

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.

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| Type of Development: | Residential (29 no. units) |
| Site Address | Castlefen, Castlesize, Sallins, Co. Kildare |
| Development proposed by | Architectural Services Department, Housing Capital, Housing Section. |
| Display period | Advertised in the Leinster Leader 27 th March 2018. Part 8 site notices were fixed at the site from 27 th March 2018 until 10 th May 2018. Public display period from 27 th March 2018 until 10 th May 2018. Submissions/observations due by 24 th May 2018. |
| Submissions/observations | 115 submissions were received in total as follows: KCC Internal Sections: 3 including Roads, Transport and Public Safety, Water Services, Environmental Health Officer. |

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| | <p>Prescribed Bodies: 3 in total including Transport Infrastructure Ireland, Irish Water and Inland Fisheries Ireland.</p> <p>Public Representatives (2 no):</p> <ul style="list-style-type: none"> • Bernard Durkan, TD • Carmel Kelly, Councillor <p>Public Submissions: 108 submissions received from members of the public. The submissions are summarised and categories in the submissions report in Appendix 2</p> |
| Part 8 Reference Number | P8 2018-05 |

1. Site Location & Context

The site is located within an established residential area of Castlesize in Sallins, Co. Kildare. The subject site measures 1.0Ha and is located between the Liffey Square residential development and the Castlefen residential development. The site is located on the edge of Sallins village to the north of the Grand Canal. The site is bounded by a wall and rail fence on one side and post and rail fencing to the other side. Access to the site will be through the Liffey Square residential development via the regional road R407. Sallins Railway station is located approximately 1.7 km to the south of the site. The site is zoned for residential development (C7) in the Sallins Local Area Plan 2016-2022. The proposed development consists of 29 new social housing dwellings.

Fig 1: Site Location (GIS)



2. Description of the Proposed Development

The proposed development comprises 29 residential units as follows:

- 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.
- renewable energy design measures for each residential unit;
- supporting development works including underground surface water attenuation; CCTV infrastructure; pedestrian and cycle track at Castlesize, ESB substation; alterations to existing roads, temporary construction signage; estate signage; varied site boundary treatment comprising walls and fencing; 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*
- *Planning and Design Statement*
- *Report on the Submissions Received*
- *Screening Report for Appropriate Assessment*

4. Referrals and Consultations

The referrals and consultation process is summarised with an appropriate response to each submission received in the 'Submissions Report' prepared by the Housing Department in Appendix 2 of this report. The following submissions have been received.

4.1 Prescribed Bodies and Internal KCC Departments/Sections

The following responses were received:

- Transport Infrastructure Ireland: No objection.
- Irish Water: No objection subject to conditions
- Inland Fisheries Ireland – No objections – suggests mitigation measures during construction.
- Transportation Section: No objection subject to conditions
- Environmental Health Officer: No objection
- Water Services: No objection subject to conditions

4.2 Elected Representatives Submissions/Observations

Two submissions received. The comments raised and responses to same are contained within Appendix 2 of this report.

4.3 Public Submissions/Observations

A total of 108 public submissions were received from the following:

- Philip and Andrea Daly
- Justine Wilson
- Velda Martin
- Pat Armstrong
- Barbara Kocoj
- Cecilia Hussey
- Edmund Geraghty
- Angelo Nolan
- Homeowner (unable to make out handwritten name)
- Grainne McGovern
- Inga Marasiskaite
- Ciara Carpenter
- Debbie O'Reilly
- Lisa Connors
- Tara Kennia
- Kristain Browne
- Sabrina Garvey
- Terence Barron
- Emma Edmonds
- Jessica Hamill
- Sylvia Brosnan
- Confidence Onwene
- Denis O'Connor
- Rosalyn Tamming
- Sinead Donnelly
- Joe Donnelly
- Tony Angelosante
- Annette Angelosante
- David Doyle
- Susan Hughes
- John Nzekuve
- Mr and Mrs Emmet Kilbride
- Mr & Mrs Conway
- Alison Loakman
- Josephine O'Connor
- Derek Collins
- Mark Doran
- Kellyanne Carey
- Carrie McLoughlin
- Mary Slayes
- Sarah Hemon
- Lorraine Gaffney
- Confidence Onwene
- Katoryna Fioulonow
- Melissa Quirke
- Jessic Hamill
- Liam Doran

- Nicola Brechon
- Naomi Mills O'givgo
- Faith Oladimeji
- Kiasitino Brizinskiene
- Abdullah Al Harun
- Peter & Bernie Monahan
- Sufbd Miap
- Rosalyn Tamming
- Denis O'Connor
- Bola Amolegbe
- Adele Byrne
- Aaron Akanji
- Fiodsvov Helan
- Linton O'Saroso
- Mary Egan
- Lisa Bowers
- Anita McCormack
- Aisling Doran
- Olaribigbe & Basirit Taiwo
- Lisa Connors
- Frank & Veronica Kennedy
- Shauna Hayes
- James Cawley
- Nikki Eccles
- Bridget Cawley
- Fiona Byrne
- Ann Kelly
- Kelly Maher
- Amy Gaffney
- Cheryl Reilly
- Alice Bolger
- Joanna Sherlock
- Bernie Cawley
- Stephen Kenna
- Micheal Ward
- Maria Johnson Connolly
- Breeda Maloney
- Jennifer Herbert
- Angela Ryan
- Joan Moloney
- Austin Conway
- Corey Hefferman
- Josephine Buslin
- Catherine Taylor
- Siobhan Johnson
- Brian & Loyola McGrane
- Helen O'Connor

- Elaine Connolly
- Agnieszka Staniak
- Sinead Johnson
- Kevin Keating & Caitriona Moran
- Siobhan Cinaille
- Justine Wilson
- Pauric & Noelle Dunne
- Castlesize Residents C/o Clodagh Bowe Kehoe
- Tony Walker
- John & Fiona Farrell
- Fergus Carpenter Sallins Community Council
- Christina Keating
- Mary McConnon
- Terence Reck Kelly

The contents of the submissions and responses to issues raised are contained within Appendix 2 of this report.

5. Policy Context

The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the Kildare County Development Plan 2017 – 2023 and the Sallins Local Area Plan 2016-2022. The following is a brief outline of applicable policies and site specific objectives of both Plans.

5.1 Kildare County Development Plan 2017 – 2023

The Council's policies relating to housing development are detailed in Chapter 4 of the County Development Plan 2017 – 2023. The Housing Section has prepared a detailed report outlining how the proposed development complies with the provisions of the County Development Plan 2017-2023, including:

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

Sallins is designated as a “Small Town” in Chapter 3, Settlement Strategy of the Kildare County Development Plan 2017-2023.

The Council's guiding principles in relation to urban design and development management standards are provided in Chapter 15 and Chapter 17 respectively of the Plan.

The following policies and objectives are also of relevance to the proposed development:

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.*

Objectives: General Housing

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

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.*

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.*

HSO 4: *Promote social integration and facilitate a diverse range of dwelling tenures within housing developments, including social housing within all Municipal District Areas of the county.*

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.*

HSO 6: *Meet the county's housing need for social housing provision through a range of mechanisms, including Part V of the Planning and Development Act 2000 (as amended), a social housing building programme, acquisition, leasing, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock.*

HSO 7: *Work 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.*

HC 1: *Support the development of sustainable communities and to ensure that new housing development is carried out in accordance with Government policy in relation to the development of housing and residential communities.*

4.6 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.*

Built / Natural Heritage

| | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Built Heritage | There are no Protected Structures located on or near the subject site. The site is located outside the ACA. |
| Archaeological Heritage | There are no recorded monuments on site or near the subject site. |
| Natural Heritage | An Appropriate Assessment Screening Report was undertaken by NM Ecology. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. |
| Landscape Character | Northern Lowlands – High compatibility for urban residential development |

5.2 Sallins Local Area Plan, 2016-2022

Zoning

The subject site is zoned C- Residential Development in the Sallins LAP. Where it is an objective, ***“To provide for new residential development”***

The purpose of this zone is to provide for new residential development and associated ancillary services. Home based economic activity will be permitted 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 site is denoted as C7 on the Zoning Map.

Fig 4 Extract of Sallins Zoning Map



The following policies and objectives of the Sallins LAP are also of relevance to the proposed development:

HC1: *It is the policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations to satisfy the housing needs of Sallins and that each household has access to good quality housing that is appropriate to its circumstances.*

HCO1.1: *The require new residential developments to meet the standards and guidance as set out in:*

- *The Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities, DEHLG (2009) and the accompanying Urban Design Manual Best Practice Guide, DEHLG (2009).*
- *The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013).*
- *The policies, objectives and development management standards contained in this Local Area Plan and in the Kildare County Development Plan.*
- *Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DEHLG (2015).*

HCO1.2 *To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Section 12.*

- HCO1.3** To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development, in accordance with the implementation strategy in Section 13 of the LAP.
- HCO1.4** To support residential development over commercial properties in the town centre.
- HCO1.5** To encourage the development of brownfield and infill site for residential uses.

HC2 – Residential Density, Mix and Design

It is the policy of the Council to require that all new residential development provides for a sustainable mix of house types, sizes and tenures and that new development complements the existing residential mix.

Objectives: Residential Density, Mix and Design

- HCO2.1** To ensure that a good mix of housing types and sizes is provided in each Key Development Area to meet the future needs of the population of Sallins.
- HCO2.2** To require the submission of a Design Statement (CDP Section 17.3 refers) and Housing Mix Statement (CDP Section 17.4.3 refers) with applications for residential development in accordance with the provisions of the County Development Plan.
- HCO2.3** To 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 (save where the development is exempt from the provisions of Part V).

5.3 Relevant Government Policy

The Part 8 has been prepared having regard to the following National Planning Guidelines:

- Sustainable Urban Housing Design Standards for New Apartments Department of Housing, Planning and Local Government, 2018
- Urban Design Manual: A Best Practice Guide, Department of Environment Heritage and Local Government, 2009
- Sustainable Residential Developments in Urban Areas, Department of Environment, Heritage and Local Government, 2009
- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013)
- 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)

Evaluation of Key Planning Issues:

6.1 Phasing, Housing Mix and Density

The subject site is designated as C7 in the Sallins LAP 2016-2022 Land Use Zoning Map. Other residential sites, namely C1, C2 and C 8 are identified in Section 8.1 of the LAP as being "Phase 1" lands to be developed prior to other residential sites. It is noted from a history search that residential developments have been permitted on the remaining Phase 1 lands. It is therefore appropriate to seek to develop Phase 2 residential lands as proposed.

29 no. residential units are proposed on this c1.0Ha site. It is noted that Table 5 of the Sallins Local Area Plan 2016-2022 estimates a density of approximately 35 units per hectare on lands designated C7. The proposed density of approximately 30 units per hectare is therefore acceptable.

A detailed schedule of accommodation is provided in the Architectural Design Statement and breakdown of each room within the residential units is included. The following provides a breakdown of the floor areas proposed for each dwelling type.

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

In terms of housing mix, the following is proposed:

- 9 no. one bed, single storey houses
- 4 no. two bed, two storey houses
- 16 no. three bed, two storey houses

It is considered that the housing mix, density and minimum floor areas are acceptable and comply with development plan standards.

6.2 Design and Layout

It is considered that the layout of the proposed development has responded well to the existing context of the site in terms of connections with the existing housing development. It appears that the dwellings have also been designed to consider lighting and orientation and are suitably positioned.

6.3 Private Open Space

Each dwelling has its own private rear space which appears to comply with or exceeds minimum standards as set out in the County Development Plan. It is

noted that the single storey bungalows are located along the north of the site in keeping with the form and typology of the area. The two storey terraces and semi-detached dwellings are sited suitably along Castlesize Lane & The Willows.

At first floor level the separation distances between houses back to back comply with or exceed the minimum of 22 metres. Given the form and shape of the site it is not possible to provide 22 metres 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. This is considered to be acceptable in this instance.

6.4 Public Open Space

The site layout is designed with units to overlook the landscaped open spaces. A new children's play area is also located in the public open space for future residents and residents of adjoining estates and the surrounding area. A 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. The majority of the houses have south, west or east facing rear gardens. The bungalows of 9 houses which are located to overlook the public open space have north facing gardens. It is considered that the quantum and quality of the public open space provided meets development plan standards.

6.5 Car Parking

A total of 74 no. car parking spaces are provided for 29 dwellings. This involves the realignment of 4no. existing car parking spaces, 3 car parking spaces are to be removed and relocated as close to the existing as possible (within 5 m). It is considered that the level of car parking is acceptable and exceeds CDP minimum requirements.

6.6 Transportation

It is noted that the Transportation Section has no objection to the proposed development subject to the following conditions:

- i) Access to the site will be via the R407 through The Willows and The Beeches housing estates, sight visibility should be in compliance with DMURS standards.
- ii) Car parking should be in accordance with Chapter 17 of the Kildare County Development Plan 2017-2023, visitor car parking should be provided and parking bays should be accessible.
- iii) Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, we note that the proposed road width is 6.0m and the footpath width is 2. New footpaths should tie into existing footpaths.
- iv) The finish surface of the new road pavement should be Stone Mastic Asphalt (SMA)

- v) Turning areas must be capable of accommodating a refuse vehicle and fire tender and we recommend that a swept path "Autotrack" analysis should be carried out to check the turning movements of HGVs within the proposed development.
- vi) 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.
- vii) A detailed design for the CCTV Infrastructure shall be submitted to the Planning Authority for approval. Details of the design, implementation, costing and phasing of these works shall be agreed in writing with the Planning Authority prior to the submission of application of the development.
- viii) The requirements of the Department of Transport, Tourism and Sport's traffic signs advice not TSAN-2016-02 regarding Slow Zones in residential developments shall be implemented detailing the location of all relevant signage. Speed limit signs and warning signs "Children at Play" at frequent intervals throughout the residential estate.
- ix) A Stage 1/2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and infrastructure works. The RSA recommendations shall be incorporated into the detailed design.

6.7 Water Services

Details have been submitted in relation to water services and attenuation. It is noted that the Water Services Section has no objections to the proposals subject to the following:

- I. The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development, prevent pollution to and maintain the quality of adjacent ground waters and watercourses;
- II. The proposed development shall be designed constructed in accordance with current Irish Water Standards, Specifications and Construction Details and Development Works for Housing Areas" Dept. of the Environment, Heritage and Local Government, 1998.

Foul and surface water sewers shall be located in roadways and water mains in footpath verges; There are wastewater network constraints in the Sallins catchment of the Upper Liffey valley regional sewerage scheme. Irish Water are implementing Contract 28 which will remove the constraints. Current expected delivery date is 2021 which may be subject to change. In order to assess feasibility of connections to the IW networks for the proposed development the applicant is advised to make a pre-connection enquiry to newconnections@water.ie

- III. The capacity of the existing foul drainage in Castlefen including the pump station and rising main and the water mains may also need to be assessed for condition and capacity.
- IV. Connections to Irish Water networks will be subject to valid connection agreements;

6.8 Appropriate Assessment

An Appropriate Assessment Screening Report has been prepared and is included with the plans and particulars accompanying this application. The report confirms that the site does not have a direct ecological connection with any of the five Natura 2000 areas within 15km or with the Dublin Bay sites, and it does not support any of the habitats or species for which the Natura 2000 sites are listed. The report concludes that there are no likely effects on the Natura 2000 site network or on the conservation objectives for their constituent habitats or species. Since this is the case, it is concluded that there can be no cumulative effects and a Stage 2 Appropriate Assessment is not required. The contents and findings of the AA Screening Report is noted and accepted. Refer to Appendix 1 for the Planning Department's AA Screening report.

6.9 EIAR Screening

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

7. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023 and the Sallins Local Area Plan 2016 - 2022 which actively seeks to increase the stock of housing in the county by building or supporting the delivery of housing to meet the needs of an increasing population in Co. Kildare,
- The provisions of National Planning Guidelines in relation to residential development,
- The public submission received,
- Kildare County Council's internal departmental reports and Prescribed Bodies reports,
- Appendix 2 on Submissions Report and the response to each item/issue raised,
- The AA Screening report,
- The existing and permitted residential use in the area,
- The nature, extent and design of the proposed development,
- The modifications set out below.

It is considered that the proposed development:

- Would be in accordance with the provisions of the Kildare County Development Plan 2017–2023 and Sallins Local Area Plan 2016 – 2022.
- And would therefore be in accordance with the proper planning and sustainable development of the area.

7. Recommendation

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

Modifications

- 1) The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 27th March 2018 except where altered or amended by the following modifications.
- 2) The external finishes of the proposed dwellings shall be agreed with the Planning Authority prior to commencement of development.
- 3) a) The existing trees along Liffey Avenue shall be retained in full, EXCEPT WHERE THEIR REMOVAL IS NECESSARY FOR THE PROVISION OF CAR PARKING SPACES AS SET OUT ON DRAWING REF: 1649-PA-000
b) Retain and reinforce hedgerow to the south of the site adjoining Castelsize.
- 4) All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2017-2023.
- 5) The natural play area shall be laid out and constructed prior to the occupation of the dwellings.

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- 6) Final details regarding pedestrian facilities, public lighting, car parking, lighting etc raised by the Transportation Department in its Report and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
- 7) A review of existing and proposed car parking on Liffey Avenue shall be carried out to include additional spaces where practical in consultation with and in consideration of the needs of existing residents.
- 8) Final details regarding the requirements of the Council's Water Services Department, Environmental Health Officer and of Irish Water, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
- 9) The infrastructure for Electric Vehicle charging points shall be provided in the communal parking zones at an approximate rate of 1 in 10 parking space or 10% to comply with the provisions of the County Development Plan 2017 – 2023.
- 10) All boundary walls visible from public view shall be rendered or faced with selected brick.
- 11) In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 08.00 - 17.30, 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.

Elaine Donohoe
Executive Planner

Date: *10/7/18*

P. Conlon
Senior Executive Planner

Date: *11.07.2018*

McGee 11/07/18

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APPENDIX 1

APPROPRIATE ASSESSMENT SCREENING REPORT



**APPROPRIATE ASSESSMENT SCREENING REPORT
AND
CONCLUSION STATEMENT**

| (A) Project Details | | | |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Planning File Ref | P8 2018 - 005 | | |
| Applicant name | Housing Department KCC | | |
| Development Location | Castlefen, Castlesize, Sallins, Co. Kildare | | |
| Site size | 1.0Ha | | |
| Application accompanied by an EIS (Yes/NO) | No | | |
| Distance from Natura 2000 site in km | 8km | | |
| Description of the project/proposed development 29 dwelling units | | | |
| (B) Identification of Natura 2000 sites which may be impacted by the proposed development | | | |
| | | | Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted. |
| 1 | Impacts on sites designated for freshwater habitats or species. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake | <i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i> | No |
| 2 | Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. | <i>Is the development within a Special Area of Conservation whose qualifying interests include wetland</i> | No |

| | | | |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| | <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Cartron Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake | <i>habitats (bog, marsh, fen or heath), or within 1 km of same?</i> | |
| 3 | Impacts on designated terrestrial habitats. <u>Sites to consider:</u> River Barrow and Nore, Rye Water/Cartron Valley, Pollardstown Fen, Ballynafagh Lake | <i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i> | No |
| 4 | Impacts on birds in SPAs <u>Sites to consider:</u> Poulaphouca Reservoir | <i>Is the development within a Special Protection Area, or within 5 km of same?</i> | No |

Conclusion:

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

No further assessment in relation to habitats or birds is required.

If the answer is Yes refer to the relevant sections of C.

| (G) SCREENING CONCLUSION STATEMENT | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <i>Selected relevant category for project assessed by ticking box.</i> | | |
| 1 | AA is not required because the project is directly connected with/necessary to the conservation management of the site | |
| 2 | No potential significant affects/AA is not required | X |
| 3 | Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate) | |
| Justify why it falls into relevant category above (based on information in above tables) | | |
| Having regard to the proximity of the nearest SPA/SAC and given the nature and extent of the proposed development it is not considered there would be potential for significant effects on the Natura 2000 network. | | |
| Name: | Elaine Donohoe | |
| Position: | Executive Planner | |
| Date: | 09/07/2018 | |

**APPENDIX 2
SUBMISSIONS REPORT**

**PREPARED BY ARCHITECTURAL SERVICES DEPARTMENT-
HOUSING CAPITAL**

**PART 8 –Castlefen, Sallins
Submissions Report**

Appendix A

Kildare County Council received one hundred and fifteen submissions on this Part 8, three submissions from the Internal Departments of Kildare County Council, two submissions from prescribed bodies, two from Kildare Public Representatives and one hundred and eight submissions were received from the public. Due to the number of submissions received from members of the public and the repetition in the items raised these submissions have been grouped into the following categories;

1. Parking
2. Traffic Management/Road safety
3. Overlooking
4. Anti-social Behavior/Littering/Noise Pollution
5. Open Space
6. CCTV

The attached submission report details the submissions from the Internal Departments of Kildare County Council, the Prescribed Bodies and the Public Representatives followed by the public's submissions and the register of submissions received.

PART 8 –Castlefen, Sallins
Submissions Report

Internal Departments, Prescribed Bodies and Public Representatives Submissions

| Submission Received From | Date received | Submission | Housing Department Comments |
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| Natalasha Crudden, Regulatory & Administration unit, Transport Infra.Ireland. | 12/04/2018 | No specific observations to make. | The Housing Department notes this submission. |
| David Hall, Senior Executive Engineer | 18/05/2018 | <p>The Water Services Department has no objection to the proposed development subject to the following conditions:</p> <p>The proposed surface water drainage system shall be designed and constructed in compliance with the requirements of the Greater Dublin Strategic Drainage Study in terms of incorporating appropriate Sustainable Drainage Systems (SuDS) to restrict-attenuate surface water discharge flows from the proposed development, prevent pollution to and maintain the quality of adjacent ground waters and watercourses;</p> | <p>The Housing Department will ensure conditions as set out will be incorporated into the contract documents for construction and management of the proposed development</p> <p>The proposed development takes into account the dangers of excess surface water. Where surface water enters or adversely affects the development, VDA have put in place appropriate measures. Surface water is either diverted around the buildings or diverted to another outfall.</p> |
| | | <p>The proposed development shall be designed constructed in accordance with current Irish Water Standards, Specifications and Construction Details and Development Works for Housing Areas" Dept. of the Environment, Heritage and Local Government, 1998.</p> | <p>A connection agreement with Irish Water has been sought in connection with the proposed development.</p> |
| | | <p>Foul and surface water sewers shall be located in roadways and water mains in footpath verges; There are wastewater network constraints in the Sallins catchment of the Upper Liffey valley regional sewerage scheme. Irish Water are implementing Contract 28 which will remove the constraints. Current expected delivery date is 2021 which may be subject to change.</p> | <p>All foul sewage and soiled water will discharge to the public foul sewer system.</p> |

PART 8 –Castlefen, Sallins
Submissions Report

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| | | <p>In order to assess feasibility of connections to the IW networks for the proposed development the applicant is advised to make a pre-connection enquiry to newconnections@water.ie</p> <p>The capacity of the existing foul drainage in Castlefen including the pump station and rising main and the water mains may also need to be assessed for condition and capacity.</p> <p>Connections to IW networks will be subject to valid connection agreements;</p> | <p>The applicant or its agent will identify the location and capacity of the nearest foul sewer and surface water sewer in order provide information upon which to calculate the drainage design for the proposed works and achieve the self-cleansing velocity. Both the foul system and surface water system will be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard design and construction.</p> |
| <p>Roisin O'Callaghan, Inland Fisheries</p> | <p>19/04/2018</p> | <p>The proposed development is located within the catchment of the River Liffey, one of the foremost salmonid fisheries in the region. The River Liffey is exceptional among rivers in the area in supporting Atlantic Salmon and Sea Trout, residential Brown Trout and several others. This highlights the sensitivity of local watercourses and the Liffey catchment in general. The river is regarded as a very important fishery.</p> <p>The Grand Canal in this area also represents an important ecological resource. The canal here supports significant populations of coarse fish not to mention a range of other freshwater aquatic species, plus other associated floral and faunal components in adjacent habitats.</p> <p>Should the development proceed, best practice should be implemented at all times in relation to any activities that may impact on surface water or riparian habitats. Any discharges to surface streams present on or near the site must not impact negatively on the salmonid status of the system. Comprehensive</p> | <p>The Housing Department note this submission.</p> <p>The Housing Department will include conditions in the contract for construction of the proposed development which will incorporate best practice and include restrictions set out in this submission in relation to the delivery, storage and use of oils and fuels including the refueling of machinery on the site, minimizing discharges of silt/suspended solids or other to waters, the disposal of hazardous wastes during construction/operations phase and during any landscaping works.</p> |

PART 8 –Castliefen, Sallins
Submissions Report

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| | <p>surface water management measures must be implemented at 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> <p>Any dewatering of ground water during construction must be treated by infiltration over land or into an attenuation area before being discharged off site.</p> <p>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 treatment, final effluent quality and the quality of receiving waters.</p> <p>All discharges must be in compliance with the European Communities Regulations 2009 and the European Communities Regulations 2010.</p> | <p>Prior to the commencement of the development the developer will submit a formal Project Waste Management Plan for Construction and Demolition to the required standard to the Local Authority for agreement prior to the commencement notice stage. This plan will include the information recommended in sections 3.2, 3.3 and 3.4 of the document titled 'Best practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects' published by the Department of the Environment, Heritage and Local Government (July 2006) and shall contain the minimum requirements set out in (i) – (iv) of condition 8.</p> <p>Conditions will be set down by Kildare County Council Environment department also deal with the house keeping of the site including surface water treatment, storage of materials and waste management.</p> |
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PART 8 –Castlefen, Sallins
Submissions Report

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| <p>George Willoughby, KCC</p> | <p>24/04/2018</p> <p>The KCC Roads, Transportation & Public Safety Department have examined the Part 8 document and drawings for proposed 29 residential Units and associated works at Castlefen, Castlesize, Sallins, Co. Kildare by KCC on behalf of Tuath Housing submitted on the 27th March 2018 and we have no objection.</p> <p>We have the following comments:</p> <p>i) Access to the site will be via the R407 through The Willows and The Beeches housing estates, sight visibility should be in compliance with DMURS standards.</p> <p>ii) Car parking should be in accordance with Chapter 17 of the Kildare County Development Plan 2017-2023, visitor car parking should be provided and parking bays should be accessible.</p> <p>iii) Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, we note that the proposed road width is 6.0m and the footpath width is 2. New footpaths should tie into existing footpaths.</p> | <p>Sight visibility shall be in compliance with DMURS standards.</p> <p>The proposed scheme is in accordance with Chapter 17 of the Kildare County Development Plan 2017-2023. Total number 74 car parking spaces for 29 Houses- involving the realigning of 4no. existing car parking spaces, 3 car parking spaces removed and relocated as close to the existing as possible (within 5 m) 29 units x 2 = 58 car parkings spaces, + 10% visitor = 64, + 3 no. lost and relocated = 67 no. allowing 7 no. in excess of the minimum CDP standards.</p> <p>The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS).</p> |
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PART 8 –Castlefen, Salins
Submissions Report

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| | | <p>iv) The finish surface of the new road pavement should be Stone Mastic Asphalt (SMA).</p> <p>v) Turning areas must be capable of accommodating a refuse vehicle and fire tender and we recommend that a swept path "Autotrack" analysis should be carried out to check the turning movements of HGVs within the proposed development.</p> <p>vi) 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>vii) A detailed design for the CCTV Infrastructure shall be submitted to the Planning Authority for approval. Details of the design, implementation, costing and phasing of these works shall be agreed in writing with the Planning Authority prior to the submission of application of the development.</p> | <p>Roads will be constructed in Asphaltic Concrete 10mm surface course throughout (Specification for Roadworks, Clause 942, thin layer surfacing).</p> <p>The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS).</p> <p>All proposed lighting shall be in accordance with the KCC Public Lighting Policy.</p> <p>The proposed lighting scheme aims to give ownership of the local areas to the residents thus removing the existing derelict land that has allowed for some anti-social behavior and potential littering. The landscaping design will not interfere with the proposed public lighting.</p> <p>The Part 8 includes for the future installation of a CCTV system. This is to ensure that the proposed development and adjoining public areas can be easily included in to any future community wide CCTV initiative similar to those proposed or in operation in other towns. No CCTV cameras, cabling, power supply or monitoring is proposed as part of the development. These</p> |
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PART 8 –Castlefen, Sallins
Submissions Report

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| | <p>viii) The requirements of the Department of Transport, Tourism and Sport's traffic signs advice not TSAN-2016-02 regarding Slow Zones in residential developments shall be implemented detailing the location of all relevant signage. Speed limit signs and warning signs "Children at Play" at frequent intervals throughout the residential estate.</p> <p>ix) A Stage 1/2 Road Safety Audit should be carried out by an independent approved and certified Auditor for the proposed development and infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p> | <p>elements of a community CCTV system will be subject to future approvals and availability of funding.</p> <p>A process of public consultation will take place prior to the installation of an operational CCTV system and will take account of national guidelines.</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 will be implemented detailing the location of all relevant signage including speed limit signs and warning signs "Children at Play" at frequent intervals throughout the residential estate.</p> <p>A stage 1 & 2 Road Safety Audit will be carried out during the detailed design phase of the proposed development. A stage 3 Road Safety Audit will be carried out on completion of the proposed development. The recommendations in these Road Safety Audits will be taken into consideration in the design and construction of the proposed new roads.</p> |
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PART 8 –Castlefen, Sallins
Submissions Report

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| | | <p>x) 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>xi) 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> | <p>In advance of the commencement of the proposed development a Stage 1 & 2 Road Safety Audit will be carried out by an independent approved and certified auditor. The recommendations in the Road Safety Audits are to be incorporated into the detailed design of the proposed development.</p> <p>On completion of the proposed development and prior to the occupation of the housing units a Stage 3 Road Safety Audit, carried out by an independent and certified auditor is to be completed and submitted to the Local Authority. The recommendations of the Road Safety Audit are to be incorporated into the final completed works.</p> <p>A Construction Management Plan will 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> |
| <p>Eithne Hunt, Mary Gorbey, Environmental Health Officer</p> | <p>24/04/2018</p> | <p>There is no objection to the proposed development.</p> | <p>The Housing Department notes this submission.</p> |

PART 8 –Castlefen, Sallins
Submissions Report

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| <p>Cllr Carmel Kelly</p> | <p>24/05/2018</p> | <p>I wish to make a submission in favor of the development.</p> <p>I do however have some concerns.</p> <p>The impact on Health & Safety during Construction. As there is just one road in and out of the estate, is there a way to reduce the risk and ensure the safety of residents, children and visitors to the estate? I am concerned that large earth moving vehicles, delivery trucks and vehicles belonging to workers will hugely impact on the safety of children and residents in general.</p> <p>Road safety & traffic when houses are built and occupied. I would ask that consideration be given to the concerns of residents who fear the new road system will become a boy racer paradise. A continuous road around the new development is an open invitation to speedsters. Please do not underestimate the current traffic problems within the estate which I fear will increase substantially when these houses are built. I would ask that bollards be put in one corner closest to Liffey Ave for pedestrian access only.</p> | <p>Working hours will be restricted to 8.00am to 5.30pm Monday to Friday and from 9.00am to 1.00pm on Saturday. No building activity will be permitted on Sunday's or Bank Holidays. These working hours will be included in the contract with the approved Main Contractor for the works.</p> <p>Restrictions on the control of noise and dust are set out in the submission from Kildare County Council's Environment Section. These restrictions will be incorporated into the contract with approved Main Contractor for the works.</p> <p>The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS). The current streetscape of Liffey Avenue and the Willows do not comply with the road service requirements and as such refuse vehicles should not be utilizing them, the turning heads are insufficient and are thus unsafe requiring large vehicles to reverse along long stretches of road. The new developments road system has been developed along with transport and roads service and the resulting loop design removes any</p> |
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PART 8 –Castlefen, Sallins
Submissions Report

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| | <p>The entrance to the estate is already dangerous, it is off the R407. Numbers of vehicles on that road is approx. 20,000 daily. In late 2017 there was a fatality there. I would ask that as a condition of planning a pedestrian crossing be included. The numbers of children and older people from Castlefen using buses is quite large.</p> | <p>need for reversing / multiple point turns. We would note most incidents occur when refuse / larger vehicles are reversing due to lack of vision.</p> <p>Túath Housing would like to develop a safe and inclusive development.</p> <p>In consultation with the KCC Roads, Transportation & Public Safety Department , it is agreed that a stage 1, 2 and 3 RSA will be completed on the proposed development and access (as noted above) and the recommendations of the RSA will be implemented in full.</p> <p>The KCC Roads, Transportation & Public Safety Department propose to examine the Sallins Road Improvement Works, in particular VRU facilities after the Sallins By-Pass has been constructed and open to traffic. This scheme should reduce the traffic volumes going through Sallins which would allow road and VRU improvements to be carried out. However, this is dependant on the approval of funding and the availability of technical resources.</p> <p>The proposal includes the retention of the trees along the Liffey Avenue to contribute to the quality of the</p> |
| | <p>Car parking - The residents of Liffey Ave in particular, are concerned that they will lose car parking spaces, which are already at a premium. I would ask that designated car parking</p> | |

PART 8 –Castlefen, Sallins
 Submissions Report

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| | | <p>spaces be made a condition of planning.</p> | <p>existing streetscape and street enclosure (in accordance with DMURS). The current layout has four car spaces then a large separating landscaped/ hardstanding area followed by additional car parking spaces and so on. If there is a requirement for additional spaces along Liffey Avenue, there is scope for the redesign of the proposal to include for additional car parking spaces in a revised car parking arrangement.</p> <p>It is not Túath Housing Association or KCC's management strategy to name or number car parking spaces. This has been tried in the past on a number of projects and has led to issues of monitoring, anti-social incidents and unauthorised clamping.</p> |
| <p>Bernard Durkan, TD Dail Eireann, Leinster House, Kildare Street, Dublin 2.</p> | <p>05/06/2018</p> | <p>Submission requesting that Kildare County Council take on board the submissions made by the residents of Liffey Avenue, Castlefen and reflect them positively in this proposed development.</p> | <p>The submissions made by the residents of Liffey Avenue, Castlefen have been considered and the responses to these submissions are set out in this submission report.</p> |

**PART 8 –Castlefen, Sallins
Submissions Report**

Public Submissions Summary

Due to the number of submissions received from members of the public and the repetition in the items raised these submissions have been grouped into categories below is an example of a reply from the local residents group which outlines their observations and submissions.

Please find attached Excel table with a register of the Public Submissions and an outline of individual responses answered in the submission below.

PART 8 –Castlefen, Sallins
Submissions Report

| | Public Observation / Submissions | Housing Department Comments |
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| 1. | <p>Parking</p> | |
| 1.1 | <p>Within the submission, there is concern for the reduction in car spaces from 1.5 to 1.3. There is reference to the possibility of conflict between neighbors due to the lack of parking spaces.</p> <p>The proposed development needs to provide the current allocation of 1.5 bays per dwelling and provide 2 bays per dwelling for the four new houses as stated on p14 of the Planning Design Statement as dated March 2018</p> | <p>The proposed scheme is designed in accordance with Chapter 17 of the Kildare County Development Plan 2017-2023. Total number 74 car parking spaces for 29 Houses- involving the realigning of 4no. existing car parking spaces, 3 car parking spaces removed and relocated as close to the existing as possible (within 5 m)</p> <p>29 units x 2 = 58 car parkings spaces, + 10% visitor = 64, + 3 no. lost and relocated = 67 no. allowing 7 no. in excess of CDP minimum requirements.</p> <p>The proposal includes the retention of the trees along the Liffey Avenue to contribute to the quality of the existing streetscape and street enclosure. The current layout has four car spaces then a large separating landscaped / hardstanding area and then additional car parking spaces and so on. If there is a requirement for additional spaces along Liffey Avenue, there is scope for the redesign of the proposal to include for additional car parking spaces in a revised car parking arrangement.</p> |
| 1.2 | <p>New houses, numbers 22 and 23 have not been provided with parking bays in the plans, but allocated existing parking bays</p> | <p>There has been no allocation / identification of existing or proposed parking spaces except from the 5 disabled parking bays demarcation. These are also not dwelling specific but have been located adjacent to the accessible dwellings.</p> |
| 1.3 | <p>2 residents hold disabled badges and require parking close to their apartments. These spaces will need to be clearly identified in order to stop others from parking on them.</p> <p>All residents require parking close to their apartments in order to carry in shopping and in order that their vehicles are in sight to their apartment</p> | <p>It is not Tùath Housing Association or KCC management strategy to name or number car parking spaces. This has been tried in the past on a number of projects and has led to issues of monitoring, anti-social incidents and unauthorised clamping.</p> <p>No accessible spaces are currently located in the existing surrounding developments and their introduction would be beneficial to the existing residents. There is space to widen a number of existing spaces. If there is a requirement for additional spaces along Liffey Avenue, there is scope for the redesign of the proposal to include for additional car parking spaces in a revised car parking arrangement (and in consultation with existing residents).</p> |
| 1.4 | <p>Parking on the road in Liffey Avenue is not acceptable, the road is not wide enough to allow those who park in the bays a clear</p> <p><i>contribution from the parking bay</i></p> | <p>The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS) and reviewed by the KCC Roads, Transportation & Public Safety Department.</p> |

PART 8 –Castlefen, Sallins
Submissions Report

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| 1.5 | Parking on the road will increase the risk of damage from cars parking in bays, from the increase in traffic from the development maneuvering past parked cars, and reducing visibility for drivers of children riding their bikes and playing on the road. | There will be an increase in traffic levels along these roads and this cannot be avoided, hopefully the increase in traffic will encourage all users in the development to slow down around the area and the increase in traffic will hopefully reduce the anti-social speeding in the development. The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS) and reviewed by the KCC Roads, Transportation & Public Safety Department. The landscaped designed parks should allow the children better designed access to semi enclosed park areas. |
| 1.6 | The proposed development must provide marked allocated parking bays along Liffey Avenue to deter visitors from parking in resident's bays. | It is not Tuiath Housing or KCC management strategy to name or number car parking spaces. This has been tried in the past on a number of projects and has led to issues of monitoring, anti-social incidents and unauthorised clamping. There are also general complaints from residents on the proposed allocation of existing spaces. |
| 1.7 | Four disabled access 3 bedroom houses are proposed for The Willows. Concerns were raised that there is no additional parking provided on this road for visitors or a 2 nd car in the family to these homes. Disabled family members require carers and support visitors which will cause cars to be parked on the new pavements provided in the development. Currently existing residents on this road all have a car parked outside their houses, if cars are parked on both sides of the road from existing and new residents, a rubbish/recycling collection truck will not be able to fit along this road. It would be difficult for a standard car to fit along this road. An ambulance would not be able to drive through which is a serious health and safety issue. | The design has had to work within tight site parameters and the accessible car parking has been orientated parallel to the new development to allow for maximum front to front and back to back distances between houses to remove any overlooking and overshadowing by the development. The result is visitors to these dwellings will have to park at the extra car parking spaces to the north or south of the development. The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS) and reviewed by the KCC Roads, Transportation & Public Safety Department.. |
| 2. | Traffic & Transportation | |
| 2.1 | There is reference to the lack of speed bumps & traffic calming. There was a very strong feeling that major traffic calming | The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS). The current streetscape of Liffey Avenue and the Willows do not comply with the road service requirements and as such refuse vehicles |

PART 8 –Castlefen, Sallins
Submissions Report

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| <p>measures were needed due to a recent death in the area.</p> <p>Several submissions stated concerns regarding no traffic calming measures on approach to the entrance to Sallins from the Clane side. Traffic calming measures should be included in the proposed development.</p> | <p>should not be utilizing them, the turning heads are insufficient and are thus unsafe requiring large vehicles to reverse along long stretches of road. The new developments road system has been developed along with transport and roads service and the resulting loop design removes any need for reversing / multiple point turns. We would note most incidents occur when refuse / larger vehicles are reversing due to lack vision.</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 will be implemented detailing the location of all relevant signage including speed limit signs and warning signs "Children at Play" at frequent intervals throughout the residential estate.</p> <p>A stage 1 & 2 Road Safety Audit will be carried out during the detailed design phase of the proposed development. A stage 3 Road Safety Audit will be carried out on completion of the proposed development. The recommendations in these Road Safety Audits will be taken into consideration in the design and construction of the proposed new roads.</p> <p>In advance of the commencement of the proposed development a Stage 1 & 2 Road Safety Audit will be carried out by an independent approved and certified auditor. The recommendations in the Road Safety Audits are to be incorporated into the detailed design of the proposed development.</p> |
| <p>2.2</p> <p>There is reference to the lack of a controlled pedestrian crossing at Castlefen. The proposed development will increase the number of children crossing the road from the Castlefen Estate. Therefore, a controlled pedestrian crossing is strongly urged.</p> <p>Lack of bus bays outside the estate and across the road. This would also serve the children in Hillview Estate.</p> | <p>The design has incorporated crossing areas with the appropriate yield signs and zebra crossing as per instruction from the Transport and Roads Service.</p> <p>The proposed development is designed according to the Design Manual for Urban Roads and Streets (DMURS) and reviewed by the KCC Roads, Transportation & Public Safety Department.</p> <p>In consultation with the KCC Roads, Transportation & Public Safety Department, it is agreed that a stage 1, 2 and 3 RSA will be completed on the proposed development and access and the recommendations of the RSA will be implemented in full.</p> <p>The KCC Roads, Transportation & Public Safety Department propose to examine the Sallins Road Improvement Works, in particular VRU facilities after the Sallins By-Pass has been constructed and open to traffic. This scheme should reduce the traffic</p> |

PART 8 –Castlefen, Sallins
Submissions Report

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| | | volumes going through Sallins which would allow road and VRU improvements to be carried out. However, this is dependent on the approval of funding and the availability of technical resources. |
| 2.3 | Ireland has an EU obligation to improve its uptake of e-cars. How will Kildare County Council fulfil their obligations to provide for e-car? E-cars need a designated car space and charging facility in order to charge nightly. | The infrastructure for Electric Vehicle charging points will be provided in the communal parking zones at an approximate rate of 1 in 20 parking spaces or 5%. |
| 2.4 | While this Part 8 process is being carried out by the Housing Department of KCC, we strongly urge that the Department liaise with the Road & Transportation Department in relation to these key safety measures that are vitally important issues for the community of Sallins, the residents of Castlefen in particular and potential new residents of these new homes. | A community group was arranged for the purposes of this application and the current residents would had good input and insightful views that would help inform any proposed safety measures. The KCC Roads, Transportation & Public Safety Department propose to examine the Sallins Road Improvement Works, in particular VRU facilities after the Sallins By-Pass has been constructed and open to traffic. This scheme should reduce the traffic volumes going through Sallins which would allow road and VRU improvements to be carried out. However, this is dependent on the approval of funding and the availability of technical resources. |
| 3. | Overlooking | |
| 3.1 | There are references to the concern regarding the scale of the housing within the proposed development. | The single storey bungalows are situated along the north of the site in keeping with the form and typology of the area. Similarly, the two stores terraces and semi-detached strengthen the street scape along the existing roads. The proposed scheme is over the minimum requirement for front to front and back to back houses. The front to front distances were also increased along the main streets by making one of the new rows of houses single aspect at upper floor. |
| 3.2 | Within the submission, concerns regarding the lack of sun-light and privacy is mentioned. The following apartments will be affected by the 2 new houses being built on Liffey Avenue. No. 17, 18, 19, 20, 23, 24 will be directly overlooked by the new houses | All of the dwellings within the proposed development are designed over the criteria for privacy and sunlight as set out in Kildare County Council Development Plan. 2017-2023 as per section 17.2.4 Overlooking - In general, a minimum distance of 22 metres between opposing above-ground floor level windows is required for habitable rooms. In cases of innovative design where overlooking into habitable rooms does not occur, this figure may be reduced. |

PART 8 –Castlefen, Sallins
Submissions Report

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| | <p>impacting a loss in privacy and possibly restricting light. The upstairs apartments will be overlooked by the bedrooms of the new houses looking directly into their living room/balcony. The downstairs apartments will be overlooked in their bedrooms.</p> | <p>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 of nearby houses and gardens, whilst also giving fenestration to the rear return of the dwellings.</p> |
| 4. | <p>Anti-Social Behavior/Littering/Noise Pollution</p> | |
| 4.1 | <p>There is no confidence in Kildare Co. Council in the control of anti-social behavior in the area. There has been dumping by alleged residents in Castlefen which has been an ongoing problem. This rubbish has attracted rats and has created bad smells.</p> | <p>The proposed development includes quality street lighting and well-designed streetscape which will give ownership of the local areas to the residents thus removing the existing derelict land where anti-social behavior and littering has occurred. All landscaped zones will be closely surveilled by the new dwellings proposed that are designed to provide continuous passive surveillance over the public realm. The gable units have windows which is intended to increase overlooking in all surrounding areas and thus improving security in the area. The removal of the existing turning head at the bungalows and the introduction of a shared surface with car parking for accessible unit at the end will again give ownership and surveillance which will hopefully remove the incidence of anti-social behavior in this area. An additional street footpath will increase the active surveillance of the area and thus reduce potential anti-social issues. All incidents of dumping should be reported to the Environment Section of the Local Authority.</p> |
| 4.2 | <p>Increased traffic and increase in population will add to disturbance to those living in downstairs apartments whose bedrooms are located on the road side and directly on the street pavements.</p> | <p>There will be an increase in traffic levels along these roads and this cannot be avoided however, the design of the new street coupled with an increase in movement will encourage all users in the development to drive slower. The resultant increase in footfall and 'eyes on the street' will result in an overall more secure environment for all to live in.</p> |
| 4.3 | <p>There has been an increased level of noise due to quad bike activity from residents of Castlefen.</p> | <p>The housing development is sited on the empty land currently used for Quad bike activity and this should remove this issue.</p> |

PART 8 –Castlefen, Sallins
Submissions Report

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| <p>4.4</p> | <p>An open connection between Castlefen Estate and Castlesize has caused concern as this will create more anti-social behavior. A more secure boundary is needed between Castlesize Estate and Castlefen as a matter of urgency and public safety.</p> <p>The current boundary has been broken through and is used as a run through for scrambler bikes to access the field adjacent to the Castlesize. Many of these incidents are known to the Gardai and the safety issue is of great concern to all residents.</p> | <p>There is no proposed link between Castlefen and Castlesize and we apologise for any confusion as a result of an error on the documentation. The proposal is for the existing hedge to be intensified / reinforced.</p> <p>The 1.4m high hedgerow is proposed to help maintain healthy hedgerows and associated wildlife.</p> <p>In accordance with Kildare County Council Development Plan. 2017-2023: <i>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.</i></p> <p>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.</p> |
| <p>4.5</p> | <p>Planting within the area has been vandalized.</p> | <p>Noted and an assessment has been carried out and is to be implemented as per AA screening report.</p> |

PART 8 –Castlefen, Sallins
Submissions Report

| 5. | Open Space | |
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| 5.1 | <p>The submission refers to concern for the lack of open space. Children play on roads due to lack of green space.</p> <p>Castlefen children climb a wall/gate into Castlesize to play because there is significantly more space there for them to play creating turbulent relations between the two estates.</p> | <p>In accordance with the Kildare County Council Development Plan 2017-2023 Chapter 17, Section 17.4.7; <i>In greenfield sites, the minimum area of open space that is acceptable within the site is 15% of the total site area.</i></p> <p>As per PS1: <i>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.</i></p> <p>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 proposed development.</p> <p>The landscaped designed parks should allow the children better access to semi enclosed park areas which are planted and designed areas to reduce play on the streets. These well designed park will give ownership of the area to the new and existing residents and should reduce the need to go elsewhere for access to quality green space.</p> <p>It is the objective of KCC to: <i>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).</i></p> |
| 5.2 | <p>Consideration needs to be given to providing a larger green area by utilizing some of the green area from Castlesize this will help alleviate children's needs to climb the boundary and play in the Castlesize green.</p> | <p>It is part of our proposal to develop the green spaces into landscaped parks with Art works / trees / planting and seating for the residents to utilize instead of simple calling an unusable grass slope green space. We feel a completed and detailed landscape design should add to the vitality of the area and remove the existing unused and overgrown areas that have resulted in littering and antisocial behavior occurring in</p> |

PART 8 –Castlefen, Sallins
Submissions Report

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| | | these areas. |
| 5.3 | <p>The green space at the Castlesize border is not correctly represented in the plans and will not provide the size of green space that the plans claim.</p> | <p>The current plans were looked at with a member of the community following the pre application meeting and the area is in keeping with the proposed plans, there is currently very thick overgrowth which makes this area seem smaller than that defined in the plans.</p> |
| 5.4 | <p>The submissions illustrate concern regarding the green amenity space located by the 1- bed houses designated for the elderly and independent disabled persons. It was mentioned that this green area would better suit the 3 bed houses with children.</p> <p>The larger green amenity space needs to be reallocated elsewhere in the plans as this location will encourage children to cross the busy Clane road. Other children from other estates will also be forced to cross the road in order to reach the green space.</p> | <p>The single storey bungalows have been situated along the north of the site in keeping with the form and typology of the area. Similarly, the two stores terraces and semi-detached strengthen the street scape along the existing roads already containing 2 storey residences. The green spaces provided have been located in accordance with the zoning objectives of the Sallins LAP and altering the scale and location of buildings or green space is not considered appropriate.</p> |
| 5.5 | <p>There are concerns regarding the cost of maintenance of the green areas. If the boundary lines are altered and the Castlesize green is opened up to the green of the new development it may not be possible to control the maintenance costs. This will cause a decline in the quality of the Castlesize Estate and may impact on property values.</p> | <p>A Tenant Liaison Officer will be appointed by Tuath Housing Association to work with the new residents of the estate and assist with the establishment of a sustainable community and develop and implement a range of initiatives to facilitate consultation and encourage tenant participation in the management of the proposed development.</p> |
| 6.1 | <p>CCTV CCTV near and round homes. Right to privacy not to be recorded</p> | <p>The Part 8 includes for the future installation of a CCTV system for monitoring of public areas. No cameras or monitoring are proposed to overlook dwellings. The provision of the infrastructure is to facilitate the installation of a communitywide CCTV network in the future, if such a network is approved and funding provided. A process of public consultation will take place prior to the installation of an operational CCTV system and will take account of national guidelines.</p> |

**PART 8 –Castlefen, Sallins
Submissions Report**

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| | | <p>The final design of the proposed poles to accommodate CCTV cameras will be selected to minimise the visual impact of the poles.</p> |
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PART 8 –Castlefen, Sallins
Submissions Report

| Submissions Register for Castlefen, Sallins | |
|-------------------------------------------------|------------|
| Name | Received |
| Public Submissions | |
| Philip and Andrea Daly | 27/04/2018 |
| Justine Wilson | 22/05/2018 |
| Velda Martin | 22/05/2018 |
| Pat Armstrong | 22/05/2018 |
| Barbara Kocoj | 22/05/2018 |
| Cecilia Hussey | 22/05/2018 |
| Edmund Geraghty | 22/05/2018 |
| Angelo Nolan | 22/05/2018 |
| Homeowner (unable to make out handwritten name) | 22/05/2018 |
| Grainne McGovern | 22/05/2018 |
| Inga Marasikaite | 22/05/2018 |
| Ciara Carpenter | 22/05/2018 |
| Debbie O'Reilly | 22/05/2018 |
| Lisa Connors | 22/05/2018 |
| Tara Kennia | 22/05/2018 |
| Kristain Browne | 22/05/2018 |
| Sabrina Garvey | 22/05/2018 |
| Terence Barron | 22/05/2018 |
| Emma Edmonds | 22/05/2018 |
| Jessica Hamill | 22/05/2018 |
| Sylvia Brosnan | 22/05/2018 |
| Confidence Orwene | 22/05/2018 |
| Denis O'Connor | 23/05/2018 |
| Rosalyn Tamming | 23/05/2018 |
| Sinead Donnelly | 22/05/2018 |
| Joe Donnelly | 22/05/2018 |
| Tony Angelosante | 22/05/2018 |
| Annette Angelosante | 22/05/2018 |

PART 8 –Castlefen, Sallins
Submissions Report

| | |
|---------------------------|------------|
| David Doyle | 22/05/2018 |
| Susan Hughes | 22/05/2018 |
| John Nzeku | 22/05/2018 |
| Mr and Mrs Emmet Kilbride | 22/05/2018 |
| Mr & Mrs Conway | 23/05/2018 |
| Alison Loakman | 23/05/2018 |
| Josephine O'Connor | 23/05/2018 |
| Derek Collins | 23/05/2018 |
| Mark Doran | 23/05/2018 |
| Kellyanne Carey | 23/05/2018 |
| Carrie McLoughlin | 23/05/2018 |
| Mary Slaves | 23/05/2018 |
| Sarah Hernon | 23/05/2018 |
| Lorraine Gaffney | 23/05/2018 |
| Confidence Onwene | 23/05/2018 |
| Katoryna Fioulonow | 23/05/2018 |
| Melissa Quirke | 23/05/2018 |
| Jessic Hamill | 23/05/2018 |
| Liam Doran | 23/05/2018 |
| Nicola Brechon | 23/05/2018 |
| Naomi Mills Ogivgo | 23/05/2018 |
| Faith Oladimeji | 23/05/2018 |
| Kiastino Brizinskiene | 23/05/2018 |
| Abdullah Al Harun | 23/05/2018 |
| Peter & Bernie Monahan | 23/05/2018 |
| Sufbd Miap | 23/05/2018 |
| Rosalyn Tamming | 23/05/2018 |
| Denis O'Connor | 23/05/2018 |
| Bola Amolegbe | 23/05/2018 |
| Adele Byme | 23/05/2018 |
| Aaron Akanji | 23/05/2018 |
| Fiodsvov Helan | 23/05/2018 |

PART 8 --Castlefen, Sallins
Submissions Report

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|----------------------------|------------|
| Linton O'Saroso | 23/05/2018 |
| Mary Egan | 23/05/2018 |
| Lisa Bowers | 23/05/2018 |
| Anita McCormack | 23/05/2018 |
| Aising Doran | 23/05/2018 |
| Olaribigbe & Basirit Taiwo | 23/05/2018 |
| Lisa Connors | 23/05/2018 |
| Frank & Veronica Kennedy | 23/05/2018 |
| Shauna Hayes | 23/05/2018 |
| James Cawley | 23/05/2018 |
| Nikki Eccles | 23/05/2018 |
| Bridget Cawley | 23/05/2018 |
| Fiona Byrne | 23/05/2018 |
| Ann Kelly | 23/05/2018 |
| Kelly Maher | 23/05/2018 |
| Amy Gaffney | 23/05/2018 |
| Cheryl Reilly | 23/05/2018 |
| Alice Bolger | 23/05/2018 |
| Joanna Sherlock | 23/05/2018 |
| Bernie Cawley | 23/05/2018 |
| Stephen Kenna | 23/05/2018 |
| Micheal Ward | 23/05/2018 |
| Maria Johnson Connolly | 23/05/2018 |
| Breeda Maloney | 23/05/2018 |
| Jennifer Herbert | 23/05/2018 |
| Angela Ryan | 23/05/2018 |
| Joan Moloney | 23/05/2018 |
| Austin Conway | 23/05/2018 |
| Corey Heffernan | 23/05/2018 |
| Josephine Buslin | 23/05/2018 |
| Catherine Taylor | 23/05/2018 |
| Siobhan Johnson | 24/05/2018 |

PART 8 –Castlefen, Sallins
Submissions Report

| | |
|---------------------------------------------|------------|
| Brian & Loyola McGrane | 24/05/2018 |
| Helen O'Connor | 24/05/2018 |
| Elaine Connolly | 24/05/2018 |
| Agnieszka Staniak | 24/05/2018 |
| Sinead Johnson | 24/05/2018 |
| Kevin Keating & Caitriona Moran | 24/05/2018 |
| Siobhan Cinaille | 24/05/2018 |
| Justine Wilson | 24/05/2018 |
| Pauric & Noelle Dunne | 24/05/2018 |
| Tony Walker | 24/05/2018 |
| John & Fiona Farrell | 24/05/2018 |
| Christina Keating | 24/05/2018 |
| Mary McConnon | 24/05/2018 |
| Terence Reck Kelly | 24/05/2018 |
| Castlesize Residents C/o Clodagh Bowe Kehoe | 24/05/2018 |
| Fergus Carpenter Sallins Community Council | 24/05/2018 |

| Submissions Register for Castlefen, Sallins | |
|-----------------------------------------------------------------------------|------------|
| Name | Received |
| Prescribed Bodies | |
| Natasha Crudden, Regulatory & Administration unit, Transport Infra.Ireland. | 13/04/2018 |
| Roisin O'Callaghan, Inland Fisheries | 19/04/2018 |
| Internal Departments | |
| David Hall | 21/05/2018 |
| George Willoughby, KCC | 24/04/2018 |
| Eithne Hunt, Mary Gorbey, Environmental Health Officer | 02/05/2018 |
| Public Representatives | |
| Cllr Carmel Kelly | 24/05/2018 |
| Bernard Durkan TD | 06/05/2018 |

