise Control The following noise limits shall apply to construction activities in accordance with the National Road's Authority's "Guidelines for Treatment of Noise and Vibration in National Roads Schemes". 70 d(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 and 1300 on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time. Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p> <p>6. Applicant shall use "Best Practicable Means" to prevent/minimize noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of</p>	
--	---	--

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
 Submissions Report prepared by Housing Capital.**

		<p>all machinery, all to the satisfaction of the Planning Authority. Reason: In the interest of public health and the use of best practice guidelines in order to avoid nuisance.</p> <p>7. All household waste from the development shall be offered for collection to a waste collector in possession of a valid waste collection permit wither under the Waste Management (collection permit) Regulations 2001 or the Waste Management (collection permit) Regulations 2007 and the Waste Management (collection permit) Regulations 2007 (amendment) Regulations 2008 whichever may be relevant. Alternatively the householder may bring household waste to an appropriate civic amenity facility of recycling centre. No burning of waste is permitted. (the householder may wish to make use of an on-site compost bin for suitable wastes and where a dry recyclable bin collection service is available is should be utilized) Contact the Environment Department for further information. Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p> <p>8. Prior to the commencement of development, the developer shall submit a formal Project Waste Management Plan for Construction and Demolition for the Local Authority for agreement prior to the commencement notice stage. This plan shall , inter alia, include the information recommended in section 3.2 and 3.4 of the document titled "Best practice guidelines on the preparation of waste management plans for construction and demolition projects" published by the Department of the Environment, Heritage and Local Government (July 2006). The plan shall also contain at a minimum the waste types, including their EWC (European Waste Catalogue) codes and corresponding description, volumes of each waste type expected to arise during construction and demolition, how those wastes are intended to be stored prior to their collection and the name of the authorised</p>	
--	--	--	--

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
 Submissions Report prepared by Housing Capital.

<p>Darren Hughes, Kildare-Newbridge MD Engineer. Kildare County Council.</p>	<p>05/09/2018</p>	<p>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. Reason: In the interests of the reduction and best practice management of construction and demolition waste from the proposed development.</p> <p>Further to the above and comments provided previously by the Kildare-Newbridge MD Office, including the pre-part 8 review for the proposed scheme.</p> <p>Sightlines The entrance detail has been amended to provide improved sight lines by realigning the existing L2032 road. As part of the above, the scheme should also include for the diversion and relocation of any existing services and boundaries in the vicinity of the development entrance that would impact negatively on sightlines and visibility in that area (i.e. overhead electricity/timber poles/existing timber fence etc.). Provision should also be made to provide suitable positive surface water drainage in the vicinity of the new entrance.</p> <p>Improved road markings and signage There is a requirement to provide additional road signage and road markings along the L2032 road on the two approaches to the new development entrance to inform approaching motorists, cyclists and pedestrians of the estate entrance.</p> <p>Surface course at new estate entrance A new surface course along the main estate road from</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>
---	-------------------	---	---

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
 Submissions Report prepared by Housing Capital.**

	<p>the rear of the estate to the new entrance should be provided as part of the scheme. As part of this, it is noted that this section of road will be used in the future to facilitate Phase 2 of the development.</p> <p>Surface course along the L2032 road</p> <p>Where it is proposed to realign the existing L2032 public road to accommodate the new entrance, a section of the existing L2032 road should be resurfaced on either side of the realigned section of public road to ensure a safe and suitable tie-in in terms of levels, skid resistance and drainage. All joints between new and existing surface course layers at tie-in points are to be fully sealed to prevent water ingress.</p> <p>Footpaths and pedestrian access</p> <p>As previously commented, consideration should be given to providing a new footpath outside the existing development as there is currently no footpath on this southern side of the L2032 road. Related to this is a requirement to link the proposed and existing development on the southern side of the Athgarvan Road to the existing footpath on the northern side of the Athgarvan Road which is the pedestrian route to the village and the school. Suitably located pedestrian crossings with sufficient sight lines, dished kerbs, tactile paving, road markings and signage are required in this regard to safely link the proposed and existing development with the existing footpath on the northern side of the L2032 road. It is noted that the Stage 1 Road Safety Audit has recommended that 'pedestrian crossing facilities should be provided at each end of the development'.</p>	
	<p>An uncontrolled pedestrian crossing is indicated on the drawings. However, the number, type, layout and</p>	

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

	<p>optimal location for any pedestrian crossing should be agreed with Mr. Jonathan Walsh in the KCC Traffic Section.</p> <p>Tactile paving and dished footpaths/kerbs shall be provided within the development along footpaths at all road crossing points and at the new entrance to the development from the L2032 road.</p> <p>Boundary treatment The proposed boundary treatment along the entire frontage of the site along the L2032 should be such that pedestrians and residents i.e. children, do not have direct access to the L2032 road on the grounds of pedestrian safety. Where any gaps in the new boundary are to be provided, some form of safety barrier is required to control access onto the L2032 road and to prevent children running straight out onto the public road.</p> <p>Surface Water drainage It is noted that a new separate surface water drainage system will be provided from the site along the L2032 road to an existing surface water sewer to serve the new development.</p> <p>Public Lighting A public lighting design for the development and the existing L2032 road outside the development should be submitted to KCC's Public Lighting Section for approval. It is noted that public lighting columns are currently erected in the footpath in front of the existing dwellings in the Mountain View estate which front onto the L2032 road. It may be necessary to provide additional public</p>	
--	---	--

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

		<p>lighting along the L2032 (and possibly along the existing footpath on the opposite side of the L2032 road) to ensure the public road, footpath and area in the vicinity of the new entrance is properly illuminated. The Stage 1 Road Safety Audit also makes recommendations in relation to improvements to the existing public lighting in this area.</p> <p>Landscaping/planting Proposals for the planting of trees in close proximity to footpaths should be approved by Simon Wallace as there is an ongoing issue in relation to tree roots lifting and damaging footpaths. A landscaping plan should also be provided to prevent this by agreeing tree species and locations and also to ensure that sightlines and visibility along the L2032 and within the development will not become obstructed over time as planting matures.</p>	
<p>Annette Keaveney, A/SEE Development Control, Kildare County Council</p>	<p>18/09/2018</p>	<p>No Objection subject to the following condition; All building works must comply with the relevant Technical Guidance Documents Parts A to M Reason: In the interest of Health and Safety.</p>	<p>The Housing Department will ensure compliance with the relevant Technical Guidance Documents Parts A to M of the proposed development.</p>
<p>Simon Wallace, Senior Executive Parks Superintendent, Kildare County Council</p>	<p>20/09/2018</p>	<p>I refer to the Part 8 proposals and the following are my comments.</p> <ol style="list-style-type: none"> 1. A competent landscape architect is employed to develop a landscape plan for the scheme. 2. That the grass verges proposed for the main road frontage are planted with trees to match those planted along the roadside verge at Old Mill Race. 3. That the orientation of House Type E are changed to front 	<p>The Housing Department notes this submission and will include the mitigation measures proposed in the contract documents to be implemented during the construction phase.</p>

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

		<p>onto the open space rather than side on. Alternatively extra units are put in to front on to the open space. Side on orientation facilities antisocial behaviour. The current orientation is going to repeat the mistakes made previously in both public and private developments around the county.</p> <p>4. That BS5837 Trees in relation to design, demolition and construction is adhered to in relation to any trees proposed for retention on the site.</p> <p>5. That the trees and hedgerows proposed for retention are surveyed by a competent landscape architect to assess their condition and health. Arising from this a schedule of tree surgery works is developed to protect and retain the existing trees on the site. This schedule will be developed by a competent Arborist.</p> <p>6. That the boundary ditch between the old development and this proposal is assessed by an Arborist or competent landscape architect and replanted or reinforced where necessary. Additional that some semi standard trees are planted at 15m intervals along it to enhance it visually and screen the back lane of the adjoining older housing estate.</p> <p>7. That all the open spaces are reinstated to grass following completion of the works.</p> <p>8. That all landscaping works are carried out by a competent landscape contractor.</p>	
<p>Robert Doyle, EHO, HSE</p>	<p>24/09/2018</p>	<p>This office has no objections to the development subject to the following conditions;</p> <p>1. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the Planning Authority prior to commencements of</p>	<p>The Housing Department notes this submission and will include the mitigation measures proposed in the contract documents to be implemented during the construction phase.</p>

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.**

		<p>development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, the management of construction traffic and off-site disposal of construction/demolition waste.</p> <p>2. During the construction phase of the development, Best Practicable Means shall be employed to minimize air blown dust being emitted from the site. This shall include covering skips and slack heaps, daily washing down of pavements or other public areas and any other precautions necessary to prevent dust emissions.</p> <p>3. During construction, the proposed development shall comply with BS 5228 (2009) Code of Practice for Noise Control on Construction and Open Sites (Part 1&2) for basic information and procedures for noise control.</p> <p>4. Due to the proximity of residential areas and the possibility of a noise nuisance, construction works shall be restricted to between the hours of 8.00 and 18.00 Monday to Friday (inclusive), excluding Bank Holidays, and between the hours of 8.00 and 13.00 on Saturdays.</p> <p>5. All areas to be suitably ventilated in accordance with the Technical Guidance Document F of the Building Regulations 2009.</p> <p>6. Compliance with the requirements of Technical Guidance Document M (Access and Use) Building Regulations 2010.</p> <p>7. Compliance with the requirements of Technical Guidance Document L (Conservations of Fuel and Energy – Dwellings) Building Regulations 2011.</p>
--	--	--

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.**

<p>George Willoughby , Senior Executive Engineer, Roads and Transportation Department, Kildare County Council</p>	<p>25/09/2018</p>	<p>No objection to the proposed development as outlined in the Part 8.</p> <p>We have the following comments:</p> <p>Access to the site will be via the north western corner off the L2032 , sight visibility should be in compliance with DMURS standards.</p> <p>Car parking should be in accordance with Chapter 17 of the Kildare County Development Plan 2017-2023, visitor car parking should be provided and car parking bays should be accessible.</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 5.5m and the footpath width is 2m. New footpaths should tie into existing footpaths. The finish surface of the new road pavement should be Stone Mastic Asphalt (SMA).</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 of HGVs within the proposed development.</p> <p>Public lighting should be in accordance with the KCC Public Lighting Policy document. Public lighting columns should be positioned at the back of footpaths and should not be impeded by landscaping.</p> <p>The requirements of the Department of Transport, Tourism and Sport's traffic signs advice note TSAN-2016-02 regarding Slow Zones in residential developments should be implemented detailing the location of all relevant signage.</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>
---	-------------------	---	---

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
 Submissions Report prepared by Housing Capital.**

	<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>We note that two uncontrolled crossings and upgrading of public lighting are proposed on the L2032. However We have concerns about current speeding of traffic greater than the posted 50kph speed limit on the L2032 road at the location of this development. In view of this we recommend that a traffic count and speed survey should be carried out at this location over a 7 day period when schools are open. Traffic calming measures may have to be implemented taking the survey into account. Speed ramps should be avoided if possible on the L2032 and other measures such as signage (gateway), road markings/ SLOW logos, speed display signs, anti skid material, build outs should be examined. The table top at the junction is an option that could be examined further which would highlight the new junction and also would provide traffic calming.</p> <p>We have no objection to the parallel road to give safe access to the western part of the site and note that traffic calming (speed pillows) is proposed in view of the straight alignment which could result in high speeding of traffic. However we recommend that speed ramps (pillows) should be avoided if possible and alternative traffic measures be examined by the Consulting Engineer which should comply with the Traffic Management Guidelines.</p> <p>We note that a secure boundary treatment between the parallel road and the L2032 consisting of a boundary wall is being provided to provide security and safety for the residents.</p> <p>We note that a pedestrian access is being provided between the new development and the existing development in accordance with the DMJRS standards for permeability and</p>	
--	---	--

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

		<p>connectivity.</p> <p>VRU (pedestrians and cyclists) facilities should be examined for access to the Creche and the Athgarvan Primary School to the west of the development. All new footpaths should be 2.0m in width.</p> <p>A Stage 2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p> <p>A Stage 3 Road Safety Audit should be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works prior to the occupation of the housing units. The implementation of the RSA recommendations shall be incorporated into the detailed design.</p> <p>A Construction Management Plan should be submitted before the works commence including any temporary access to the construction site and proposed haul routes to the site, this Plan shall be agreed with the Planning Authority.</p>	
Public Representatives			
Cllr. Mark Lynch	30/08/2018	<ul style="list-style-type: none"> • Can we alter the main public open space from the back of the estate to the front so it is not just for these homes and can be used by all the community? • Are bird boxes included on the homes as per development plan? • There is no sense of the actual look of the houses. Can red brick be considered as front facades. 	<ul style="list-style-type: none"> • The proposed location of the houses is guided by the existing built fabric and contours of the site, therefore the location of the proposed houses follows and ties in with the existing houses.

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

			<ul style="list-style-type: none"> • There were no bird boxes intended in the Part 8. However if conditions are set out to incorporate bird boxes Housing will incorporate into the contract documents for the construction and management of the proposed development. • Brick has been incorporated in the elevations of the houses for Part 8,. A sample of the brick will be approved by Council Officials during the construction stage.
Prescribed Bodies			
Irish Water, PO Box 6000 Dublin 1	26/09/2018 Late submission	<p>The Athgarvan pump station takes the greater Curragh area including towns of Suncroft, Cutbush, Brownstown, Blackrath and the Curragh Camp. This area is pumped via a number of foul pumping stations and pumping requires long rising mains and is leading to septicity. We have the Blackrath area noted on our Odour Control pilot programme for investigation.</p> <p>The Athgarvan pump station will likely require a capacity upgrade in line with the ULVRSS report. On initial assessment Irish Water feel the volume proposed will not trigger any downstream network upgrades not already catered for in the existing capital scheme. ULVRSS 2a & ULVRSS 2b. An assessment at connection application stage assessing the increase in flow rate can be modeled to clarify any possible impacts downstream ahead of the ULVRSS 2a.</p>	<p>The Housing Department notes this submission and will carry out a hydraulic assessment of the network capacity to determine the required capacity level of the new development and report its findings to Irish Water prior to making a Connection Agreement with Irish Water. The Housing Department acknowledges that the outcome of this agreement will determine the programme of delivery for this project.</p>

**Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.**

<p>Inland Fisheries Ireland 3044 Lake Drive, City west Business Campus, Dublin 24</p>	<p>31/08/2018</p>	<p>Network constraints currently exist in foul sewer leading to and at Tankardsgarden FPS itself and sewer onto Newhall FPS which pumps to Osberstown WWTP. ULVRSS Contract 2A Newbridge Eastern Interceptor Sewer will divert flows from Athgarvan away from these constraints. Irish Water recommends that a hydraulic assessment of network capacity may be required to determine level of new development that can be accommodated and could identify other upgrades that would deliver additional capacity prior to 2B completion. Otherwise phasing of developments may be required.</p> <p>Irish Water currently maintain this pump station but do not own it. All maintenance costs and upkeep to the site is an IW cost. There may be permission required from the current asset owner to connect and the Connection and Developer Services department can advise on this through a connection agreement with Irish Water prior to the commencement of the development.</p> <p>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>	
		<p>We have reviewed the application and associated documentation in respect of the above application and make the following observations;</p> <ul style="list-style-type: none"> • The proposed development is located in the catchment of The River Liffey. The River Liffey is exceptional among most rivers in the area in supporting Atlantic salmon (Salmo salar, listed under Annex II and V of the EU Habitats Directive) and Sea trout (Salmo trutta trutta) in addition to resident Brown trout (Salmo trutta) <p>populations. This highlights the sensitivity of local watercourses and the Liffey catchment in general.</p> <ul style="list-style-type: none"> • Comprehensive surface water management measures (GSDS study recommendations) must be implemented at 	<p>The Housing Department notes this submission and will include the mitigation measures proposed in the contract documents to be implemented during the construction phase.</p>

Appendix A: PART 8 –Proposed Social Housing at Mountain View, Blackrath and Athgarvan, Co. Kildare
Submissions Report prepared by Housing Capital.

		<p>the construction and operational stage to prevent any pollution of local surface waters. Precautions must be taken to ensure there is no entry of solids, during the connection of pipe-work, to the existing surface water system.</p> <ul style="list-style-type: none"> • Only clean uncontaminated surface waters must be allowed discharge to the ground and surface water system, both during construction and operation of the development. • It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development with no negative repercussions for quality of treatment, final effluent quality and the quality of receiving waters. Irish water has advised that upgrade works are required to facilitate further new connections. These works are to be completed in 2020. IFI would feel that no new connections from the development should take place until this upgrade is completed. • All discharges must be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010. 	
--	--	--	--

