



Deaton Lysaght
Architects

**PROPOSED RESIDENTIAL DEVELOPMENT
AT MOUNTAIN VIEW, ATHGARVAN, CO. KILDARE
FOR KILDARE CO. COUNCIL
PLANNING SUMMARY**

The existing residential estate of Mountain View is situated on an elevated site to the west of Athgarvan village, along the L-2032 road.

The existing single-storey houses are set back from the L-2032 by a wide asphalted area available for car-parking and which, however, is contiguous to the main carriageway. This presents serious concerns for road safety.

The proposed scheme comprises of 20 houses, on a site situated to the west of Mountain View. A new site entrance is to be constructed at the northeast corner of the Mountain View estate, giving access to the original estate, and also leading to a dedicated access road parallel to the L-2032. This dedicated access road will serve the proposed new houses, and also the existing houses facing onto the L-2032. The existing grass verge is to be removed, and kerb lines are to be re-aligned to provide for 12 no. dedicated car-parking spaces. The new dedicated access road will be separated from the L-2032 by a low-level wall with a fence over. Public lighting will be upgraded, and uncontrolled pedestrian crossings will be provided on the L-2032.

The current proposal is for 20 houses to be constructed on the site to the west of Mountain View, comprising the following house types;

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|-----------------|-----------|-----------------------------------|
| 1. House Type A | 3 houses | single-storey, 1-bedroomed houses |
| 2. House Type B | 2 houses | two-storey, 2-bedroomed houses |
| 3. House Type C | 12 houses | two-storey, 3-bedroomed houses |
| 4. House Type D | 1 house | single/two-storey house |
| 5. House Type E | 2 houses | single-storey, 1-bedroomed houses |

Each new house will have off-street car-parking for 2 cars, and there are also a number of visitors' car-parking spaces in appropriate locations. The houses will have private rear gardens, sized in accordance with planning regulations. The southwest corner of the overall site is proposed as a large public open space, laid out in accordance with a detailed landscape plan. The existing mature trees on the northwest boundary of the site are to be retained, and the new dedicated access road has been carefully routed to ensure that there is no disturbance to the root structure of these trees. The existing stone wall fronting onto the L-2032 is to be repaired as necessary, and the existing gateway is to be blocked up with a matching stone wall.

The effective site area for the Phase 1 development (excluding access road areas) is approximately 1.2 hectares, and within this space a total in excess of 0.47 hectares has been provided as public open space.

All houses are designed to comply with current Building Regulations, with A3 energy ratings. The houses will be highly-insulated and airtight with mechanical ventilation systems and will be heated using heat-pump technology and economical heating control systems.

The design of the houses uses similar external materials – flat concrete roof tiles, featured clay brickwork and plain plastered walls and aluminium windows – as the existing houses in Mountain View. However, the house design is more contemporary and varied, with a clear and crisp elevational treatment for each house, giving a fresh appearance, which is nevertheless complementary to the original houses.

While most houses have side passages and bin storage in the rear garden, there are two mid-terrace houses which will be provided with screened, secure bin-storage units in the walled front garden. Each house will also have a garden store in the rear garden to store fuel, garden tools, bikes etc. Each rear garden will fully comply with the relevant Development Plan standards for private open space.

In preparing this Application under Part 8 of the Planning and Development Act 2000, the Design Team have liaised with the appropriate Departments of Kildare County Council,(including Roads Design, Planning, Water Services, Environment, Fire Services, Environmental Health, and Community and Enterprise), to ascertain the requirements of each Department. We have incorporated these requirements into the details of this proposal.

DEATON LYSAGHT ARCHITECTS

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