

## 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

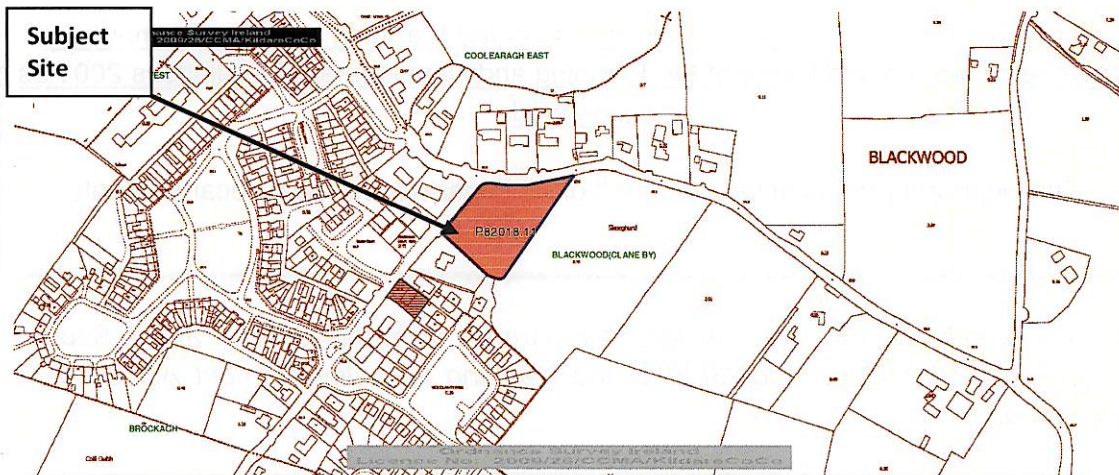
*Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.*

<b>Type of Development:</b>	Residential- 10 no. houses
<b>Site Address</b>	Coill Dubh/Blackwood, Co. Kildare
<b>Development proposed by:</b>	Housing Department (Architectural Services-Housing Capital Delivery)
<b>Display period:</b>	Advertised in the Leinster Leader on 11 <sup>th</sup> September 2018  Public display period from 12 <sup>th</sup> September 2018 – 10 <sup>th</sup> October 2018 (both dates inclusive)  Submissions/observations due by 4.00pm 26 <sup>th</sup> October 2018
<b>Submissions/observations</b>	A number of submissions from internal Council Departments and prescribed bodies were received (details as set out below) and one submission from an Elected Member. No 3 <sup>rd</sup> party submissions were received.
<b>Part 8 Reference Number</b>	P8 2018 - 011

## 1. Site Location & Context

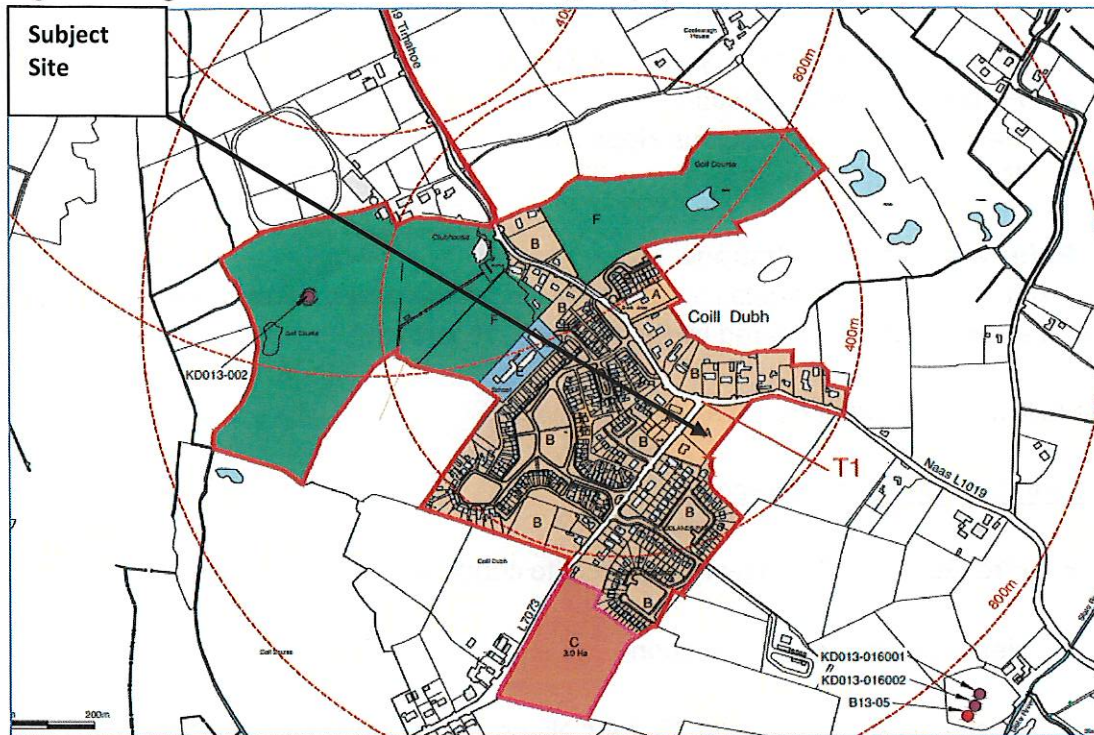
The site is located at the eastern edge of the rural village of Coill Dubh on the local road L1019. The total land owned by Kildare county council is circa 3ha. With 1.64ha leased to Coill Dubh FC for use as a soccer pitch. The proposed site area for this development is 0.68ha (approx). The site is bounded by mature hedgerow along the western boundary. There is an existing single storey dwelling located to the immediate south of the site. The site is currently a greenfield site.

**Figs. 1 – 2 Site Location and Context**





**Fig. 3** Zoning extract from Coill Dubh Zoning Map (Ref. Vs.2.2.6)



## 2. Description of the Proposed Development

The proposed development consists of 10 residential units as follows:

- 4 no. single storey one bed houses,
- 3 no. two storey two bedroom houses,
- 3 no. two storey three bedroom houses,
- 10no. Garden storage sheds,
- supporting development works comprising of:
  - Vehicular and pedestrian entrance with footpath to the front of the site,
  - Boundary and road improvement works including:
  - Removal of part of the boundary hedge at the junction to the L1019.
  - Cutting of hedges.
  - Pruning existing trees.
  - Culvert the existing land drain to the front of the site.
  - Proposed new site boundary treatment consisting of masonry walls and railings,
  - Undergrounding of existing services.
  - Pedestrian link through the site and an entrance to the adjoining soccer field,
  - Associated site works.

## 3. Supporting Documents

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

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

#### **4. Referrals and Consultations**

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

The following submissions have been received.

##### Internal KCC Departments/Sections

- Fire Services: No objection subject to conditions
- Heritage Officer: No objection
- Roads, Transport & Public Safety: No objection subject to conditions
- Municipal District Engineer: No objection subject to conditions
- Environmental Health Officer: No objection subject to conditions
- Environment Section: No objection subject to conditions

##### Prescribed Bodies:

- Inland Fisheries: Object to the development. The Housing Section has been advised by KCC Water Services section in relation to the issues raised. KCC Water Services have no objections.
- Department of Culture, Heritage and the Gaeltacht: Observations made.

##### Elected Representatives Submissions/Observations

One submission received from Cllr Mark Lynch. 3 observations made.

##### Public submissions

None received.



## 5. Policy Context

Kildare County Development Plan 2017 – 2023

Chapter 3- Settlement Strategy

Chapter 4-Housing

Chapter 6- Movement and Transport

Chapter 13- Natural Heritage & Green Infrastructure

Chapter 14- Landscape, Recreation & Amenity

Chapter 15- Urban Design Guidelines

Chapter 17-Development Management Standards

Volume II- Coill Dubh Village Plan

Section 2.5.5.12 Development Objectives

### Residential Development

*In order to facilitate local demands and in recognition of the level of development that has taken place in the recent past, future residential development should be undertaken in conjunction with social / community and appropriate commercial development. In this regard, sites zoned 'C' (New Residential) have been identified for village expansion.*

*It is an objective of the Council to:*

**RD 1** *Facilitate the development of lands shown as 'C' (New Residential) as outlined on Map V2-2.6 in accordance with the principles of proper planning and sustainable development and to apply the following development requirements:*

- Existing trees and vegetation on the site shall be retained and integrated into any new development if merited.*
- Any new development proposal must ensure that the residential amenity of adjoining properties is not impinged upon.*
- High quality traditional building materials and indigenous landscaping will be insisted upon.*
- Improvements in pedestrian and cycling facilities back to the village centre as part of development proposals shall be required, where possible.*

The subject site is zoned **A- Village Centre**

Residential Development is permitted in the zoning matrix.

### Relevant Government Policy

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

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

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

Urban Development and Building Heights- Guidelines for Planning Authorities Department of Housing, Planning and Local Government (2018)

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

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

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

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

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

## 6. Built / Natural Heritage

<b>Built Heritage</b>	There are no protected structures in the vicinity of the site. The nearest protected structure is RPS. No. B13-05-Blackwood Castle- approximately 600metres from site
<b>Archaeological Heritage</b>	There are no recorded monuments in the vicinity of the site. KD013—016001- Castle-Tower House. approx 600metres from site
<b>Natural Heritage</b>	No SAC or SPA in close proximity to the subject site. The nearest SAC is Ballynagagh Lake which is located approximately 839metres from the subject site. An Appropriate Assessment Screening Report was undertaken by the Housing Department. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. The Planning Department agrees with the findings and conclusions of the AA Screening.
<b>Landscape Character</b>	Western Boglands- High Sensitivity Areas with reduced capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to prevalent sensitivity factors.

## 7. Assessment

### Zoning and Compliance with Council Policy

The subject site is currently zoned A-Town Centre, in the Coill Dubh Village Plan, Volume II of the Kildare County Development Plan 2017-2023, where it is an objective,

***To provide for the development and improvement of appropriate village centre uses including residential, commercial, office and civic use.***

*The purpose of this zone is to protect and enhance the special character of the village centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing village. It will be an objective of the Council to encourage the use of buildings and backlands and especially the full use of upper floors. The size and scale of all new developments, particularly retail developments shall not be out of character with the already established village centre area. Warehousing and other industrial uses will generally not be permitted in the village centre.*

It is noted from Table 2.6 Zoning Matrix that residential development is Y- permitted in principle on lands zoned village centre. The proposed development is therefore considered to be compatible with the zoning objective for the site.

### Design, Layout & Visual Impact

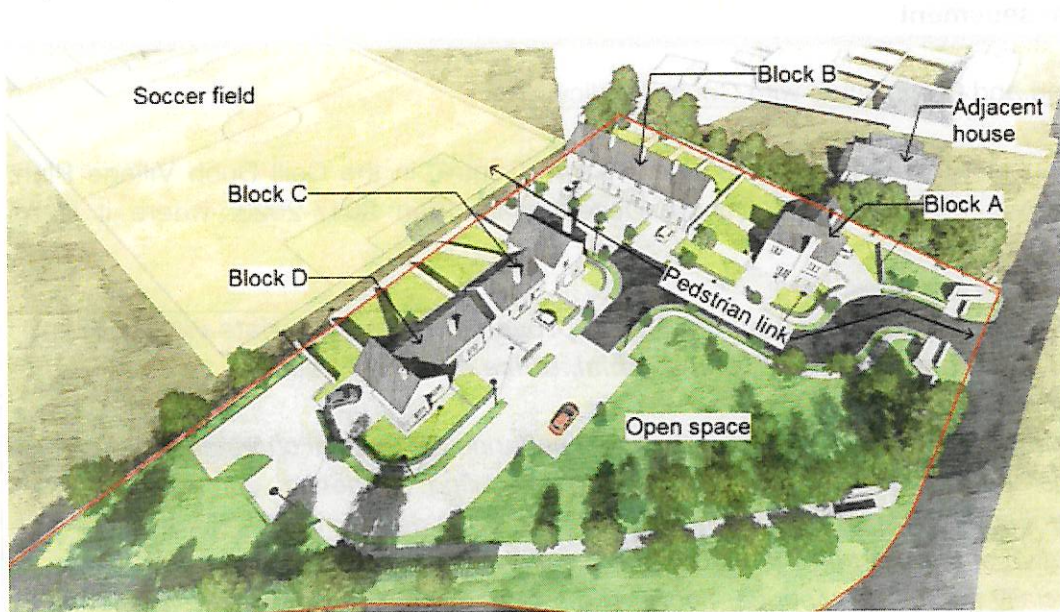
10. no houses are proposed as follows:

- 4 no. single storey one bed houses
- 3 no. two storey two bedroom houses
- 3 no. two storey three bedroom houses

It is proposed to access the site via local road to the west of the site. Access is proposed to the south-western part of the site. It is proposed to retain the mature roadside trees and hedgerow where possible. It is proposed to create a new pedestrian link through the site and an entrance to the adjoining soccer field will also be created.



## Proposed Layout



The area of public open space is located to north-western part of the site. A detailed landscape plan has been included with proposal. The new stone wall entrance onto will be constructed to the eastern boundary, which will be reinforced with new tree planting as detailed landscape plan.

The proposed layout consists of four separate “blocks”. Block A contains 1 two-storey house and 1 single storey unit. This is adjacent to the existing single storey dwelling to the south. Block B is a two-storey block containing a terrace of 4 no. 2 storey dwellings. Block C contains 2 no. two-storey dwellings and Block D contains 2 no. two-storey dwellings. The development as proposed has a mixture of one and two three bedroom dwellings in single and two storey format.

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

The proposed external finishes include selected black roof tiles, featured selected brickwork and plain plastered walls with triple glazed upvc/timber/aluminium windows. Railings are proposed for front gardens and a separate railing is proposed at the boundary with the adjoining playing pitches.

It is considered that the proposed design and layout of the scheme is acceptable at this village location.



## Development Management Standards

### a) Density

The proposed development has a density of less 15 units per hectare in accordance with section 4.5 Location and Density, Table 4.2 Indicative Density Levels for Small Towns and Villages (population 400-2,000). Edge of Small Town Village of the Kildare County Development Plan 2017-2023 recommends a density of 15-20 units per ha with lower density in some cases. This is considered to be acceptable.

### b) Public and Private Open Space

Private open space has been provided to the rear of each unit which is in compliance with the standards set out in chapter 17 of the Kildare County Development Plan, 2017-2023. The public open space provision (18.4%) exceeds the requirements set out in the Kildare County Development Plan, 2017-2023. It is considered that the public and private open space provision is acceptable.

It is considered that the retention of the existing mature trees and the pedestrian link to the adjoining sports pitches increase the permeability and secures more of a sense of place.

### c) Bin Storage

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

### d) Car Parking

It is noted from the site layout plan that each dwelling will be served with off-street car-parking for 2 cars, and there are also a number of visitors' car-parking spaces in appropriate locations. This is considered acceptable.

## Appropriate Assessment

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

## Traffic Management –Construction Phase

The Roads, Transportation and Public Safety Department has no objection to the proposed development subject to a consulting engineer being appointed by KCC Housing, a construction management plan prepared, sight visibility to be in accordance with DMURS, car parking to be in accordance with the County Development Plan, swept path analysis to be carried out, public lighting provided, warning signs erected and a stage 2 and 3 road safety audit being carried out

### Water and Wastewater

It is noted that concerns were raised in the Inland Fisheries submission in relation to the assimilative capacity in the receiving waters for the treated effluent from the Coill Dubh WWTP. Of serious concern was that given the tiny flows in the receiving waters there does not appear to be any scope for plant failure, mechanical issues or issues relating to dosing and that in the event of any such issue a significant reduction in biological quality of the receiving waters is the likely outcome.

It is noted that the Housing Section have liaised with KCC Water Services in relation to this issue. KCC Water Services state that KCC Wastewater operations took over the operation of this plant from private operators in October 2017 and had to refine the process at the plant. It is stated that in general for 2018 KCC/Irish Water are running a compliant plant. IW/KCC run this plant under license from the EPA and that the plant has sufficient headroom to cater for the proposed development.

### **8. Conclusion**

Having regard to:

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

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

### **9. Recommendation**

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


### Modifications

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 11<sup>th</sup> September 2018, except where altered or amended by the following modifications.
2. All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2017-2023 or as agreed with the Planning Department.
3. The proposed development shall not impair existing land or road drainage.
4. The public open space areas and pedestrian link to sports pitches shall be laid out and constructed prior to the occupation of the dwellings.

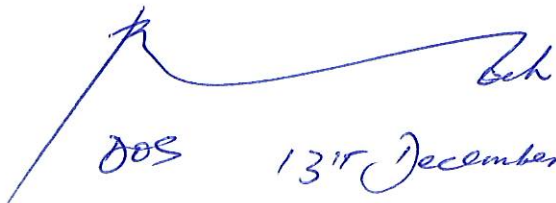


5. All metal boundary railings shall be powder coated.
6. The naming of the scheme shall reflect the local cultural/natural heritage of the area.
7. Final details regarding the requirements of the Council's Environment Department and Kildare County Fire Service, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
8. Final details regarding pedestrian facilities, public lighting, car parking, lighting etc as raised by the Municipal District Engineer and the Transportation Department in their Reports and responded to by the Housing Department in its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
9. A Construction Management Plan should be submitted before the works commence.
10. In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 08.00 - 18.00, Saturday 08.00 - 13.00 or as agreed with the Planning Department. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.

  
**Elaine Donohoe**  
**Executive Planner**  
12/12/2018

  
**Senior Executive Planner**  
12. 12. 2018

  
**Senior Planner**  
13/12/18

  
DOS 13<sup>th</sup> December 2018

  
P Carey 13<sup>th</sup> Dec '18  
Chg Exec

**APPENDIX 1**  
**APPROPRIATE ASSESSMENT SCREENING REPORT**



**APPENDIX 2**

**SUBMISSIONS REPORT  
PREPARED BY HOUSING SECTION**