



**vanDijk
Architects**

CASTLEFEN, CASTLESIZE, SALLINS,

CO. KILDARE

March 2018

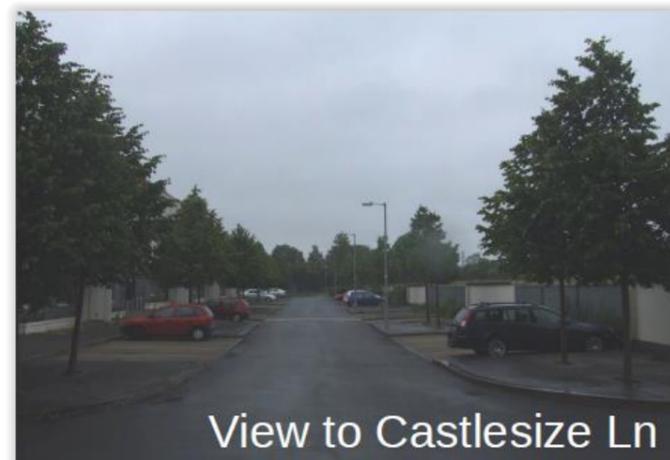
Planning & Design Statement

CONTENTS

1.0 INTRODUCTION		PAGE 1
2.0 HISTORY / SITE LOCATION		PAGE 2
3.0 PLANNING	ZONING	PAGE 4
	SPECIFIC OBJECTIVES	PAGE 5
	FLOOD RISK	PAGE 6
	HOUSING URBAN DESIGN	PAGE 7
	LOCATION & DENSITY	PAGE 7
	DESIGN & LAYOUT	PAGE 10
	OPEN SPACE	PAGE 11
4.0 DEVELOPMENT CONTROL PLAN		
	SALLINS LOCAL AREA PLAN	PAGE 13
	DENSITY, DESIGN & LAYOUT	PAGE 14
	HOUSING & COMMUNITY	PAGE 15
	SOCIAL NEEDS HOUSING	PAGE 16
5.0 HOUSING OBJECTIVES & PROCEDURES		PAGE 17
6.0 SCHEME DESIGN OVERVIEW		PAGE 18



View to The Willows



View to Castlesize Ln



Site view



1.0 Introduction

Site Location: Castlefen, Castlesize, Sallins, Co. Kildare

Site Area: 1.0090 hectare (2.493 Acres)

Current Use: Open grassland with roadway to the north-eastern boundary with a cul-de-sac perpendicular to this road, terminating close to the canal.

Zoning: Within the Town Development Plan 2012-2018 boundary zoning primarily zoned 'new Residential' with part of the site zoned 'existing residential and infill'.

Access: The estate to the west, Castlesize, is accessed off The Willows Road and Castlesize Avenue. To the North East of the site there is The Beeches residential estate which hosts a green amenity open space, pitch and play-ground.

1.2 The site comprises of a strip of land, widening at one end of the site, located in an established residential area resting between the Liffey Square development and the Castlefen development to the North of the Grand Canal. Currently the site is enclosed by a wall and rail fence to one side and post and rail fencing to the other. Access to the site will be via the R407, continuing through the Liffey Square residential development. The site, as with the surrounding residential developments benefits from its location at the edge of Sallins village which offers a range of retail, sports, social and educational amenities and offers excellent transport links to Dublin City. Sallins Railway station is located approximately 1.7 km from the subject site. The site is zoned as C7 residential in the Draft Sallins Local Area Plan 2016-2022. The proposed development consists of 29 new social housing dwellings.

Schedule of Accommodation

G1 - 1 Bed - 08 no.

G2 - 1 Bed - 01 no.

A1 - 2 Bed - 04 no.

B1 - 3 Bed - 08 no.

B2 - 3 Bed - 04 no.

B3 - 3 Bed - 04 no.

Total 29 units



Willows Development



Liffey Square Developments

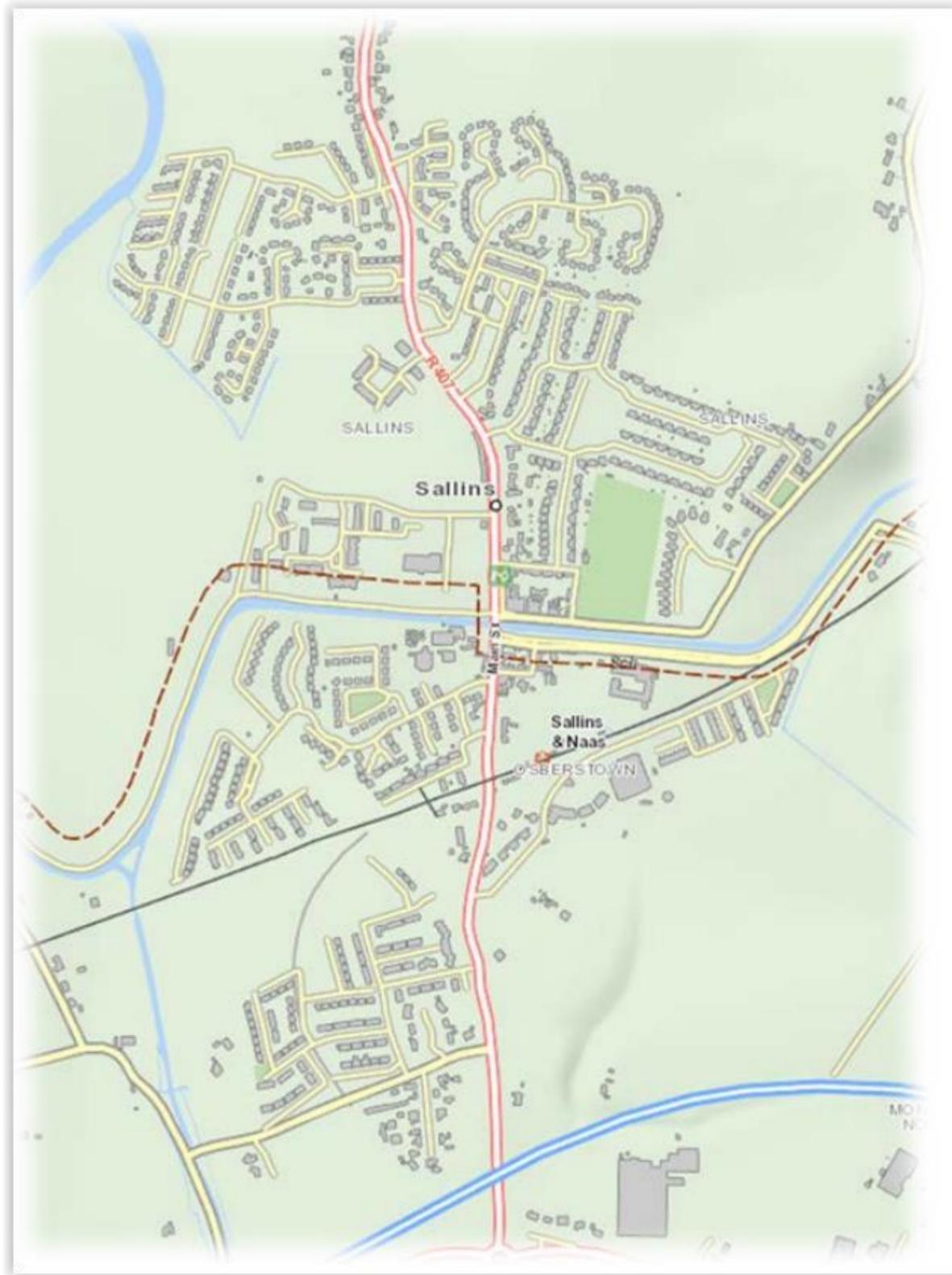
2.0 History/Site Location

Sallins falls within the outer commuter belt for Dublin offering further employment opportunities beyond the town itself. The site is located in a residential area to the north of Naas town centre in a location surrounded by established residential developments. The estate to the west, Castlesize, is accessed off The Willows Road and Castlesize Avenue. To the North East of the site there is The Beeches residential estate which hosts a green amenity open space, pitch and playground.



Within the Hinterland area there are a number of centres within the area of Kildare that have a range of shopping, non-retail services and, to differing degrees civic and community functions which render them Small Town Centres in the county context. This is consistent with their designations in the Settlement Strategy. Consequently, they are designated as Tier 1 Level 4 Small Town Centres in the County Retail Hierarchy and are Castledermot, Prosperous, Rathangan and Sallins. the towns of Kildare, Athy and Sallins have surplus capacity for residential development.

There is currently an informal pedestrian link through the hedge and chainlink fence to the Canal path midway along the site. There is a preliminary road lay out across the northern-western part of the site with a cul-de-sac road perpendicular to this terminating close to the site boundary with the Canal. In order to optimize the capacity of site, this indicative road layout will be revised. The site is generally level and a little lower than the surrounding residential estates. The ground cover is improved grassland with some hard-standing at the location of previously proposed internal roads. There are trees in the southern corner of the site adjoining St Dominic's Park.



3.0 History/Site Location

Geographically, the main residential areas in Sallins are concentrated to the east and west of the R407 Regional Road (Naas to Clane). Spatially, both natural and manmade features such as the River Liffey, the Grand Canal, the railway and more recently the M7 motorway, have all exerted an influence on the location of development within the town. Growth has mainly occurred in a north/south direction along a central axis off Main Street. More recent developments in Sallins have large scale private housing developments comprising a mix of units catering for a broad mix of occupants.

Of the working population in Sallins, 79% leave the town on a daily basis. Car based travel remains the most popular choice of transport, accounting for 67.1% of all journeys. Despite the presence of the inter-city/arrow service in the centre of town, only 13% are recorded as using public transport (bus and rail). 42% of all workers have a commuting time in excess of 30 minutes, demonstrating that much of the population work beyond the larger towns in the vicinity.

Based on its strategic location and accessibility by road and rail to the Dublin metropolitan area and the county town of Naas, the local economy in Sallins is mainly reliant on employment opportunities outside the town. Notwithstanding the close links with Naas, Sallins is an individual town with its own specific needs and identity. It is important therefore that future zonings prevent the coalescence of the two towns and create reinforces a sense of place. Equally the LAP should maximise opportunities for growth in local employment and start up investment. There are opportunities for Sallins to harness its strategic location to both deliver and provide for a level of investment sufficient to cater for the needs of the town and the immediate hinterland.

Sallins has a wealth of natural amenities including the Grand Canal and River Liffey, each capable of sustaining a wide range of recreational and tourist activities. The Canal is an important amenity for walkers and cyclists and there are a number of recognised routes along the line of the Canal, including Sallins to Naas (via the Leinster Aqueduct), Sallins to Digby Bridge, Hazelhatch to Sallins and finally Sallins to Robertstown. Long stretches of the Canal are used for fishing, including angling competitions. The Canal remains active for leisure and amenity purposes, as barges/houseboats continue to use the water with routes from Ardclough (Henry Bridge) in the north of the county and from Sallins to Healy's Bridge (close to Robertstown). The recently constructed house boat mooring facility and walkway has added vibrancy to the area and provided Sallins with a quality facility in the heart of the town.

Table 3.4
Development Capacity in Kildare

Housing Capacity	Year of Plan	Quantum of Undeveloped Zoned Land 2015 (Ha)	Core Strategy Allocation 2016-2023	Potential Units Deliverable 2015**	2016-2023 Capacity Deficit (units)***	2016-2023 Capacity Surplus (units)***	Units Granted / Not Built
Naas & Environs	2011	165.78	4,842	4,626	216		1,072
Maynooth****	2013	70	3,542	2,385	1,157		862
Leixlip	2010	63	3,315	2,209	1,106		68
Newbridge	2013	108	3,770	3,133	637		739
Celbridge	2010	83	3,250	2,681	569		145
Kilcock**	2015	57	1,300	1,577		277	651
Kildare	2012	134	1,527	3,554		2,027	1,013
Monasterevin	2016	26	845	576	269		207
Kilcullen	2014	36	812	798	14		151
Athy	2012	105	1,560	1,896		336	678
Clane	2009	45	780	823		43	331
Prosperous	CDP	24	325	467		142	27
Rathangan	CDP	24.2	292	486		194	140
Sallins	2016	33.5	617	1,123		506	153
Athgarvan	CDP	15	228	301		73	39
Castledermot	CDP	14.5	162	274		112	135
Derrinturn	CDP	17.4	195	301		106	148
Kill	CDP	28	423	603		180	355
Johnstown, Straffan, Ballymore-Eustace, Allenwood, Johnstownbridge, Coill Dubh /Coolearagh, Kilmeague, Caragh, Kildangan, Suncroft, Robertstown, Ballitore, Crookstown/Moone /Timolin (See Table 2.3 of Vol. 2 Section 2 for zoning)	CDP	See Village Plans	1,202	1,184			611
Blessington Environs	CDP	26.2	325	309			
Rural Settlements	CDP		423	402			
Rural Nodes	CDP		155	155			
Rural Dwellers	CDP		2,600	2,474			
Total			32,497	33,011	3,968	3,996	7,525
Net Capacity 2016-2023				32,558			

4.0 Planning - Zoning

4.1 SUB-REGIONAL PLANNING CONTEXT: KILDARE COUNTY DEVELOPMENT PLAN 2017-2023 – The sub-regional planning context is provided by way of the Kildare County Development Plan 2017 – 2023. The Plan was adopted at the Council meeting of 1st February 2017. The Local Government Reform Act 2014 also established a Municipal District system of local administration.

4.2 Within the adopted development plan, Naas is outlined as a ‘Large Growth Town’ which means that it plays an important role in servicing the residents within the town but also the hinterland areas. Large Growth Towns I (potential population of up to 50,000) and large Growth Towns II (15,000- 30,000) are designated to act as important self sustaining regional economic drivers, accommodating significant new investment in transport, housing, economic and commercial activity, while capitalising on international connectivity and high quality connections to Dublin City Centre. They also have a key role in supporting and servicing a wider local economy.

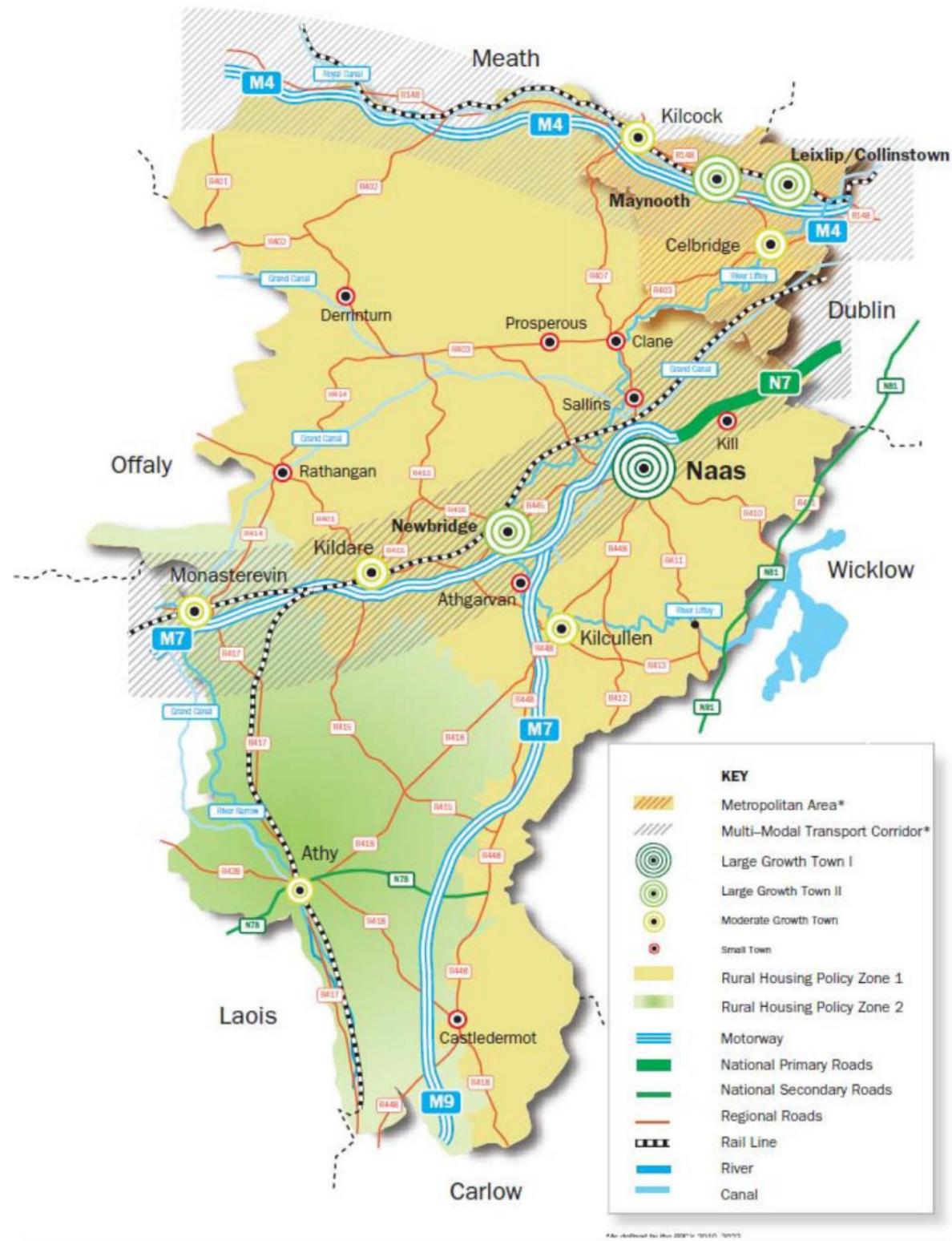
Settlement Category	Designated Settlement
Large Growth Town I	Naas
Large Growth Town II	Maynooth, Leixlip (including Collinstown) & Newbridge
Moderate Growth Towns	Metropolitan Area Celbridge & Kilcock Hinterland Area Athy, Kildare, Monasterevin & Kilcullen

Table 2.2 of draft KCDP 2017 – Settlement Hierarchy and Typology County Kildare

4.3 The draft KCDP 2017 outlines that the preferred development strategy [informed by the Regional Planning Guidelines] is based on” building strong urban centres while protecting the rural hinterlands. The focus is on achieving: critical mass in the Metropolitan urban areas (Maynooth, Leixlip, Celbridge, Kilcock) and in key towns and villages in the Hinterland (Naas, Newbridge, Athy, Kildare, Monasterevin and Kilcullen)” [draft KCDP 2017:32]; Therefore new residential schemes should be accommodated within these towns in order to fulfil the preferred strategy as set out in the draft KCDP 2017.

4.4 In terms of population growth, it is a requirement of the RPGs that a minimum of 35% of overall growth is directed into the Metropolitan area (Maynooth, Celbridge, Leixlip and Kilcock) and the remaining 65% to the Hinterland area. Of the proportion allocated to the Hinterland, a minimum of 60% of the allocation is to be directed to the main urban centres (Naas, Newbridge, Kildare, Monasterevin, Athy and Kilcullen) with the remaining 40% to small towns/villages and the rural countryside. Table 3.4 outlines in greater detail the relation to the housing requirements for key areas within Kildare between now and 2023.

Map 2.6: Core Strategy Map



4.0 Planning - Specific Objectives

4.5 Kildare is one of the fastest growing counties in Ireland. It contains many vibrant towns including Maynooth, Leixlip, Celbridge and Kilcock within the north east and the strong growth cluster of Naas, Newbridge and Kilcullen within the centre of the county. The greatest growth in population in the County's urban areas was in Newbridge with an increase in population of 4,519 persons, followed by Celbridge (2,275), Maynooth (1,795), Clane (1,734), Sallins (1,477) and Kilcock (1,433).

Within the Hinterland area the towns of Kildare, Athy and Sallins have surplus capacity for residential development. Strategic policies to control phasing of land are set out in the Kildare LAP and a similar approach can be adopted for the forthcoming Athy LAP to ensure compliance with the provisions of the Settlement Strategy. The Sallins LAP was adopted on 9th March 2016 and is the subject of a draft Ministerial Direction pursuant to Section 31 of the Planning and Development Act 2000 (as amended) in relation to the zoning of land.

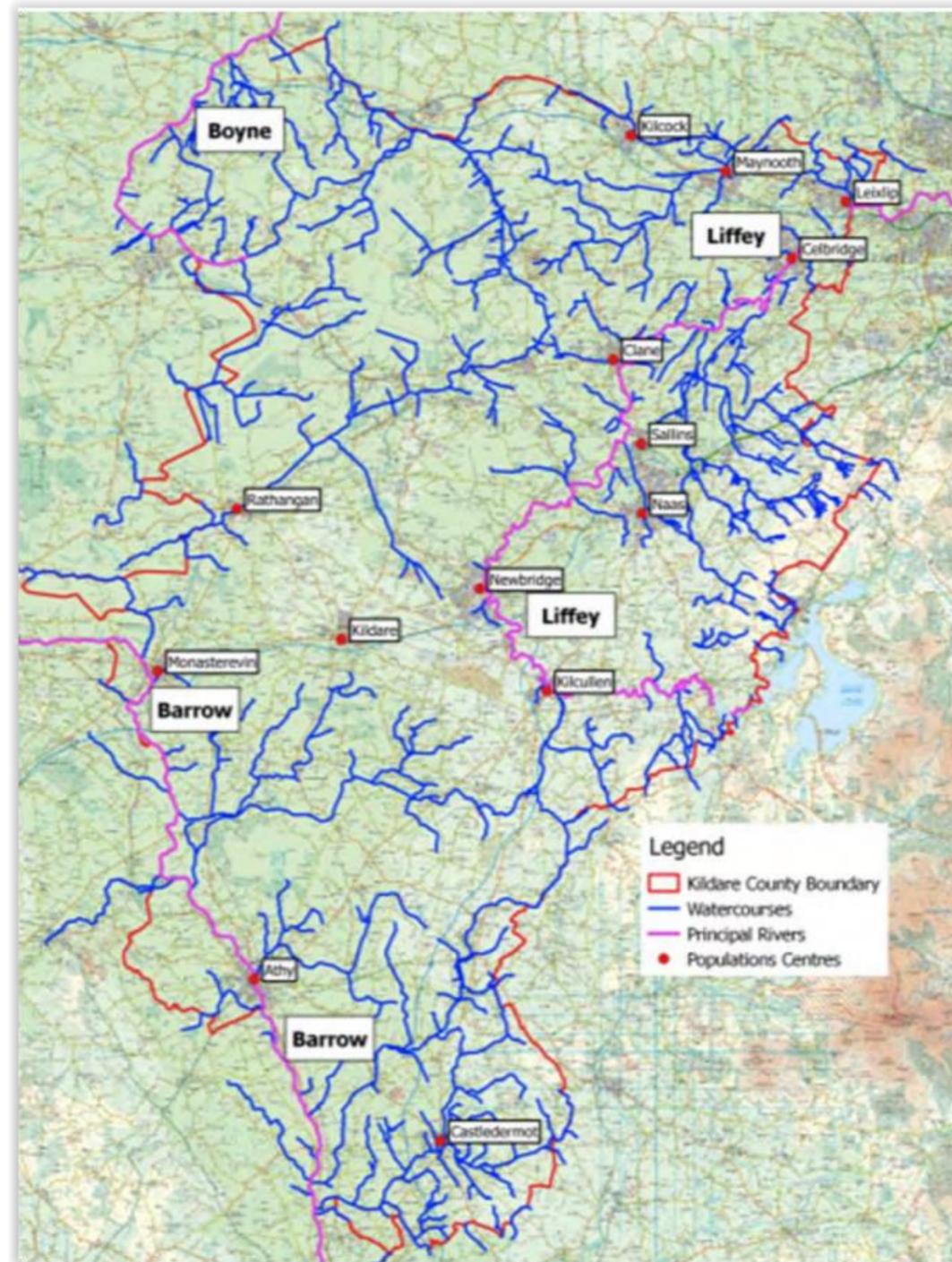
Growth in population has occurred within and around the central towns of Naas, Newbridge, Kildare, Clane and Kilcullen, resulting in a dense pattern of growth along the M7 and M9 motorways. Significant pockets of population growth have also occurred in the north of the county. Populations more than doubled in the rural hinterlands of urban centres like Athy, Naas, Newbridge, Clane and Kilcock and the village of Caragh. While the Athy area experienced significant population increase, the majority of the south of the county experienced lower levels of growth.

A total of 17,837 dwellings were built in Kildare between 2006 and 2011, with most of these dwellings constructed in the 2006 – 2009 period. The Maynooth MD accommodated the highest proportion of these dwellings (30%), followed by Athy MD (24%), Kildare – Newbridge (23%), Naas (20%) and Celbridge – Leixlip (3%).

4.0 Planning—Flood Risks

The EU Floods Directive and the 2004 National Flood Policy Review Report are driving forces behind flood management in Ireland. The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) address the flood risk management and the planning system. A Strategic Flood Risk Assessment (SFRA) of the county has been prepared to support the Strategic Environmental Assessment of the County Development Plan. The site lies outside the flood risk zone associated with the river Barrow as indicated on the OPW flood risk maps.

Within Sallins flood relief works are intended to be carried out including the construction of new culverts and outfall structure at the Grand Canal, channel deepening/widening, raising of bank levels and scour protection works to prevent erosion .



5.0 Compliance with Planning

It is the policy of the Council to:

HS 1: *Implement the Housing Strategy 2017-2023 (and any superseding Housing Strategy agreed by the Council) and to carry out a review of the Housing Strategy following adoption of the Regional Spatial and Economic Strategy. Where this review outlines that new or revised housing needs have been identified since the adoption of the county Development Plan, the Council will take appropriate steps to adjust the Housing Strategy.*

The Housing Department has had regard to the Housing Strategy 2017-2023 in preparing this Part 8 for the proposed development of 29 housing units at Sallins Court, Naas.

HSO 1: *Secure the implementation of the Housing Strategy 2017 – 2023*

The Housing Department has had regard to the Housing Strategy 2017-2023 in preparing this Part 8 for the proposed development of 29 housing units at Sallins Court, Naas.

HSO 2: *Apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use, or for a mixture of residential and other uses.*

Part V does not apply to this site as the proposed development is for the provision of social housing.

HSO 3: *Increase the stock of social housing within the county in order to meet the long term housing needs of those households on the local authority housing list.*

The proposed development is for 29 social housing units. The Kildare County Development Plan confirms the growth strategy for Sallins it sets a target of 617 new dwellings between 2016 - 2025. The proposed development of 29 no. units sits within the overall housing output target for Sallins.

HSO 5: *Build and support the delivery of new housing appropriate to the needs of the county in terms of the demand for social housing, the needs of older people, homeless people, students, people with disabilities, and the Traveller community.*

In developing this Part 8 proposal the Housing Department has had regard to the demand for social housing in the Kildare Municipal District area which includes older people, homeless people, people with disabilities, and the Traveller community.

HSO 7: *Work in partnership with statutory and voluntary agencies in assessing and addressing the needs and requirements of individuals for housing in Kildare.*

Kildare County Council Housing Department works in partnership with statutory and voluntary agencies in assessing and addressing the needs and requirements of individuals for housing in Kildare.

HSO 8: *Ensure that appropriate mix of housing is provided in each residential development.*

The Housing Department has had regard to the social housing list in the Naas town area in establishing the mix of housing appropriate to the site.

The Housing Department has had regard to the Housing Strategy 2017-2023 in preparing this Part 8 for the proposed development of 29 housing units at Sallins Court, Naas.

Objectives: Housing Urban Design

It is an objective of the Council to:

HDO1: *To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).*

The project has been developed taking into account DoEHLG's Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).

HDO2 *The ensure that residential development provides an integrated and balanced approach to movement, place making and streetscape design in accordance with the requirements for the Design Manual for Urban Roads and Streets, DEHLG (2013).*

The project has been developed taking into account the DoEHLG's Design Manual for Urban Roads and Streets (2013).

HDO 3 *Encourage appropriate design and densities for new residential development while recognising the need to protect existing residential communities and the established character of the area. Where appropriate, local area plans may incorporate additional guidance in the form of design briefs for important, sensitive or larger development sites.*

The proposed development has a density of 29 units per hectare. Sallins is identified as a small town within the Kildare Development plan. The Kildare County Development Plan recommends densities of above 15-20 units per hectare. Our proposed development falls above this at 29 units per hectare.

Location and Density

It is the policy of the Council to:

LD1: Promote residential densities appropriate to its location and surrounding context.

Refer to the response to objectives HDO 2 and HDO 3.

Objectives: Location and Design

It is the objective of the Council to:

LDO1: Ensure that the density of residential development maximises the value of existing and planned physical and social infrastructure and makes efficient use of zoned lands in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, (DEHLG)2009).

Refer to the response to objectives HCO 2 and HDO 3 above. The subject site is located on an infill site. The subject site is located at the outer edge of a small town with a density range of 15-20 dwellings per hectare. The density of the proposed development at 15 units per hectare takes into account the overall site constraints which include the existing boundaries, retention of existing green space.

In addition a Social Infrastructure Audit has been included with the Part 8 documents.

Mix of Dwelling Types

It is the policy of the Council to:

MD1: Ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual to support a variety of household types.

The development as proposed has a mixture of one, two and three bedroom units. A table of unit sizes is set out below. The quantity of each of the units has been established based on the current social housing demand for Sallins. The unit sizes have been designed in accordance with the minimum standards set out in the Kildare Development Plan. The County Development Plan minimum house size requirements are also detailed for reference purposes as they conflict with those in the Naas Town Development Plan. In any case, the proposed units exceed the minimum requirements set out in the Town Development Plan and the County Development Plan with the 2 and 3 bed units particularly generous in comparison to the minimum standards.

Unit Type	TDP Area Requirement	CDP Area Requirement	Area of Proposed Unit	Universal
1 bed	55sqm	55sqm	56sqm	68sqm
2 bed	75sqm	85sqm	88sqm	88sqm
3 bed	90sqm	100sqm	101-109sqm	119sqm

Objective: Mix of Dwelling Types

It is the objective of the Council to:

MDO1: Require that new residential developments provide for a wide variety of housing types, sizes and tenures.

The development as proposed has a mixture of one, two and three bedroom units in single and two store format. The quantity of each of the units has been established based on the current social housing demand for the Sallins Area.

The proposed housing mix is as follow:

9 no. one bed, single storey houses

4 no. two bed, two storey houses

16 no. three bed, two storey houses

MDO2: Specify target housing mixes, as appropriate, for certain site and settlements as part of the Local Area Plan, Small Town Plan or Settlement Plan processes.

Refer to the response to objective MDO 1 above.

MDO3: Require that applications for residential or mixed use development with a residential element are accompanied by a Statement of Housing Mix, in accordance with Table 17.3 to address the mix of dwelling types proposed. The Statement of Housing Mix should demonstrate a need for such accommodation, based on local demand and the demographic profile in the area.

No Housing mix identified for Sallins but the nearby town of Naas.

4.7 Specific Needs Housing

It is the policy of the Council to:

SN1: Seek to ensure that groups with special housing needs, such as the elderly, people with disabilities, the homeless, those in need of emergency accommodation and Travellers are accommodated in a way suitable to their specific needs.

The design of the house types in this scheme takes into account the principles of universal design. The proposed unit sizes exceed the minimum requirements set out in the County Development Plan. There are 1 x 1 bed and 4 x 3 bed universal houses. All of the addition 8 bungalow 1 beds are intended for elderly tenants or persons with a disability who can live independently or semi-independently.

SN2: Support the provision of accommodation for older people in established residential and mixed use areas that offer a choice and mix of accommodation types to older people for independent, living semi independently and assisted living.

There are 9 no. one bed single storey dwellings provided in four pairs of semi detached houses and one detached house. These are intended for elderly tenants or persons with a disability who can live independently or semi-independently. These units are distributed through the scheme so as to be surrounded by a mix of family houses to integrate them within the community.

SN3: Implement the Draft Kildare County Traveller Accommodation Programme 2014-2018 (and any superseding programmes agreed by the Council) in accordingly with the principles of proper planning and sustainable development.

The provision of social housing in the proposed development is for all sections of the community on the Kildare County Council social housing list including members of the Traveller community.

SN4 Provide for the sub division of large houses or amalgamation of smaller houses within established areas for the purpose of providing semi-independent or nursing home accommodation. Such development should be subject to the normal development management standards set out in Chapter 17 of this Plan.

Not applicable as 'large' houses are not proposed.

SN5: Identify locations in Local Area Plans, Small Town Plans or Settlement Plans to cater for the needs of the elderly and promote co-location of other facilities where appropriate.

The subject site is not identified for this purpose in the Kildare Development Plan (2011 - 2017).

SN6: Facilitate the development of appropriately located and designed student accommodation to allow Maynooth University to continue to develop as a national and international centre for education and research.

Not applicable as this is not related to Maynooth University.

SN7: Ensure that Traveller accommodation is located in proximity to key services including education, community health, recreation and public transport facilities.

Not applicable as this is not Traveller specific accommodation.

SN8: Provide longer term sustainable Traveller accommodation development, while ensuring proper provision of infrastructure for all accommodation including halting sites.

Not applicable as this is not Traveller specific accommodation.

SN9: Facilitate the provision of purpose built standalone dwellings within mixed schemes for people with special needs in conjunction with voluntary groups and other agencies.

There are 4 x 3 bed universal houses which are intended to facilitate families who have a member with disabilities.

SN10: Facilitate the provision of accommodation close to key services and public transport facilities that are appropriate to the needs of persons with disabilities in conjunction with the HSE, voluntary bodies and the private sector.

The site is located near shops, schools, the hospital and primary health care centre and have good links to Naas Town for ease of access to public transport and other services.

Objectives: Design and Layout

It is the objective of the Council to:

DLO1: Create high quality living environments for residents in terms of individual dwelling units and the overall layout, design and function of the developments through the implementation of the standards set out in Chapter 17 Development Management Standards and the principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the companion Urban Design Manual – A Best Practice Guide (2009) and the Design Standards for New Apartments Guidelines for Planning Authorities (2015).

The Architect lead team appointed to this project have a high level of experience in the successful delivery of various housing schemes to a high level of architectural standards. The scheme adopts the above objective to deliver a scheme of high standard with a mixture of house type, size and forms whilst being cognisant of the immediate environment. The proposed development complies with the standards set out in Chapter 17 - Development Management Standards of the County Development Plan (2017 – 2023) and the principles set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the companion Urban Design Manual – A Best Practice Guide (2009). No apartments are proposed as part of this development.

DLO2: Promote new residential developments and take account of energy efficient and renewable energy opportunities.

The proposed housing units have been designed to achieve Building Regulations Part L compliance with an A3 energy rating. 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. The solar panels have been provided in accordance with best practice and to satisfy the objective of the Kildare County Development Plan in relation to Energy Performance of Buildings. Although the solar panels are identified on the plans, it may be a case that the form and type of sustainable energy technology provided on site may change during construction, such that any alternative is at a minimum equal to the Building Energy Rating achieved by the solar panels and the proposal would not adversely impact or materially alter the external appearance of the buildings.

DLO3: Support dwellings that are designed to be sufficiently adaptable to enable people to live comfortably through different stages of their lives and changing household needs.

The proposed development has a varied housing mix and type which will promote sustainable communities by providing appropriate housing for a variety of ages and family formations allowing transition from one house type to another within the same community. The proposed unit sizes exceed the minimum requirements set out in the County Development Plan allowing for greater flexibility. Individual housing units are designed to current Building Regulations Part M. Single storey units are provided and are intended for elderly tenants or persons with a disability who can live independently or semi-independently.

DLO4: Promote the carrying out of basic habitat assessments to inform the design of new developments in order to ensure that proposals for development integrate the protection and enhancement of green infrastructure, biodiversity and landscape features (including trees and hedgerows) where possible and minimise adverse impacts on existing habitats (whether designated or not), by including mitigation and/or compensation measures, as appropriate.

A comprehensive tree survey was undertaken on site and is included in the Part 8 documentation. An Arboriculture 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. Unfortunately, upon investigation it was noted that a significant number of trees and hedgerows were in either poor condition or of low ecological and amenity value and accordingly are being removed as part of the development proposal. Other trees, deemed to be of significant value, have been retained and comprise an integral element of the design proposal and concept along with supplementary planting.

An Appropriate Assessment screening report was prepared in connection with this application and is included in the Part 8 documentation. 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.

DLO5: Develop typologies for adaptable housing types that meet the life cycle needs of communities having regard to CSO social-demographic data.

Refer to the response to objective DLO3 above.

Private and Semi Private Open Space

It is the policy of the Council to:

OS1: Ensure that all dwelling unit have access to high quality, functional private open space that is carefully integrated into the design of new residential developments:

High quality, functional private open space has been provided in compliance with the standards set out in Chapter 17 - Development Management Standards, Table 17.5 of the County Development Plan (2017-2023) and Table 13.4 of the Naas Town Development Plan. In most instances, the area of private open space significantly exceeds the minimum requirements.

Unit Type	TDP OS Requirement	Range of OS Area Provided
1 bed	48sqm	93 - 108sqm
2 bed	55sqm	55 – 165sqm
3 bed	60sqm	60 – 108sqm
4 bed	75sqm	76 – 157sqm

Objectives: Private and Semi Private Open Space

It is the objective of the Council to:

OSO1: Ensure that all private open spaces for dwellings, apartments and duplexes are designed in accordance with the standards set out in the Guidelines for Planning Authorities on Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and the companion Urban Design Manual – A Best Practice Guide (2009).

Public Open Space

It is the policy of the Council to:

PS1: Ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that enhances the visual character and identify the amenity of the area.

The site area of the proposed development is 1.0081 hectares. The proposed public open space will be a total of 0.20 hectares which is 20% of the site area. There are two main public open spaces linked by pedestrian pathways to create a green network and to connecting to the existing residential area to the northeast. Public open space is strategically located and naturally overlooked in so far as possible and is designed and located to avail of existing trees and hedgerows. Mature trees within the hedgerows will be retained within the scheme to give an instant maturity to the scheme.

Objectives: Public Open Space

It is the objective of the Council to:

PSO1 Ensure that public and semi private open space in new residential development complies with the quantitative and qualitative standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and in Chapter 17 of this Plan,

The quantity and quality of public and semi-private open space in the proposed residential development complies with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and in Chapter 17 of the County Development Plan (2017 - 2023).

PSO2: Ensure that there is a clear definition between public, semi private and private open space and that all public and semi private open spaces benefit from passive surveillance from residential development.

The proposed development provides a clear definition between public, semi-private and private open space and the proposed housing is orientated and designed to provide good quality passive surveillance.



Draft Sallins Local Area Plan
 2016-2022
 Material Alterations

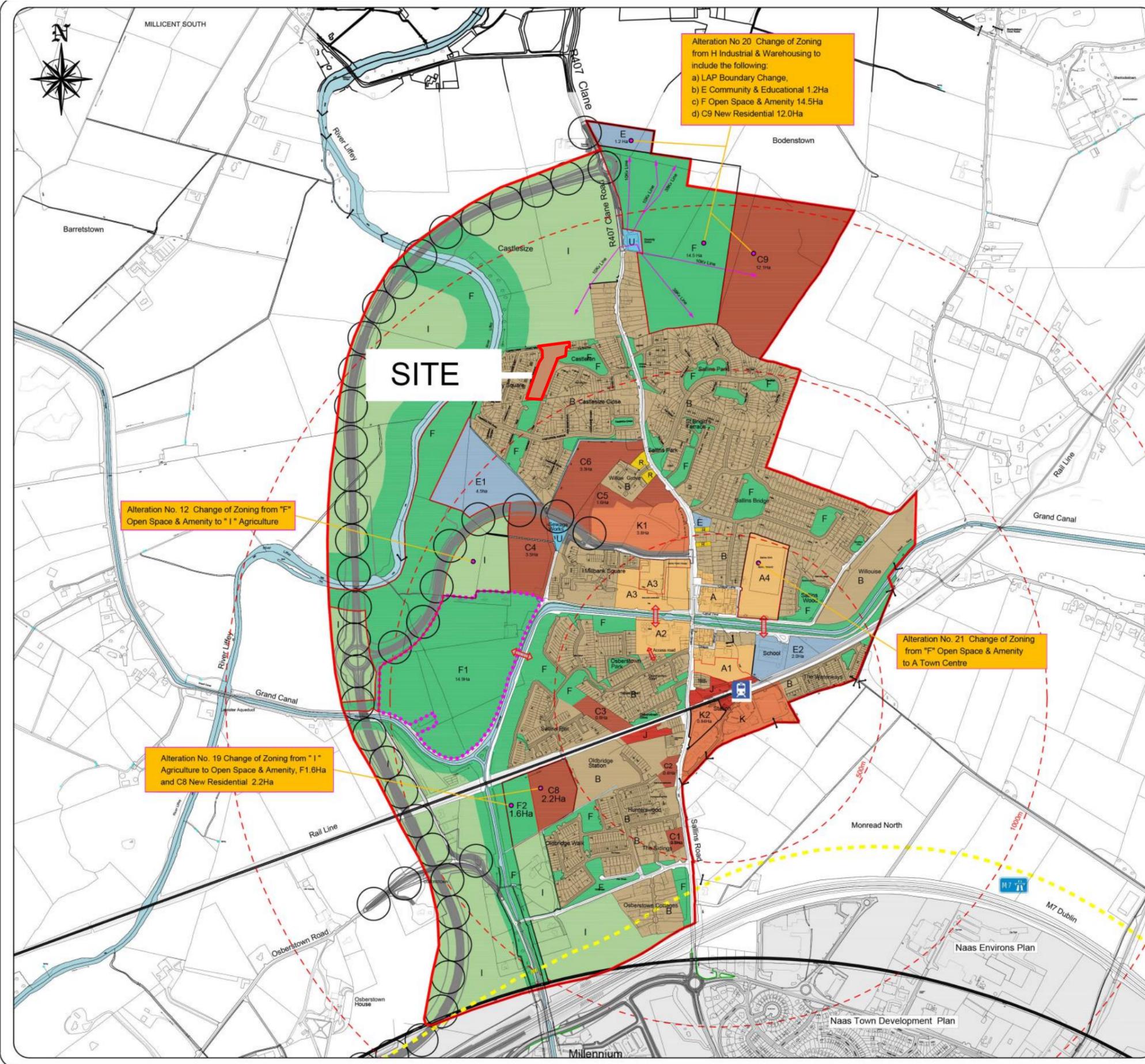
Legend :

- Local Area Plan Boundary
- A: Town Centre
- B: Existing Residential & Infill
- C: New Residential
- E: Community & Educational
- F: Open Space & Amenity
- I: Agriculture
- J: Transport & Utilities
- K: Commercial & Residential
- R: Retail & Commercial
- U: Utilities & Services
- Rivers, Canal & Lakes
- Setback from the M7 Motorway
- 500m Intervals from Train Station
- Powerlines
- Train Station
- Motorway
- Pedestrian / Cyclist Bridge / Access route
- Town Park Objective
- Proposed Sallins Bypass (Refer to Map 2)
- Material Alterations No.12, 19, 20, and 21

Land Use Zoning Objective Map

Scale : N.T.S	Map Ref : 1
Date: November 2015 (Revision 30-11-2015)	Drawing No: 200/14/669
© Ordnance Survey Ireland. All rights reserved. Licence No.: 2004/07CCMA (Kildare County Council)	Drawn By : M.H/BR

This drawing is to be read in conjunction with the written statement and objectives map



SITE

Alteration No 20 Change of Zoning from H Industrial & Warehousing to include the following:
 a) LAP Boundary Change,
 b) E Community & Educational 1.2Ha
 c) F Open Space & Amenity 14.5Ha
 d) C9 New Residential 12.0Ha

Alteration No. 12 Change of Zoning from "F" Open Space & Amenity to "I" Agriculture

Alteration No. 19 Change of Zoning from "I" Agriculture to Open Space & Amenity, F1.6Ha and C8 New Residential 2.2Ha

Alteration No. 21 Change of Zoning from "F" Open Space & Amenity to A Town Centre

Housing Objectives

It is an objective of the Council:

Objective HO1: *To secure the implementation of the Kildare Local Authorities Housing Strategy 2011–201.*

The Development as proposed takes account of the Kildare County Council Housing Strategy

Objective HO2: *To provide adequate accommodation for Travellers in accordance with the Kildare Local Authorities Traveller Accommodation Programme*

The provision of social housing in the proposed development is for all sections of the community on the Kildare County Council social housing list including members of the Traveller community.

Objective HO3: *To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure to cater for the needs of the entire population and facilitate the creation of balanced communities.*

Following a procurement process, an Architect Lead Design Team was appointed for the design of this project. The team have a high level of experience in the successful delivery of various housing schemes to a high level of architectural and urban design standards. The scheme adopts the above objective to deliver a scheme of high standard with a mixture of house type, size and facade finishes whilst being cognisant of the immediate environment. A Planning Design Statement is included with the Part 8 documents.

Statutory Procedures

The proposed scheme was advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Leinster Leader on the 11th April 2017. Notices were placed and maintained on site. Details of the ad and notice contained the following

Plans and particulars of the proposed scheme were available for inspection in Áras Chill Dara during normal opening hours during the six-week period from 15th January 2018 until 26th January 2018 (both dates inclusive) Written public submissions were invited up to 4:00pm on 16th February 2018.

Site layout:

The site layout is designed to maintain the open landscaped. A new natural children's play area is also located in this open space for the benefit of the future residents and residents of adjoining estates and the surrounding area. A smaller linear strip of open space is also retained to the south of the site alongside the existing boundary to the open space associated with Castlesize.

Orientation:

The majority of the houses have either south, west or east facing rear gardens. The bungalows of 9 houses located overlooking the public open space have north facing gardens. This orientation is formed by the reinforcing of the street line set out by the neighbouring bungalows and thus strengthening the urban edge in the development.

Parking:

The all of the car parking will be on street car parking with specific universal accessible space located directly opposite the appropriate dwelling house. (2 spaces allocated for each house) A disabled parking space has been provided with each of the 5 houses which have disabled accessible accommodation. Additional visitor parking is provided.

Landscape:

Where possible, healthy, hedgerow and trees will be retained, and along the southern boundary trimmed to 1.4 meters height. A full landscape proposal for the entire site accompanies this application.

Road layout:

The road layout is designed to provide natural traffic calming by proposing a stop sign at the junction between The Willows and Castlesize Lane.

Housing Layout:

The positioning of the houses on site has been carefully considered to ensure optimal orientation and compliant separation distances between houses and with adjoining properties and that each house has a private open space which complies with or exceeds minimum standards. Most of the dwelling comply with the separation distances between houses back to back at first floor level comply with or exceed the minimum of 22 meters.

Given the form and shape of the site it is not possible to provide 22metres separation between the rear elevations of all the house types, for this reason 4 of the proposed universally accessible units along the East of the site have single aspect first floor. The design allows for translucent windows at first floor level in these units, which allows light to penetrate the dwelling but restrict views to the neighbours opposite. This increases the privacy the nearby houses and gardens, whilst also giving fenestration to the rear return of the dwellings.

The disabled accessible bungalow No. 9, is located directly in front of this pedestrian route with its living room window facing towards the pedestrian route thus enhancing passive surveillance and pedestrian safety.

Boundary Treatment:

Details of all site boundaries are shown on the site plan. Existing boundary walls will remain intact.

A full topographical survey of the site was undertaken and the proposed site levels are generally retained as close as possible to existing levels, this allows use of the existing road network on either side of the proposed development.

Services:

The development will link into existing water supply, waste water and electrical services.

Site Construction Access:

At the request of the Council it is proposed to form a temporary dedicated site construction access via the Clane Road for the duration of the project. This has to be confirmed as a feasible option by the consulting engineers. On completion of the development, the pedestrian access will be reinstated, landscaped and reopened. This temporary arrangement will permit vehicles to access the site in one direction only at any one time as it will be 6 meters wide and so will require the services of a banks man. It is anticipated that this dedicated route will accommodate approximately 95% of site traffic directly on to the site. Delivery times can be arranged so that they do not coincide with peak traffic times. It has to be confirmed by the consulting engineers that there is adequate road capacity to serve the estate through the existing road network.

Unit Mix and Typology

A total of 29 houses are proposed. All are 2 storey except for 9 bungalows.

The unit mix is as per the following:

Plot No.	House Type	No. of Beds
1	House Type G1	1 Bed
2	House Type G1	1 Bed
3	House Type G1	1 Bed
4	House Type G1	1 Bed
5	House Type G1	1 Bed
6	House Type G1	1 Bed
7	House Type G1	1 Bed
8	House Type G1	1 Bed
9	House Type G2	1 Bed
10	House Type A1	2 Bed
11	House Type B1	3 Bed
12	House Type B1	3 Bed
13	House Type B1	3 Bed
14	House Type B1	3 Bed
15	House Type A1	2 Bed
16	House Type B3	3 Bed
17	House Type B3	3 Bed
18	House Type B3	3 Bed
19	House Type B3	3 Bed
20	House Type B2	3 Bed
21	House Type B2	3 Bed
22	House Type B2	3 Bed
23	House Type B2	3 Bed
24	House Type A1	2 Bed
25	House Type B1	3 Bed
26	House Type B1	3 Bed
27	House Type B1	3 Bed
28	House Type B1	3 Bed
29	House Type A1	2 Bed



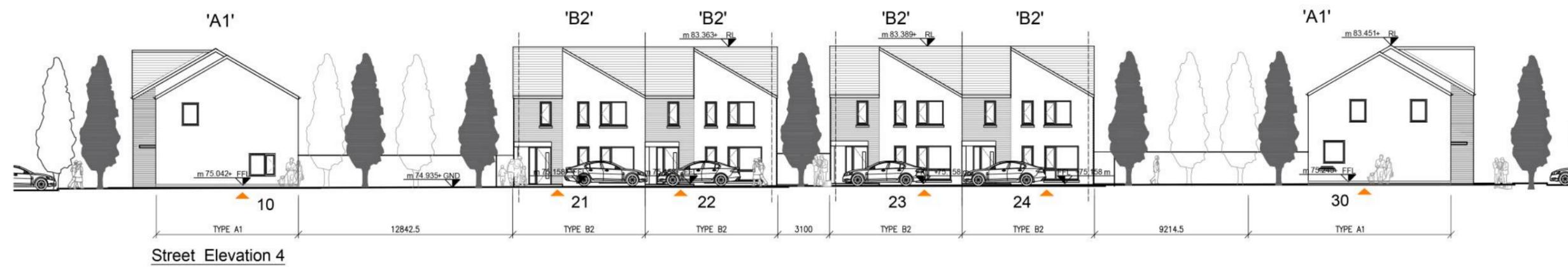
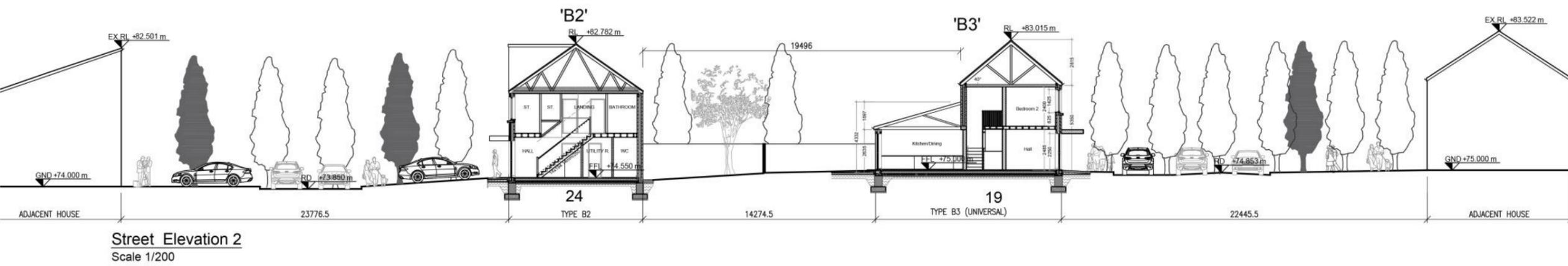
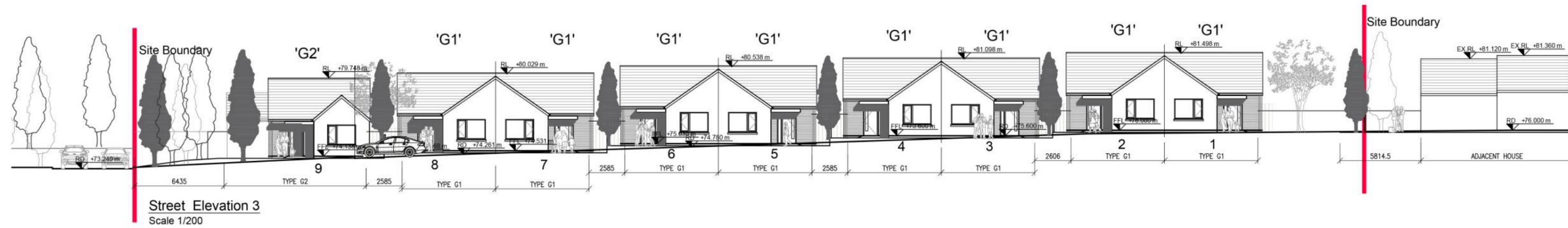
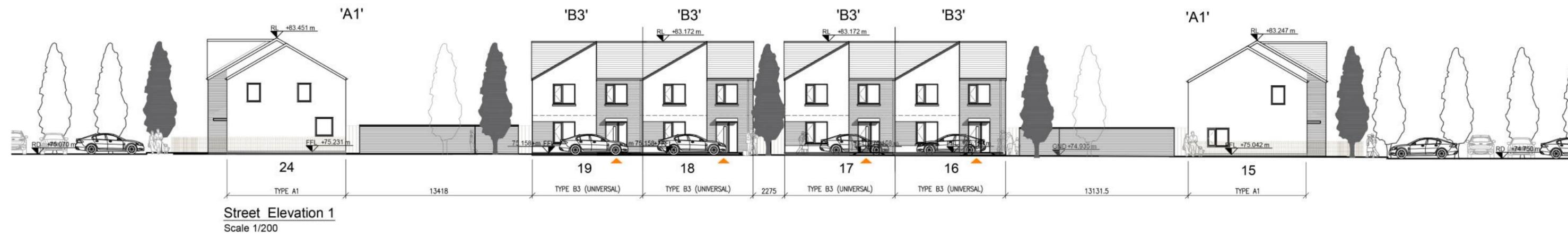
Site Plan
Scale 1:500

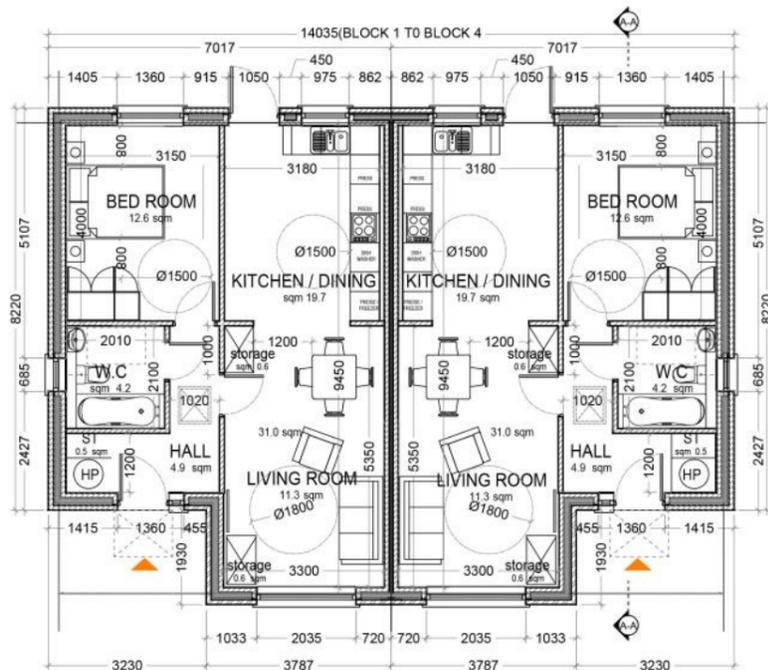
Schedule of Accommodation

G1-1 Bedroom	- 08 No.
G2-1 Bedroom (Universal)	- 01 No.
A1-2 Bedroom	- 04 No.
B1-3 Bedroom	- 08 No.
B2-3 Bedroom	- 04 No.
B3-3 Bedroom (Universal)	- 04 No.

Schedule of Accommodation

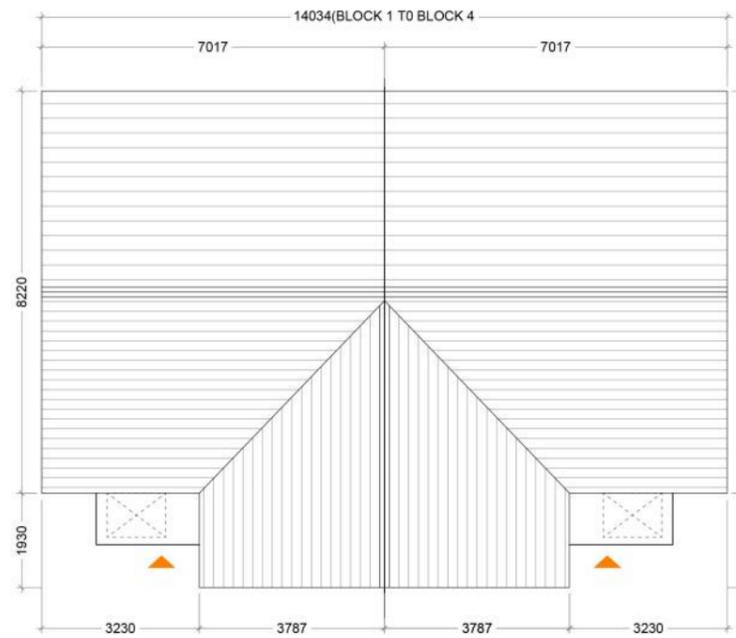
- Existing Site Boundary
- Existing Parking Bay Boundary
- 4no. Existing Parking Bay to be realigned
- 4no. Proposed Alignment of parking bay.
- 3no. Parking bays lost due to scheme alterations
- 7no. Additional Parking Bay above CPD standards.
- Suggested location of 3 lost bays.





House Type G1- 1 BED

Ground Floor Plan
Scale 1/100



House Type G1- 1 BED

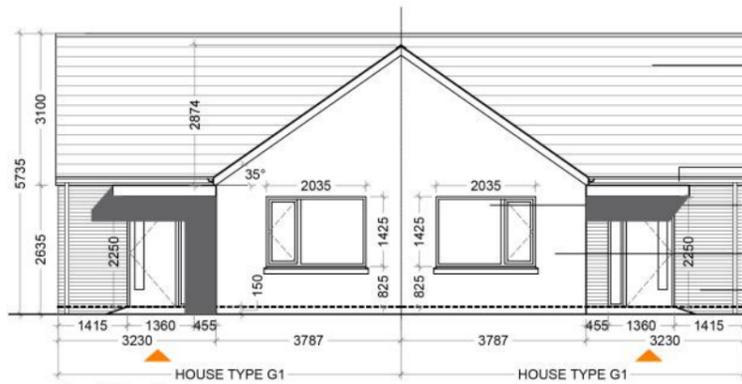
Roof Plan
Scale 1/100

HOUSE TYPE G1 ONE BEDROOM
Floor Area 55.5msq / 597sqft

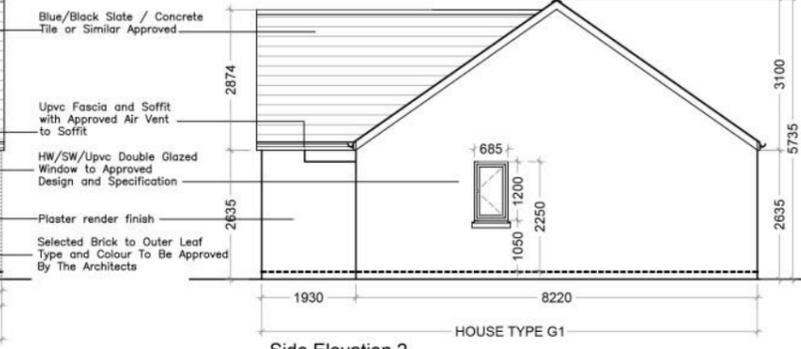
Quality Housing for sustainable communities Plan space provision						
House Type G1	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	1 Bed 2P house	44	11	23	11	2
Proposed	1 Bed 2P house	55.5	11.3	31.0	12.6	5.2

PLEASE NOTE:
Minimum unobstructed living room width 3.3m for One bedroom dwelling.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

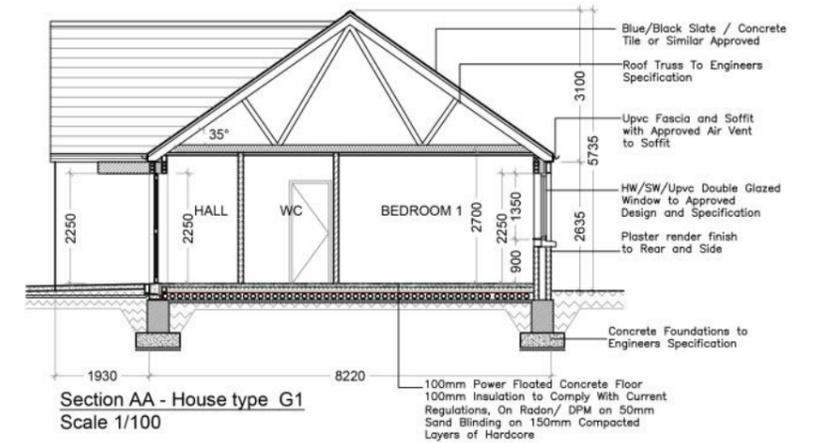
Kildare County Development Plan space provision			
House Type G1	Dwelling Type	Gross Floor Area	Storage
Target	1 Bed 2P house	55	3
Proposed	1 Bed 2P house	55.5	5.2



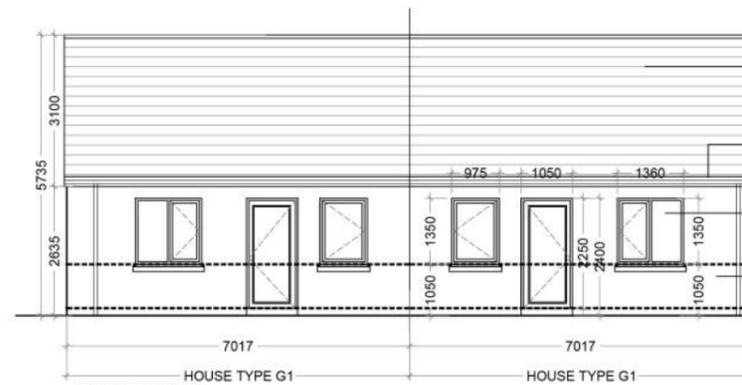
Front Elevation
Scale 1/100



Side Elevation 2
Scale 1/100



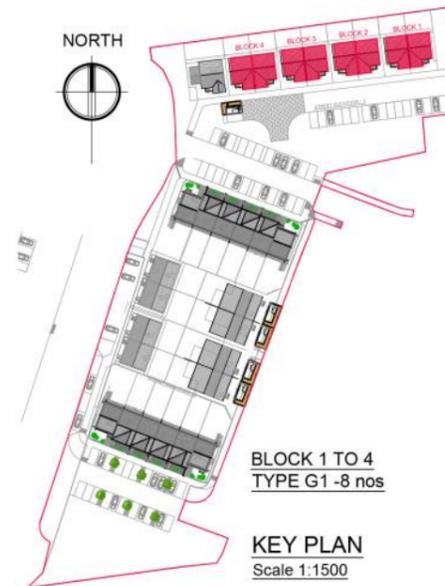
Section AA - House type G1
Scale 1/100

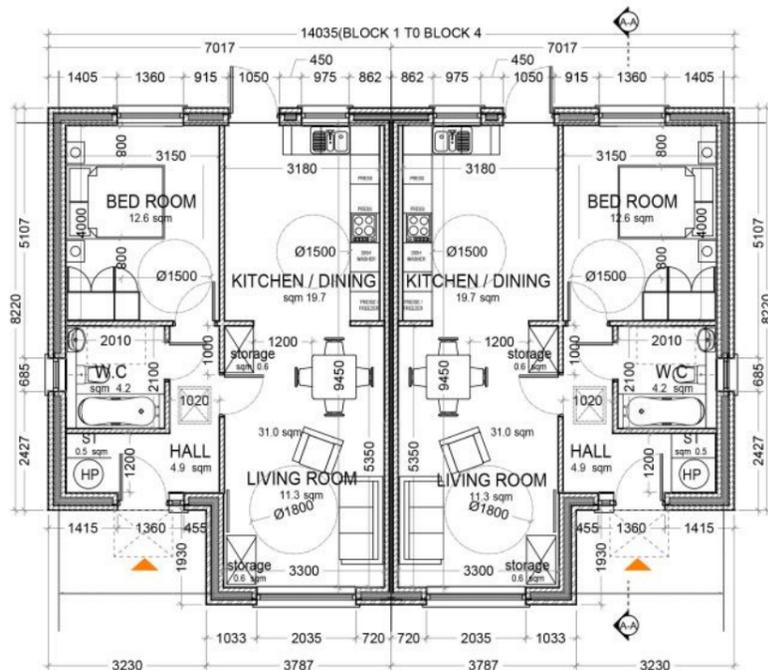


Rear Elevation
Scale 1/100



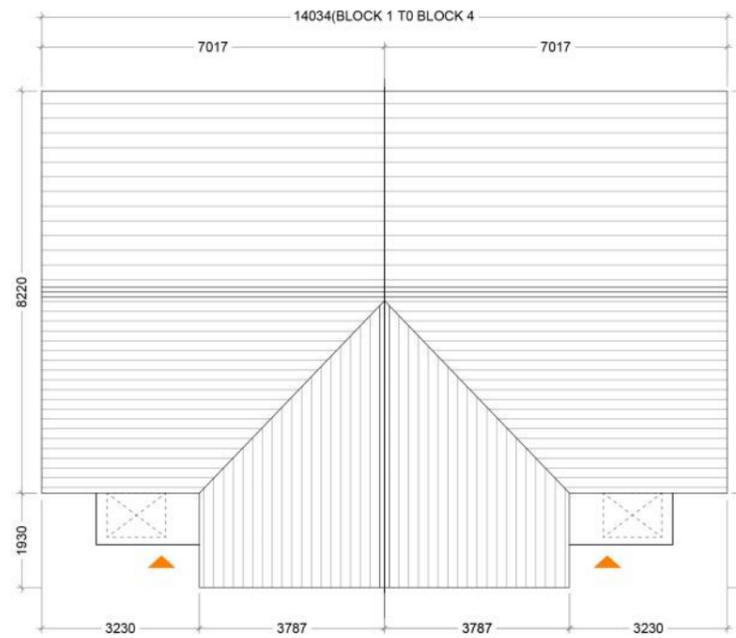
Side Elevation 1
Scale 1/100





House Type G1- 1 BED

Ground Floor Plan
Scale 1/100



House Type G1- 1 BED

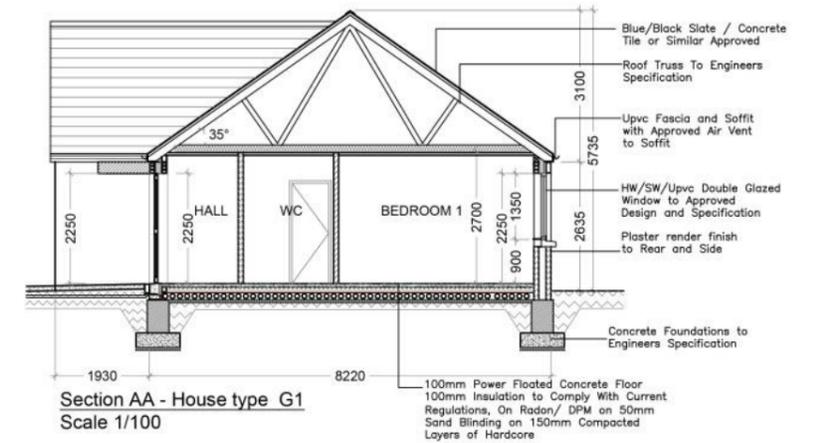
Roof Plan
Scale 1/100

HOUSE TYPE G1 ONE BEDROOM
Floor Area 55.5msq / 597sqft

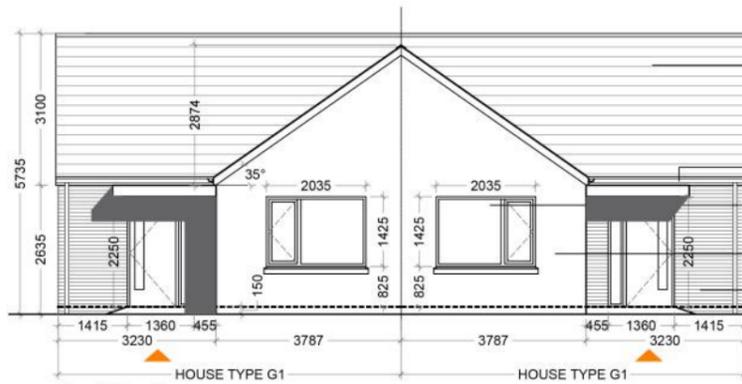
Quality Housing for sustainable communities Plan space provision						
House Type G1	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	1 Bed 2P house	44	11	23	11	2
Proposed	1 Bed 2P house	55.5	11.3	31.0	12.6	5.2

PLEASE NOTE:
Minimum unobstructed living room width 3.3m for One bedroom dwelling.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width)

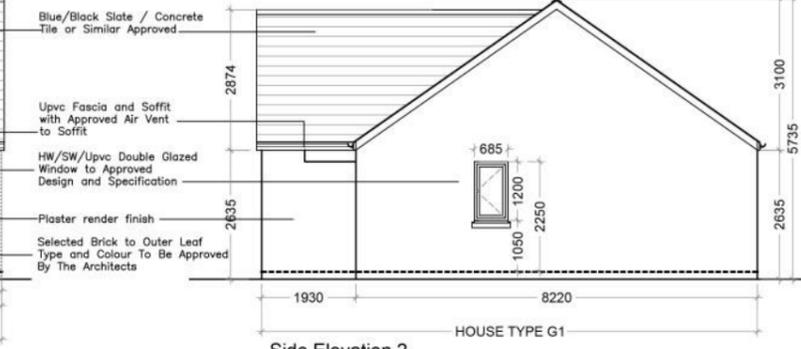
Kildare County Development Plan space provision			
House Type G1	Dwelling Type	Gross Floor Area	Storage
Target	1 Bed 2P house	55	3
Proposed	1 Bed 2P house	55.5	5.2



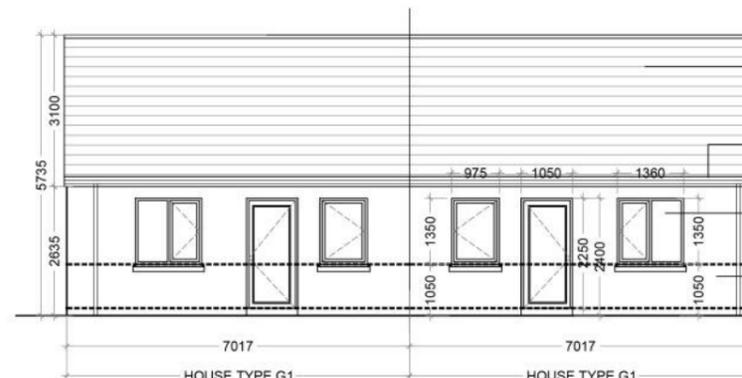
Section AA - House type G1
Scale 1/100



Front Elevation
Scale 1/100



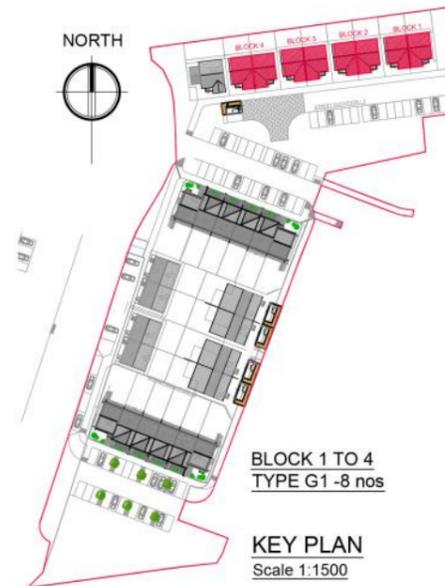
Side Elevation 2
Scale 1/100



Rear Elevation
Scale 1/100

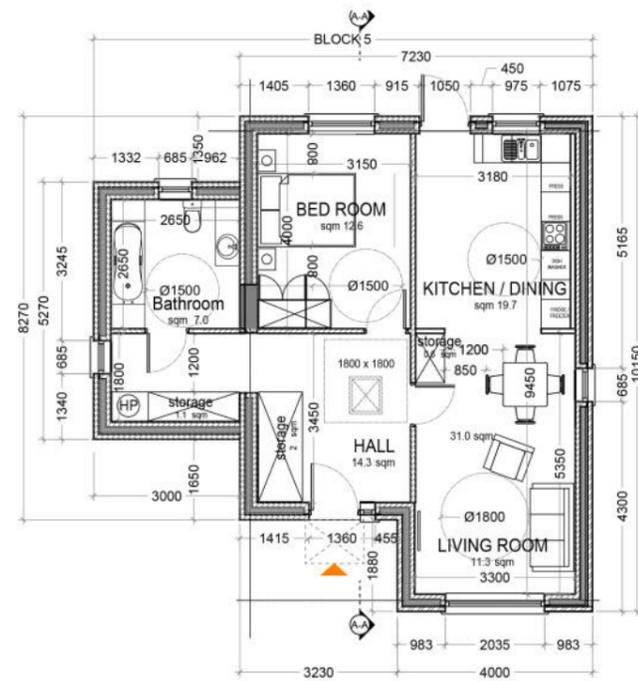


Side Elevation 1
Scale 1/100



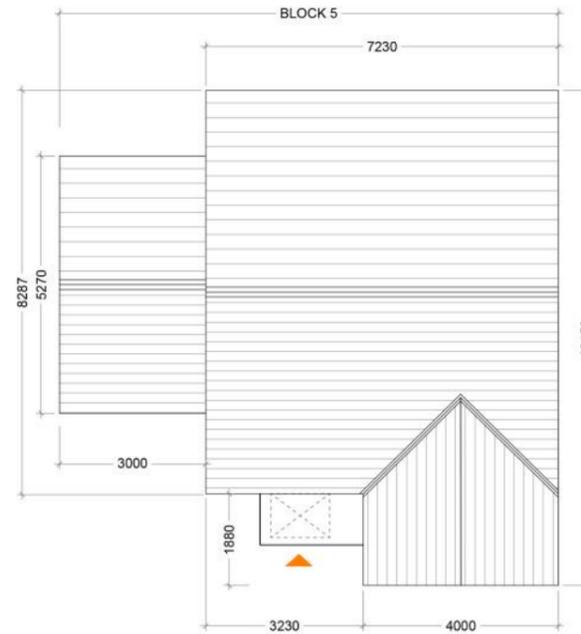
BLOCK 1 TO 4
TYPE G1-8 nos

KEY PLAN
Scale 1:1500



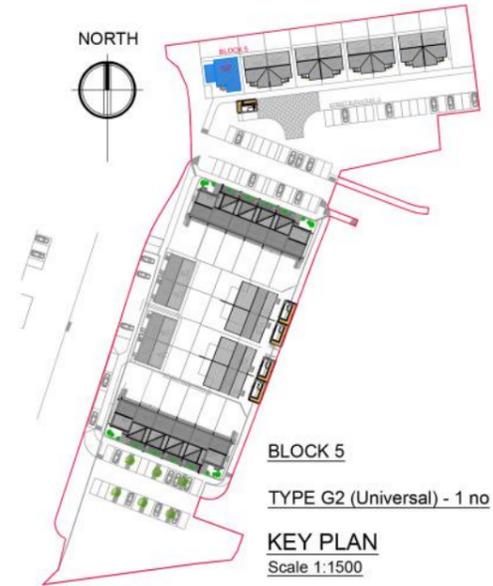
House Type G2- 1 BED
UNIVERSAL

Ground Floor Plan
Scale 1/100



House Type G2- 1 BED
UNIVERSAL

Roof Plan
Scale 1/100



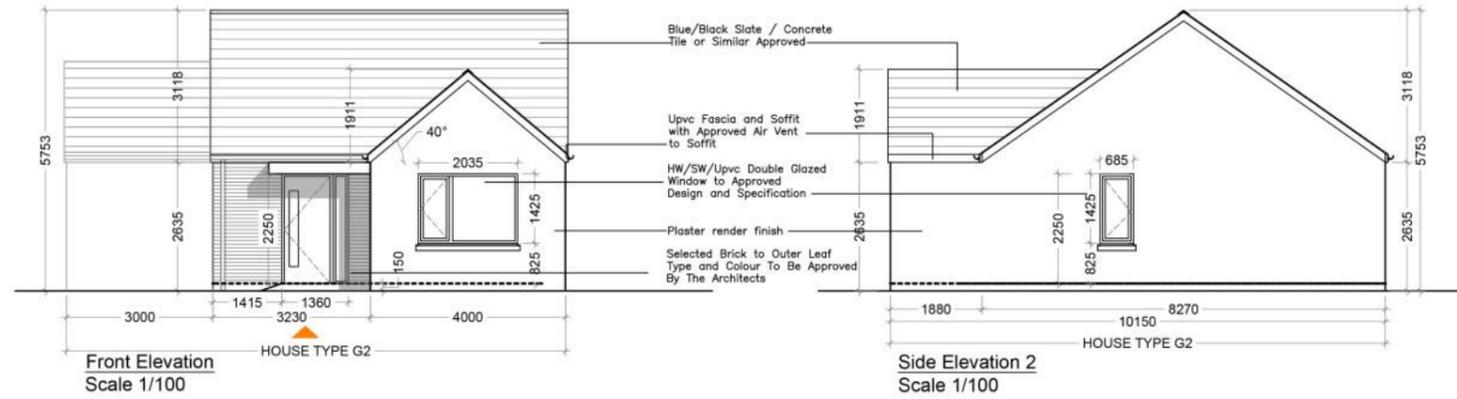
BLOCK 5
TYPE G2 (Universal) - 1 no
KEY PLAN
Scale 1:1500

HOUSE TYPE G2 ONE BEDROOM
Floor Area 69.3msq / 746sqft

Quality Housing for sustainable communities Plan space provision						
House Type G2	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	1 Bed 2P house	44	11	23	11	2
Proposed	1 Bed 2P house	69.3	11.3	31.0	12.6	6.5

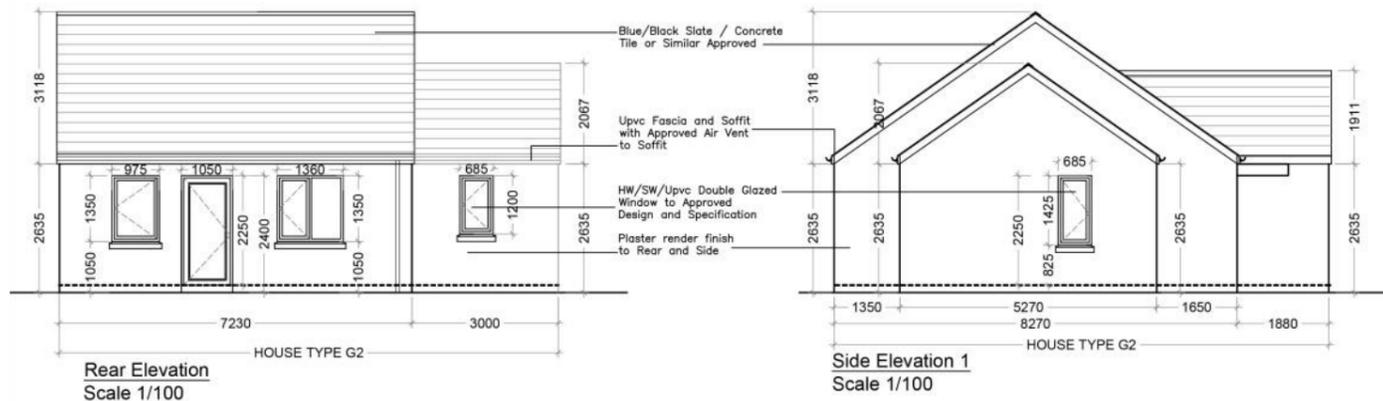
PLEASE NOTE:
Minimum unobstructed living room width 3.3m for One bedroom dwelling.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width)

Kildare County Development Plan space provision			
House Type G1	Dwelling Type	Gross Floor Area	Storage
Target	1 Bed 2P house	55	3
Proposed	1 Bed 2P house	69.3	6.5



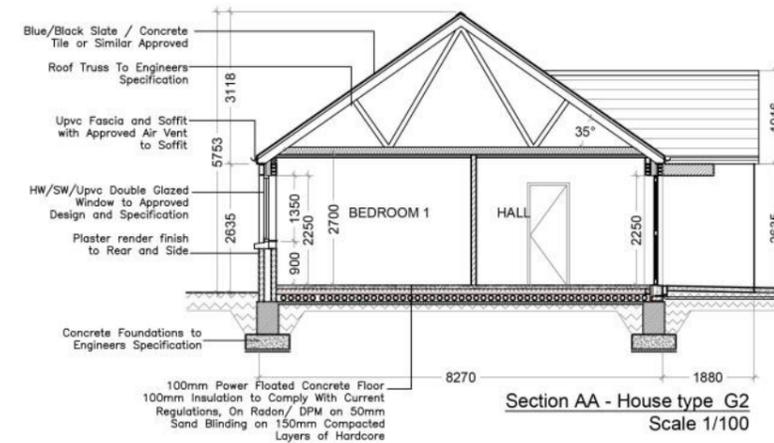
Front Elevation
Scale 1/100

Side Elevation 2
Scale 1/100

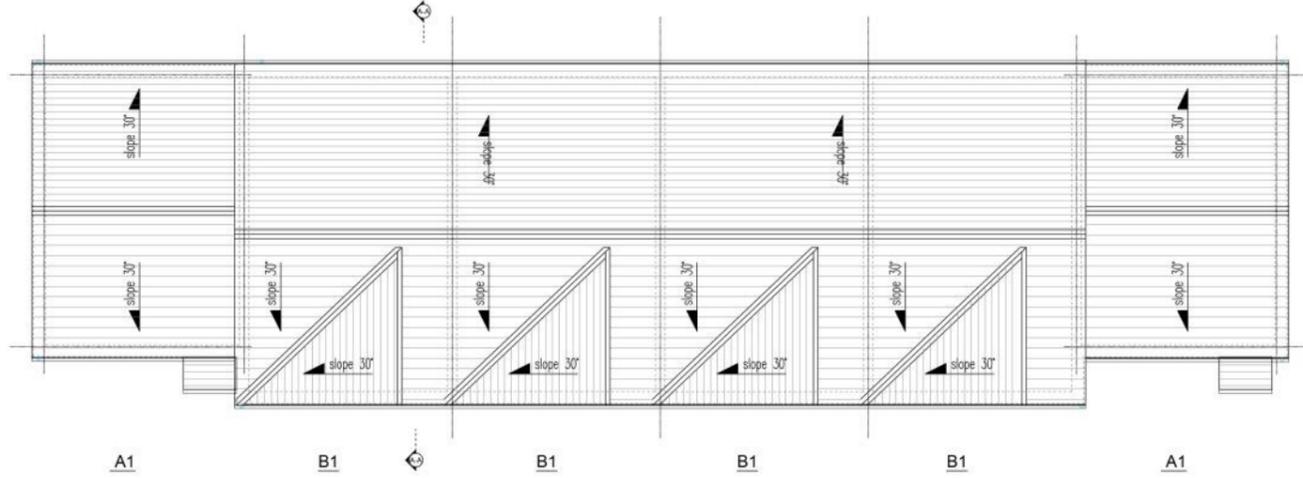


Rear Elevation
Scale 1/100

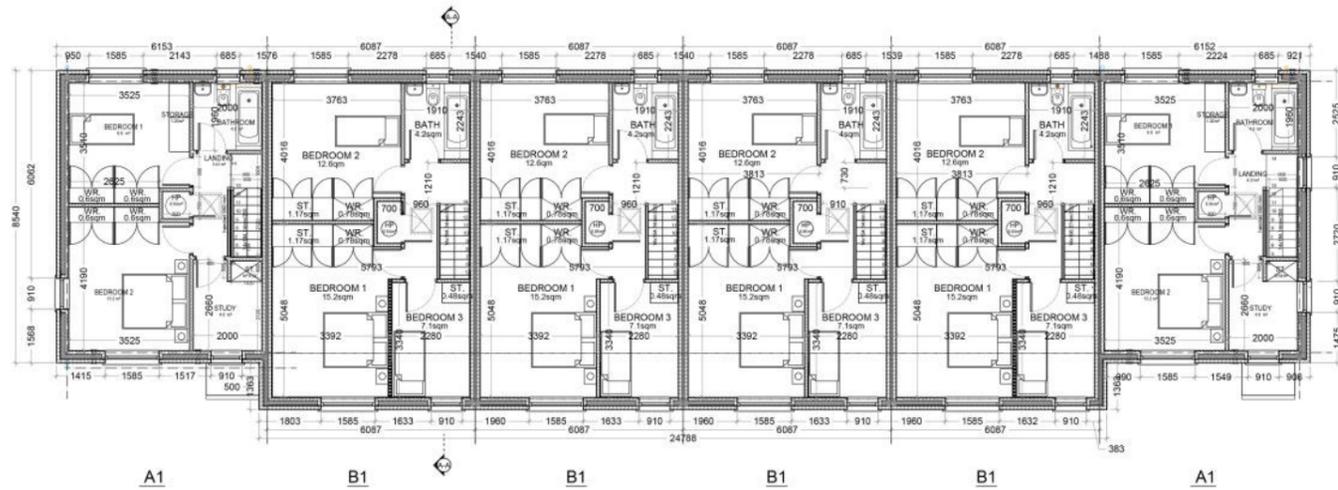
Side Elevation 1
Scale 1/100



Section AA - House type G2
Scale 1/100



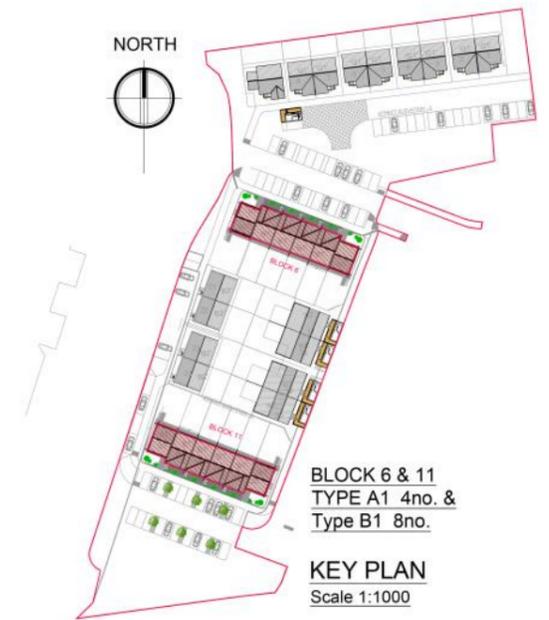
Block 6&11 (4no. house type B1 & 2no. house type A1)
Roof Plan
Scale 1/100



Block 6&11 (4no. Type B1 & 2no. Type A1)
First Floor Plan
Scale 1/100



Block 6&11 (4no. house type B1 & 2no. house type A1)
Ground Floor Plan
Scale 1/100



BLOCK 6 & 11
TYPE A1 4no. &
Type B1 8no.
KEY PLAN
Scale 1:1000

HOUSE TYPE A1 TWO BEDROOM
Floor Area 88msq / 947sqft

Quality Housing for sustainable communities Plan space provision					
Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	2 Bed 3P house	70	13	28	3
Proposed	2 Bed 3P house	88.00	16.00	32.20	6.15

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 55m²

HOUSE TYPE B1 THREE BEDROOM
Floor Area 101.6msq / 1093sqft

Quality Housing for sustainable communities Plan space provision					
Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	3 Bed 4P house	83	13	30	4
Proposed	3 Bed 4P house	101.60	16.40	37.30	9.18

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 60m²

HOUSE TYPE A1 TWO BEDROOM
Floor Area 88msq / 947sqft

Kildare County Development Plan space provision			
Dwelling Type	Gross Floor Area	Storage	
Target	2 Bed 3P house	85	6
Proposed	2 Bed 3P house	88.00	6.15

PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 55m²

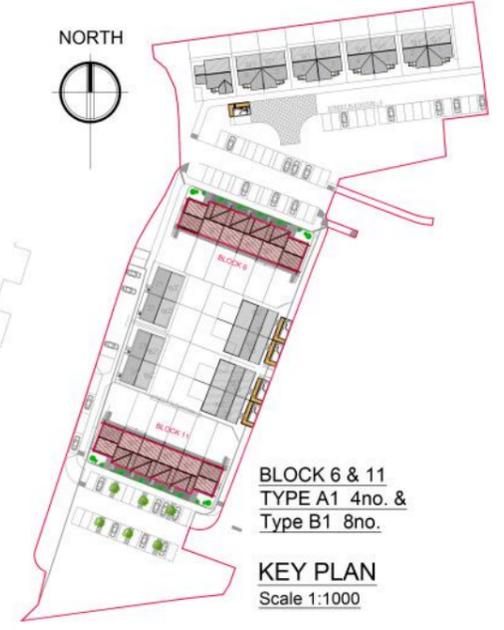
HOUSE TYPE B1 THREE BEDROOM
Floor Area 101.6msq / 1093sqft

Kildare County Development Plan space provision			
Dwelling Type	Gross Floor Area	Storage	
Target	3 Bed 4P house	100	9
Proposed	3 Bed 4P house	101.60	9.18

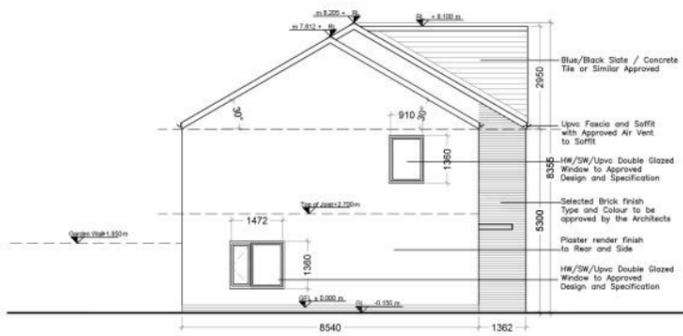
PLEASE NOTE:
Minimum unobstructed living room width 3.6m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 55m²



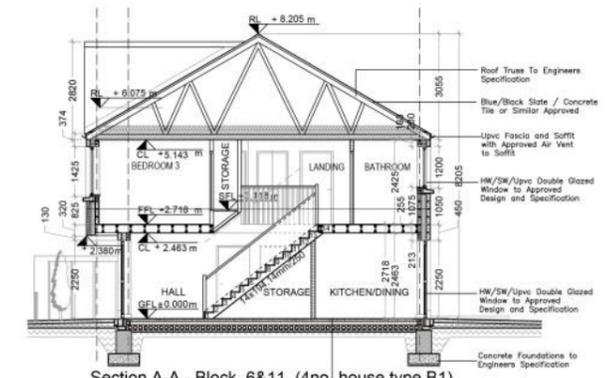
Block 6&11 (4no. house type B1 & 2no. house type A1)
Rear Elevation
Scale 1/100



Block 6&11 (4no. house type B1 & 2no. house type A1)
Side Elevation 1
Scale 1/100



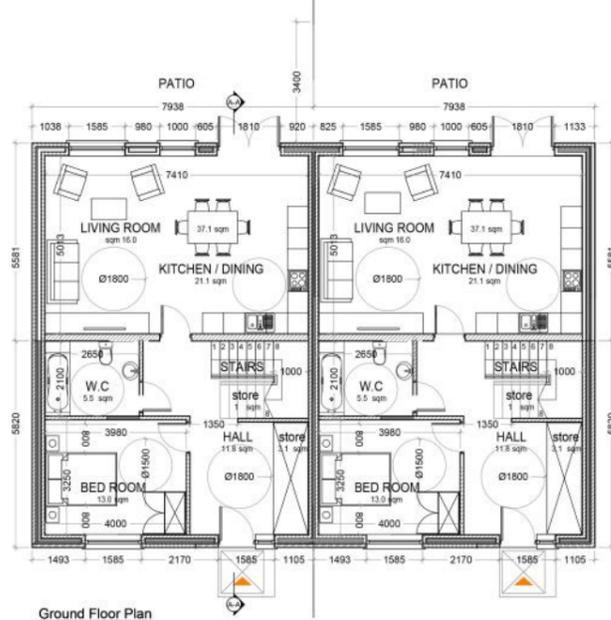
Block 6&11 (4no. house type B1 & 2no. house type A1)
Side Elevation 2
Scale 1/100



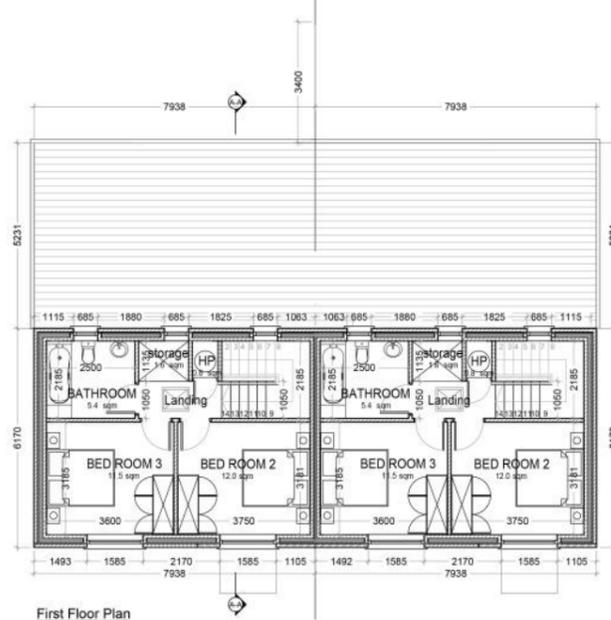
Section A-A - Block 6&11 (4no. house type B1)
Scale 1/100



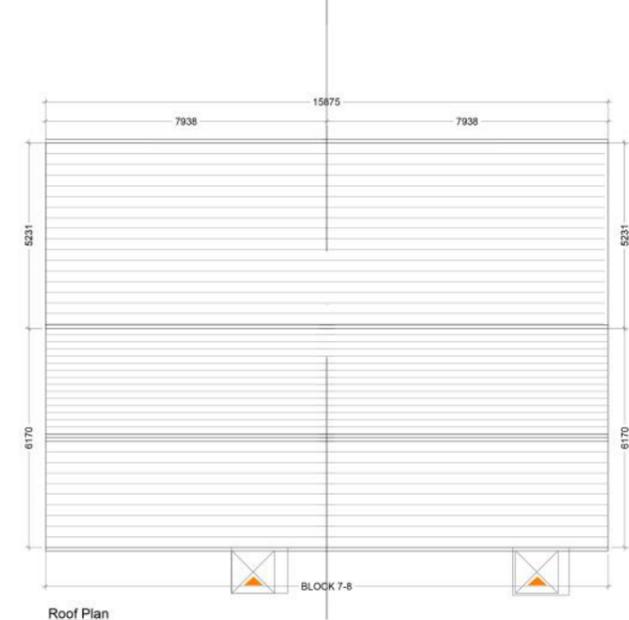
Block 6&11 (4no. house type B1 & 2no. house type A1)
Front Elevation
Scale 1/100



Ground Floor Plan
Scale 1/100
B3-3 BED UNIVERSAL



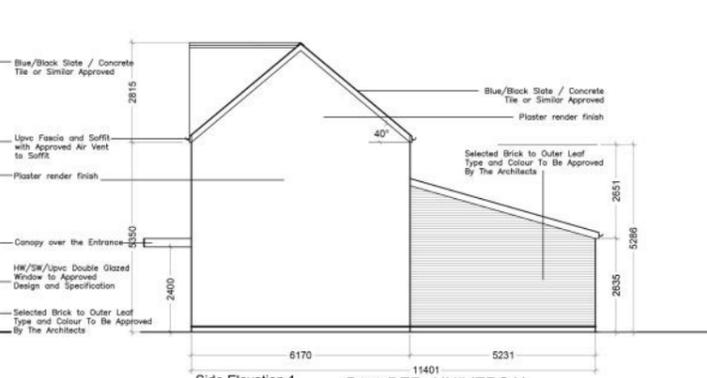
First Floor Plan
Scale 1/100
B3-3 BED UNIVERSAL



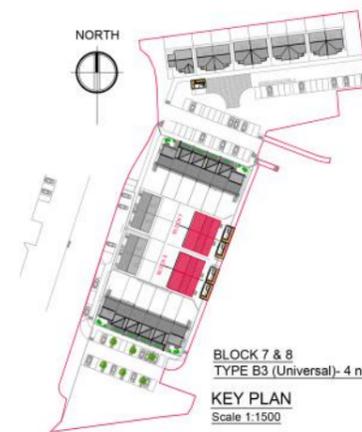
Roof Plan
Scale 1/100
B3-3 BED UNIVERSAL



Front Elevation
Scale 1/100
B3-3 BED UNIVERSAL



Side Elevation 1
Scale 1/100
B3-3 BED UNIVERSAL



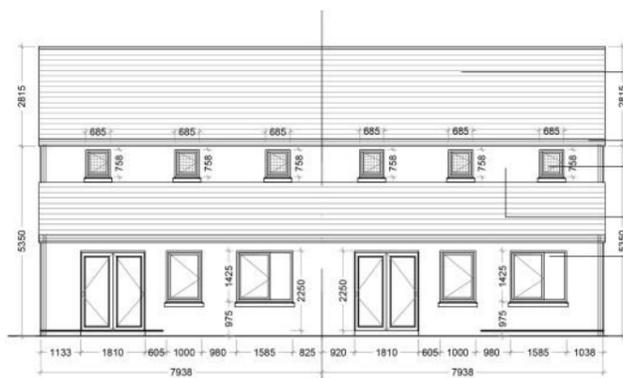
Block 7 & 8
TYPE B3 (Universal) - 4 no
KEY PLAN
Scale 1:1500

HOUSE TYPE B3 THREE BEDROOM
Floor Area 120msq / 1291sqft

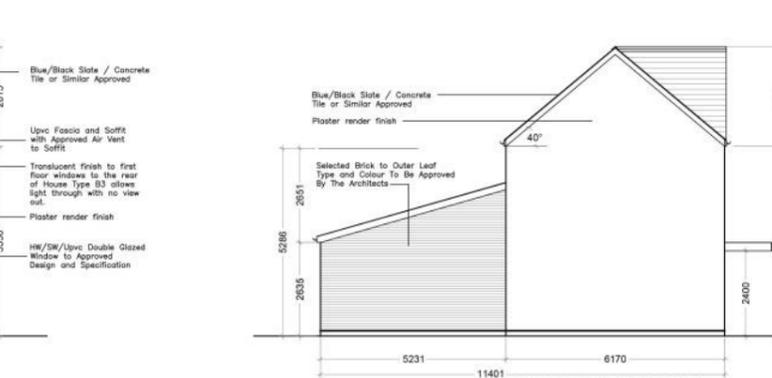
Quality Housing for sustainable communities Plan space provision						
Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage	
Target	3 Bed 6P house	100	15	37	6	
Proposed	3 Bed 6P house	120.0	16.0	37.1	36.4	9.2

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m², Double room 11.4m² (2.8m minimum width), Single 7.1m² (2.1m minimum width), minimum Private Open Space: 55m²

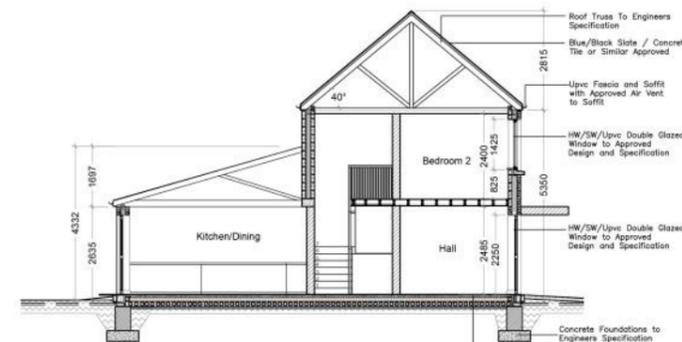
Kildare County Development Plan space provision		
Dwelling Type	Gross Floor Area	Storage
Target	3 Bed 6P house	100
Proposed	3 Bed 6P house	120.0



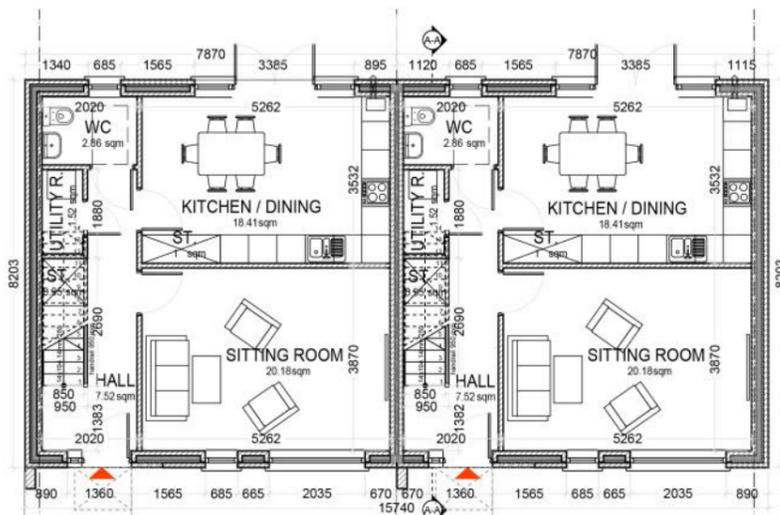
Rear Elevation
Scale 1/100
B3-3 BED UNIVERSAL



Side Elevation 2
Scale 1/100
B3-3 BED UNIVERSAL

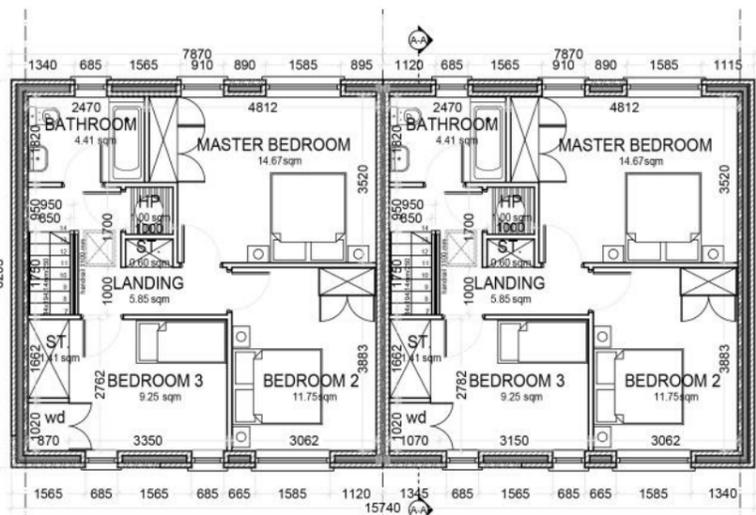


Section AA - House type B3
Scale 1/100



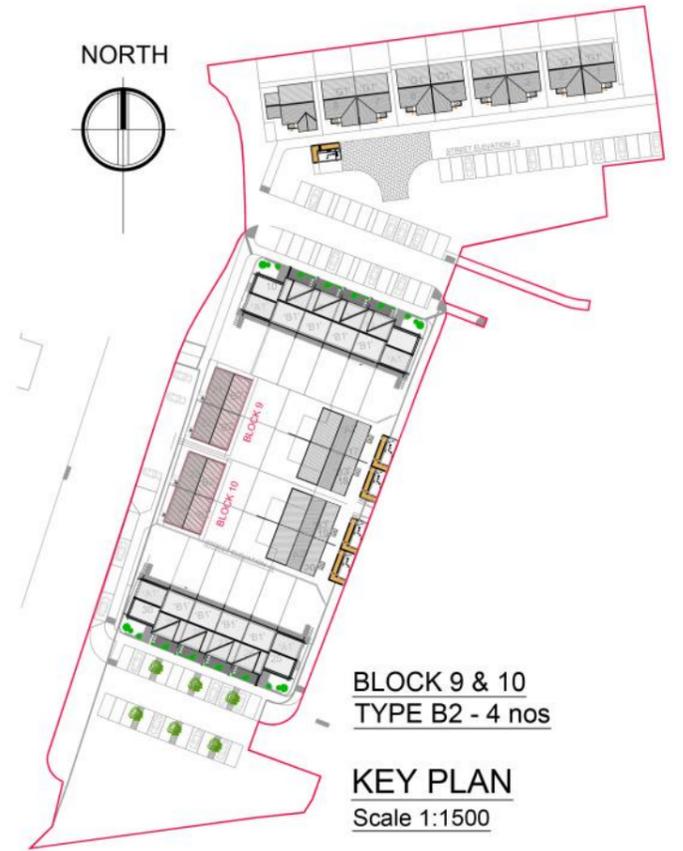
3 Bed/5P. House type B2
Ground Floor Plan
Scale 1/100

House type B2



3 Bed/5P. House type B2
First Floor Plan
Scale 1/100

House type B2



BLOCK 9 & 10
TYPE B2 - 4 nos

KEY PLAN
Scale 1:1500

HOUSE TYPE B2 TWO BEDROOM
Floor Area 109.59msq / 1179sqft

Quality Housing for sustainable communities Plan space provision						
	Dwelling Type	Gross Floor Area	Minimum Main Living room	Aggregate living area	Aggregate bedroom area	Storage
Target	3 Bed 5P house	92	13	34	32	5
Proposed	3 Bed 5P house	109.59	20.18	38.60	35.68	9.00

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width), Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2

Kildare County Development Plan space provision			
	Dwelling Type	Gross Floor Area	Storage
Target	3 Bed 5P house	100	9
Proposed	3 Bed 5P house	109.59	9.00

PLEASE NOTE:
Minimum unobstructed living room width 3.8m.
Main bedroom area 13m2, Double room 11.4m2 (2.8m minimum width),
Single 7.1m2 (2.1m minimum width), minimum Private Open Space: 50m2



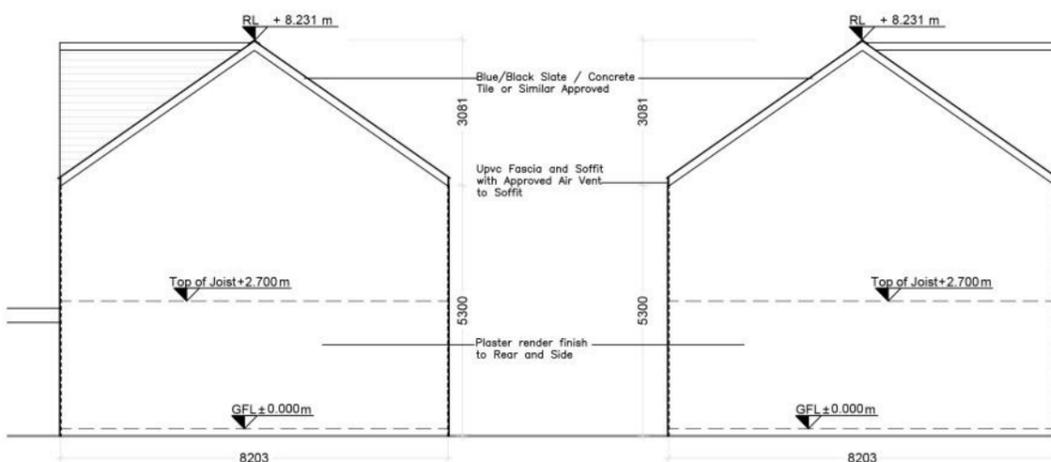
Rear Elevation - House type B2
Scale 1/100

House type B2



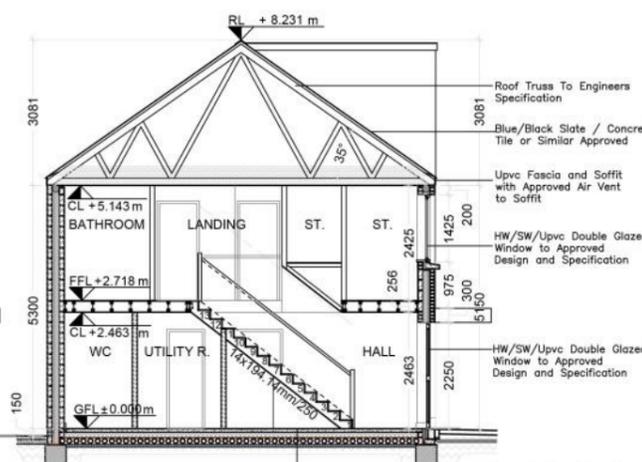
Front Elevation - House type B2
Scale 1/100

House type B2



Side Elevation 1 - House type B2
Scale 1/100

Side Elevation 2 - House type B2
Scale 1/100



Section A-A - House type B2
Scale 1/100

100mm Power Floated Concrete Floor
100mm Insulation to Comply With Current Regulations, On Radon/ DPM on 50mm Sand Blinding on 150mm Compacted Layers of Hardcore