

**Ardrew, Athy, Co. Kildare  
Planning Report to accompany  
a Part 8 Application for social  
housing development**

**Kildare County Council**

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# 1 Introduction

## 1.1 Legislative Background

Part XI of the Planning and Development Act 2000 as amended and the procedures set out in Part 8 of the Planning and Development Regulations 2001 as amended, relate to development by, on behalf of, or in partnership with the Local Authority. Under Section 178 of the Planning and Development Act 2000, as amended, a Local Authority is entitled to carry out its own development, provided it does not materially contravene the Development Plan. MacCabe Durney Barnes have been commissioned by Kildare County Council to prepare a report to accompany the Part 8 submission.

## 1.2 Background to the Part 8 application

The Social Housing Public Private Partnership (PPP) programme consists of the design, construction, financing and maintenance of approximately 1,500 homes in 3 project bundles of social housing developments on sites around Ireland to be delivered by Public Private Partnership (PPP). The maintenance, upkeep and tenancy management services to the developments will be for a 25-year period following construction, and the asset will then be returned, in prime condition, to Kildare County Council. The anticipated total capital value of the programme is €300 million. The project is an availability-based PPP.

The site at Ardrew, Athy includes a mixture of housing typology and an estate community unit. The development also includes road works and site development works. It will be tenanted from Kildare County Council's Housing list. The proposed development has been designed by Kildare County Council supported by the National Development Finance Agency as part of the Social Housing Bundle PPP.

## 1.3 Structure of the Planning Report

This planning report was prepared on behalf of Kildare County Council to accompany a Part 8 application for the development of 73 social housing units at a site c. 2.43 ha at Ardrew, Athy, Co. Kildare.

This report is structured as follows:

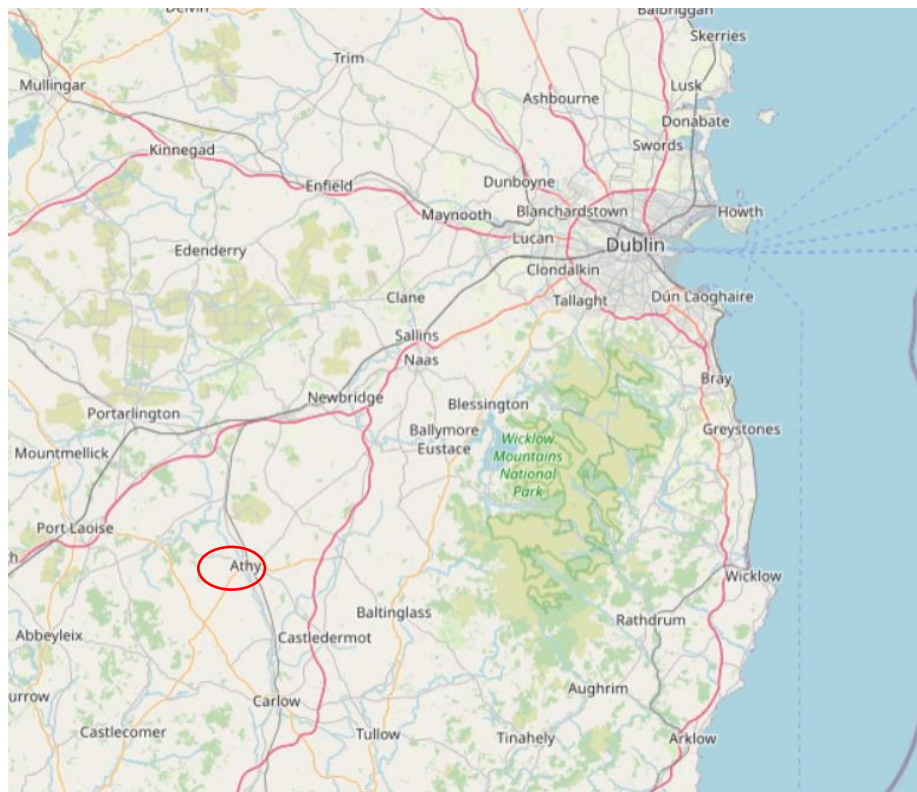
- It provides a description of the site and surrounding area; and of the proposed development.
- It outlines the provision of national, regional and local planning policy;
- And sets out how the development complies with those.
- Finally, it provides a short outline of other considerations, namely roads, drainage and environmental concerns.

## 2 Site Description and Surrounding Area

### 2.1 Site Location

Athy is a market town located in Co Kildare c 72 km south west of Dublin. The River Barrow is the significant feature in the town and flows through the town centre in a north/south direction and also intersects with the Grand Canal. The town’s main vehicular axis runs east/ west along the N78 National Secondary route and forms part of the main street. Athy is also serviced by public rail transport and includes mainline intercity service on the Carlow/Kilkenny/Waterford line. The town serves a large hinterland in southern Kildare and Laois.

**Figure 1: Location map (Source: EPA mapping)**



### 2.2 The Subject Site

The subject site is located in Ardrew townland, c 1km southwest of the centre of Athy town and c 550 m west of the River Barrow. The greenfield site c 2.43 ha is located in a suburban/agricultural part of Athy where there are a number of housing estates generally to the north, south, east and west. The site forms a portion of a larger landholding under the control of Kildare Co. Council.

**Figure 2: Site Location map (Source: EPA mapping) with approximate boundary**



The site consists of c.2.43 ha of greenfield land. To the south of the site is a housing estate Ardrew Meadows and a halting site. To the west is agricultural land. Beyond this land to the west of the overall landholding is residential housing bounded by Bennettsbridge Stream which flows east to the Barrow. To the east is Fortbarrinton Local Road L8990 and a large housing estate Dun Brinn is located to the east of that road. Three electricity poles are located on the site close to the road frontage. Along the northern boundary is a narrow strip associated with what was a former railway line to the rear of a house that fronts the L8990. This area of land is the location of a planned distributor road. The site is relatively flat at the L8990 but falls away to the west.

A creche and local shop is located opposite the application site.

**Plate 1:** Looking west from L8990



**Plate 2:** Looking south east from site



**Plate 3:** Looking north



### 2.3 Planning History

There is no relevant planning history relating to the site or on immediately adjoining lands.



### 3 Proposed Development

Kildare County Council proposes the following development at a site c.2.43 at Fortbarrington Road, Ardrew, Athy, Co.Kildare.

The construction of 73 social housing units to include:

54 no. houses (50 no. 2-storey and 4 no. bungalows, comprised of 4 no. 1-bed, 24 no. 2-bed, 20 no. 3-bed and 6 no. 4-bed ) and 18 no. triplex apartments (3 storey comprised of 18 no. 1-bed) and 1 no 2-bed duplex apartment.

The proposal includes an estate community unit (104.2 sqm), a new access off Fortbarrington Road, on-street car parking (141 spaces), public and private open space, boundary treatments, new pedestrian and cycle connection to south, public lighting, site drainage works, internal road networks and footpath, ESB switchrooms/kiosks, landscaping, play area and all ancillary site services and development works above and below ground.

The proposed layout is shown below.

**Figure 2: Proposed Site Plan (source: SHA)**



## 4 Policy Background

### 4.1 National Policy

#### 4.1.1 National Planning Framework 2040

The National Planning Framework (NPF) guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. The National Strategic Outcomes are expressed as follows:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenities and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water, Waste and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

The NPF states that carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work.

National Policy Objective 3a of the NPF states that it is a national policy objective to "*deliver at least 40% of all new homes nationally within the built up envelope of existing urban settlements*".

National Policy Objective 4 states "*ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being*".

National Policy Objective 33 - Prioritise provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

National Policy Objective 34 - Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.

National Policy Objective 35 - increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or self-based regeneration and increased building heights.

The proposed development is on residentially zoned lands adjacent to in an existing town and meets the NPF objectives.

#### 4.1.2 Ministerial Guidelines

A number of national planning guidelines may be considered.

- Guidelines for Planning Authorities on Childcare Facilities (2001)

- Delivering Homes, Sustaining Communities (2007) and the accompanying Best Practice Guidelines- Quality Housing for Sustainable Communities (2007)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)
- Urban Design Manual - A Best Practice Guide (2009) and Urban Design Manual - Best Practice Guidelines (2009)
- The Planning System and Flood Risk Management (2009)
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)
- Design Manual for Urban Roads and Streets (2013)
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)
- Urban Development and Building Heights- Guidelines for Planning Authorities (2018)

Those of particular relevance are detailed below.

### **Quality Housing for Sustainable Communities (2007)**

These guidelines relate specifically to social housing. Chapter 4 indicates that in the planning and design of the scheme, the architect should:

- seek to create a high quality living environment for residents and enhance the social, environmental and visual quality of the area as a whole;
- seek to ensure a high level of safety and security for the residents through causal surveillance and overlooking;
- maximise amenity and energy efficiency by climate sensitive design;
- eliminate barriers to accessibility for all users - particularly older people and those with mobility impairment or other disability;
- seek to ensure that the scheme can be constructed, managed and maintained at reasonable cost and in a way that is economically, socially and environmentally sustainable;
- design public open space so as to maximize its potential benefit to the resident through clear definition of public, communal private open space;
- permeability as the means to achieve a high quality living environment.

A mix of dwelling types is proposed ranging from 1-bed to 4-bed and unit sizes have been informed by social housing needs. The schedule of accommodation sets out the size of each units proposed.

### **Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) (and accompanying Manual)**

The Guidelines contain specific policies and objectives regarding the scale and location of new residential development, the need for high quality design of residential areas, and the use and development of infill, greenfield and brownfield sites.

Section 1.9 recites general aims of sustainable residential development, including the need to prioritise walking, cycling and public transport over the use of cars, and to provide residents with quality of life in terms of amenity, safety and convenience.

Chapter 3 identifies the core principles of design, including place-making, environmental responsibility, social equity and economic viability, that are required when creating places of high quality and distinct identity. Box 2 identifies 12 ‘Best Practice Design Manual’ criteria which should be incorporated in new residential development as follows.

1. Context: How does the development respond to its surroundings?
2. Connections: How well is the new neighbourhood / site connected?
3. Inclusivity: How easily can people use and access the development?
4. Variety: How does the development promote a good mix of activities?
5. Efficiency: How does the development make appropriate use of resources, including land?
6. Distinctiveness: How do the proposals create a sense of place?
7. Layout: How does the proposal create people-friendly streets and spaces?
8. Public realm: How safe, secure and enjoyable are the public areas?
9. Adaptability: How will the buildings cope with change?
10. Privacy / amenity: How do the buildings provide a high-quality amenity?
11. Parking: How will the parking be secure and attractive?
12. Detailed design: How well thought through is the building and landscape design?

Section 5.11 promotes a net residential density range in the order of 35-50 dwellings per hectare (dph) for ‘Outer Suburban/Greenfield sites’, such as the subject site. It also states that densities below 30 dph will be discouraged.

Appendix A sets out method of calculating net density based upon unit per hectare and is used for the purposes of allocating housing land in local area plans and on individual housing sites. The net site area includes:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children’s play areas where these are to be provided.

It therefore excludes:

- major and local distributor roads;
- primary schools, churches, local shopping etc.;
- open spaces serving a wider area; and
- significant landscape buffer strips.

Based on the methodology in the Guidelines, the proposed net density is 32.1 uph based on a net developable area of 2.27 ha (excluding works to Fortbarrington Road) and is within the

ranges considered by the Guidelines (73 units / 2.29 ha). A Design Statement responding to the 12 criteria has been prepared by SHA architects and accompanies the documentation.

### **Circular Letter NRIP 02/2021**

This recent circular indicates that for towns of between 5,000 and 50,000, development on outer suburban sites such as the subject site can start from 30 dwellings per ha, having regard to the character of the area.

### **Design Manual for Urban Roads and Streets (2019)**

Section 1.2 sets out the national policy background that states street layouts should be interconnected to encourage walking and cycling and offer easy access to public transport.

Section 3.2 identifies types of streets. Arterial streets are major routes, link streets provide links to arterial streets or between neighbourhoods, while local streets provide access within communities and to arterial and link streets.

Section 4.4.3 states that radii on turns from a link street to a local street may be reduced to 4.5m. A maximum radius of 1-3m should be used on local streets. Section 4.4.1 states that the standard carriageway width on local streets should be 5-5.5m, or 4.8m where a shared surface is proposed.

Compliance with the requirements of DMURS can be found in the report prepared by RPS.

### **Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)**

Duplex units are apartments and therefore these Guidelines applies. The apartment guidelines supersede the CDP and LAP. The key relevant Specific Planning Policy Requirements (SPPRs) are summarised in Table 3. This table sets out how the development complies and applies to the duplex units only (or 20 units).

**Table 1: Specific Planning Policy Requirements Apartment Guidelines 2018**

SPPR number	Summary	Development Compliance
SPPR 1	Mix Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) with no minimum requirement for apartments with three or more bedrooms.	Proposed mix is as follows: 18 no. 1-bed units 2 no. 2-bed units
SPPR 3	Minimum Apartment Floor Areas <ul style="list-style-type: none"> <li>- Studio apartment (1 person) - 37 sq.m</li> <li>- 1-bedroom apartment (2 persons) - 45 sq.m</li> </ul>	Please refer to the schedule of accommodation prepared by Sean Harrington Architects (SHA) which demonstrates compliance.

	<ul style="list-style-type: none"> <li>- 2-bedroom apartment (3 persons) 63 sq.m (subject to a max of 10% of overall units)</li> <li>- 2-bedroom apartment (4 persons) - 73 sq.m</li> <li>- 3-bedroom apartment (5 persons) - 90 sq.m</li> </ul>	
SPPR 4	Dual Aspect <i>In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.'</i>	All units are dual aspects
SPPR 5	Floor to ceiling heights Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use.	Floor to ceiling height of ground floor units is 2.7m.
SPPR 6	Apartments per core A maximum of 12 apartments per floor per core may be provided in apartment schemes.	This SPPR does not apply as the units are duplex units.

#### Non specific policy in Guidelines

#### **Minimum Quantitative Standards**

Appendix I of the Guidelines sets out minimum quantitative standards for bedroom floor areas, storage space, communal amenity space and private amenity space. Please refer to the schedule of accommodation prepared by SHA.

In relation to communal amenity space, the minimum requirement to be met is set out below:

**Table 4:** Specific Communal open space requirements Apartment Guidelines 2018

Unit types	Sqm Required	No of Units	Total Required (Sqm)
1-bed	5	18	90
2-bed	6	1	6
Total			96

Total open space provision on the site is 0.36 ha or 3,360 sqm or 15% of the site area. The Kildare County Development Plan 2017-2023 requires that 15% be provided as public open space or 3,429 sqm.

The cumulation of public and communal open space was favoured as part of the design rationale to allow for high quality proposals. Although communal open space provides an under provision of 73 sqm, the deficiency is balanced by the high quality public open space and play areas included. In addition, it is noted that the part 8 lands form part of a landholding in ownership of the Council. There are plans to develop the western part of this landholding a sports training hub which would include a range of active recreational activities and a number of training pitches.

#### **Size in excess of ten percent floor area**

Section 3.8 (a) of the Guidelines provides that *‘the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom units types by a minimum of 10%.....’*.

Please refer to SHA’s schedule of accommodation which demonstrates compliance.

### **Play areas**

The Guidelines indicate minimum requirements for play areas. However, the proposed scheme neither include 25 or more units with two or more bedrooms nor 100 or more units with two or more bedrooms. The standards therefore do not apply. The proposed development includes several play areas as illustrated in the landscape drawings.

### **Cycle Provision**

The Guidelines provide the following;

Quantity – a general minimum standard of 1 cycle storage space per bedroom shall be applied. Visitor cycle parking shall also be provided at a standard of 1 space per 2 residential units. Any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement, etc.

Cycle parking standards are met. All upstairs apartment units are provided with in curtilage cycle parking. Units at ground floor have access to back gardens for storage. Please refer to drawings by SHA.

### **Urban Development and Building Heights- Guidelines for Planning Authorities (2018)**

In planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must have regard to SPPR3:

- the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;
- a greater mix of building heights and typologies in planning for the future development of suburban locations; and
- avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so, in any one development of 100 units or more.

The proposed development complies with the principles of these Guidelines. In particular, it proposes a range of typologies with 26% duplex and triplex units.

## **4.2 Eastern and Midland Regional Assembly – Regional Spatial and Economic Strategy 2018-2031**

The Regional Economic and Spatial Strategy (RSES), sets out the framework for the spatial development of the Eastern and Midland Region,. It translates at regional levels the policies and objectives of the NPF 2040 including building at sustainable densities. It also seeks to ensure

that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

The RSES locates Athy within the Core Region surrounding the Dublin Metropolitan Area, it does not assign the town to a specific settlement typology. The Kildare County Development Plan 2017-2023 (as varied) therefore assigned Athy as ‘Self Sustaining Growth Town’. The RSES considers that where a Local Authority assign this classification to town, then Council’s policy should be to promote and consolidate the settlement.

The Retail Hierarchy for the Region provides in Level 3 “*Town And/Or District Centres & Sub-County Town Centres (Key Service Centres)*”. For Level 3, County Kildare includes: Celbridge, Kilcock, Kilcullen, **Athy**, Kildare, Monasterevin, Clane, Leixlip.

### 4.3 Kildare County Development Plan 2017 -2023

Variation No.1 of the County Development Plan, implemented the RSES provisions and changed the designation of Athy from a *Moderate Sustainable Growth Town* to a *Self-Sustaining Growth Town* which also includes Newbridge, Leixlip, Kildare Town. The target number of units between 2020 and 2023 was 289.

#### 4.3.1 Other Key Development Plan Provisions

- Athy is identified as secondary economic growth centre, providing an important and complementary role in developing economic growth and sectoral interests in tandem with primary economic growth towns. Athy has close linkages and interactions with Carlow in the south east region.
- Density requirements in County Development Plan for outer suburban / greenfield (closest) provided in Table 4.2 is 35-50 per ha. (LAP see below states c 30 per ha)
- Road objective to the east along Fortbarrington Road (Improvement to existing road network)
- ‘*RP5: To complete road improvements to the Fortbarrington Road from Blackparks to Ardrew.*’
- Road Objective to north- (new road) (distributor road).
- Landscape sensitivity Southern lowlands 1.

#### 4.3.2 Housing

Chapter 4 of the CDP contains the policies of relevance to housing. Of particular relevance are the following policies and objectives:

*‘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 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 8: Ensure that an appropriate mix of housing types and sizes is provided in each residential development.’*

The chapter also includes objectives aiming at the development of sustainable communities, specifically:

*‘HCO 2: Encourage appropriate densities for new housing development in different locations through the local area plan process while recognising the need to protect existing residential communities and the established character of the area.’*

*HCO 3: HCO 3 Ensure that all new urban development is of a high design quality and supports the achievement of successful urban spaces and sustainable communities*

*HCO 4: Require the submission of a design statement with planning applications that incorporate 10 or more residential units.’*

The proposed development meets the objectives set out in the housing chapter of the CDP and provides for a variety of unit sizes and typologies laid in a high quality environment. Accordingly, a design statement has been prepared by SHA.

In addition, the proposed development supports the achievements of objectives HDO 1 to HDO 3 which require compliance with the Sustainable Residential Guidelines, the accompanying Urban Design Manual and the Design Manual for Urban Roads and Streets.

The Housing chapter considers that new development should provide for a mix of units and specifically require that development proposals include a statement of housing mix (MDO 3).

The statement of housing mix is presented below:

**Table 5: Proposed housing statistics**

Dwelling – bedrooms	No.of homes	% of proposed
1 bed	22	30.1
2 bed	25	34.2
3 bed	20	27.4
4 bed	06	8.2
Total	73	100

**Table 6:** Proposed housing statistics

Dwelling Type	Persons	No. of homes
1 Bed triplex	2 persons	18
2 bed duplex	4 persons	1
1 Bed house	2 persons	4
2 bed house	4 persons	24
3 bed house	5 persons	20
4 bed house	7 persons	06

The proposed housing mix will compliment the existing housing estates in the vicinity which are predominantly semi detached and detached housing.

#### 4.3.3 Development Management

Chapter 17 of the CDP provides the development management standards.

**Table 7: Summary Development Standards and Compliance**

Standard	Description	Development Compliance
Height	<p>Determined by</p> <ul style="list-style-type: none"> <li>▪ prevailing building height in the surrounding area</li> <li>▪ proximity of existing housing</li> <li>▪ creating cohesive streetscape pattern,</li> <li>▪ protected Structures, ACA and/or other sensitive sites.</li> </ul> <p>Tall buildings, defined that exceed five storeys and/or 15 metres, only be considered at areas of strategic planning importance identified in a Local Area Plan.</p>	Proposed height across the site include two and three-storey dwellings which is broadly aligned with prevailing heights in the general area.
Site coverage	Maximum site coverage shall be 50% for residential development,	14 %
Plot ratio	<p>Outer Suburban In close proximity to public transport 0.35 - 0.5</p> <p>Outer Suburban Remote from public transport 0.25 - 0.35</p>	0.28
Density	Indicative density levels are set out in Table 4.2 of Chapter 4. 35-50 per ha for outer sub/greenfield. (LAP =30 per ha)	The proposed net density 32.1 upha. This broadly aligns with the requirements of the Athy LAP discussed in section 4.4 below.
Housing mix	Statement required for over 50 units in Moderate Sustainable Growth Town. Set out how determined, having regard to local supply and demand, and how	The overall mix has been informed by the requirements of Kildare Co. Council

Standard	Description	Development Compliance															
	the proposal meets any Target Housing Mix for the area, if applicable																
Building Design External	A minimum distance of 2.5m between semidetached and detached housing shall generally be provided.	Adequate separation distances are provided throughout the site.															
	House shall have adequate screened storage for at least 3 number 'wheelie' bins.	Each unit has been allocated storage for at least 3 no. wheelie bins.															
	Terraced / townhouse schemes shall include appropriate design measures for refuse bins, should not be situated immediately adjacent to the front door or ground floor window, unless adequate screened	The layout include measures for the appropriate screening of bins.															
Unit Sizes and requirements	<table border="1"> <thead> <tr> <th>Unit Type (House)</th> <th>Floor Area</th> <th>Storage Area</th> </tr> </thead> <tbody> <tr> <td>One Bedroom</td> <td>55m<sup>2</sup></td> <td>3m<sup>2</sup></td> </tr> <tr> <td>Two Bedroom</td> <td>85 m<sup>2</sup></td> <td>6m<sup>2</sup></td> </tr> <tr> <td>Three Bedroom</td> <td>100 m<sup>2</sup></td> <td>9m<sup>2</sup></td> </tr> <tr> <td>Four Bedroom</td> <td>110m<sup>2</sup></td> <td>10m<sup>2</sup></td> </tr> </tbody> </table>	Unit Type (House)	Floor Area	Storage Area	One Bedroom	55m <sup>2</sup>	3m <sup>2</sup>	Two Bedroom	85 m <sup>2</sup>	6m <sup>2</sup>	Three Bedroom	100 m <sup>2</sup>	9m <sup>2</sup>	Four Bedroom	110m <sup>2</sup>	10m <sup>2</sup>	Please refer to the HQA prepared by SHA. All minimum standard sizes are complied with.
	Unit Type (House)	Floor Area	Storage Area														
	One Bedroom	55m <sup>2</sup>	3m <sup>2</sup>														
	Two Bedroom	85 m <sup>2</sup>	6m <sup>2</sup>														
	Three Bedroom	100 m <sup>2</sup>	9m <sup>2</sup>														
Four Bedroom	110m <sup>2</sup>	10m <sup>2</sup>															
Storage should be additional to kitchen presses and bedroom furniture but may be partly provided in these rooms. Storage should be provided off a hallway or landing to facilitate access. Hot presses or boiler space do not count as general storage areas. As a rule, no individual storage room within a dwelling should exceed 3.5 sqm																	
All houses dual aspect	All units are dual aspect.																
Boundaries	In general, a min distance of 22 metres between opposing above-ground floor level windows is required for habitable rooms. In cases of innovative design, this may be reduced. A separation distance of 35 m will normally be required in the case of overlooking living room windows and balconies at upper floors.	Adequate separation distances are provided throughout the site.															
	Special consideration to boundary treatments where these adjoin existing dwellings. Boundaries between the rear of existing and proposed dwellings shall be a minimum of 1.8m high and	Please refer to SHB3-ATY-AR-COA-DR-0014-Proposed Boundary Treatments															

Standard	Description	Development Compliance
	shall be constructed as capped, rendered concrete block or brick walls	
	Where side boundary walls adjoin the public footpath, the walls shall be a maximum of 1 metre in height as far as the rear building line of the dwelling (beyond which a 2m wall may be provided).	As above
	2m high screen walls should be provided between all areas of public space and rear gardens.	As above
Public open space	Greenfield sites, the min. is 15% of the total site area. SuDS are not generally acceptable except where they contribute in a significant way to the design and quality of open space. Where the Council considers that this is the case, in general a max of 10% shall be taken up by SuDS.	Public open space provision is 15.1% or 3,451 sqm.
	Incorporate natural features that promote children's play. Opportunities for children's play should be addressed as part of the landscape plan	Please refer to Mitchell's landscape proposals.
	Narrow tracts of land (less than 10m) or pieces of land 'left over after planning' are not acceptable.	No narrow tract of land or pieces of lands 'left over after planning' would occur as a result of development.
	Areas should be identified for a hierarchy of uses, e.g. more casual 'pocket parks' for smaller children to play, informal kick about areas, areas for passive amenity, etc.	There are several areas of public open space and of play area proposed. These include inter alia: <ul style="list-style-type: none"> <li>• 150 sqm exercise trail</li> <li>• 195 sqm designated play area</li> <li>• 290 sqm basketball court.</li> </ul>
Apartments	Applications for apartments shall be assessed against the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2015) <b>(superseded)</b>	See HQA. The apartment design complies with the Apartment Guidelines 2018.
Parking	Residential House 2 spaces per unit	A total of 141 spaces are provided to meet the needs for both houses and apartments.
	Apartment 1.5 spaces per unit + 1 visitor space per 4 apartments	Apartment guidelines apply

Standard	Description	Development Compliance
	Minimum size for a car parking space shall be 2.5m x 5.0m and circulation aisle 6m wide. Loading bays shall be a minimum of 3 x 6m.	Please refer to drawings by RPS and SHA.
Cycles	Apartments 1 space per unit + 1 visitor space per 2 units	Apartment guidelines apply.
Waste	House shall have adequate screened storage for at least 3 number 'wheelie' bins.	Screened bin storage is provided to all units with provision for 3 no. wheelie bins.
Naming of Developments	Reflect local heritage incorporating local place names or names of geographical, historical or cultural significance to the site location. Prior agreement of the Planning Authority required.	This will be achieved in consultation with the Planning Authority
Building Lines	Table 17.8 requires that building lines from public roads be set back by 31m from regional roads.	The development was designed to meet this standard. It will also naturally support decreased noise levels and limit impact on the proposed development.
Design	Design Statements will be required to be submitted with applications for: – Over 10 residential units; Greenfield Edge Development Guiding Principles provided in Chapter 15 include Development shall be of low intensity generally be block structure and comprise a mix of house types. "Apartments will not normally be permitted". Small pocket parks. Community facilities/neighbourhood centres and public transport linkages should be provided within an easy walking distance (400m) of any residential unit. Quality public realm shall be achieved using a high standard of quality finishes and treatments. Good public lighting .	See Design statement

#### 4.4 Athy Local Area Plan 2021 -2027

The Athy Local Area Plan 2021-2027 was adopted on the 3<sup>rd</sup> August 2021 and has come into effect on the 13<sup>th</sup> September 2021.

The plan includes relevant policies and objectives to the development of social housing as follows: Ardrew is noted as a landbank which will cater for social housing needs in table 3.4 relating to residential capacity. The lands are not marked as contributing to the overall housing provision but rather marked to meeting local social housing needs. Densities indicated in the table are indicative.

The LAP indicates that the landbank of which the site falls part would provide for a density in the order of 30 units to the hectare with 15% of quality open space. The Plan sets out a design brief for Ardrew. The LAP will have large area of active open space which will be accessed through the application site to the west. The active open space is envisioned to consist of pitches and a multi-purpose building.

The LAP also states: *“While the principal access points, pedestrian connections and key building frontages should generally be regarded as fixed requirements, a degree of flexibility will apply..... Key building frontages and the layout of the urban blocks may also be varied where it is demonstrated that there is a strong urban design rationale and that passive supervision of public spaces will not be compromised.”*

The plan also includes an indicative urban design framework for the landbank as shown in figure 2 below.

**Figure 3: Indicative Urban Design Framework Plan (extract from the Athy LAP 2021-2027)**



**Key**

Access route to car parking		Extended halting site	
Pedestrian connections		Existing hedgerow/vegetation	
Residential block		Landscape reinforcement	
Key building frontage		Indicative changing facilities	
Strategic open space		Indicative location of playground	

The Architect Design Statement prepared by SHA provides the site design rationale and how the proposed layout respond to the Key Development Area design brief.

The Plan sets out specific elements which needs to be achieved. Table 11.1 of the LAP, provides the Ardrew Key Development Area Design Brief/Vision. In summary, the LAP aims to develop the lands for infill residential development and facilitate the creation of a ‘sports training hub’. While the built form will only cover a portion of the site, it should provide for legible development, passive supervision both around dedicated open spaces areas and along the interface with the sports training hub lands. This site will generally accommodate a density in the order of 30 units per hectare. As special needs housing, the extended halting site will accommodate a reduced level of density. A minimum of 15% quality open space within the residential lands is required. The proposed development complies with the vision statement.

**Table 3 Relevant LAP Policies - Residential Density, Mix and Design, open space**

Relevant Local Area Plan Policy	Compliance
<p>HC2 It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.</p>	<p>The proposed development provides 73 new social homes in a mix of typologies.</p>
<p>HCO2.1 Ensure that a good mix of housing types and sizes is provided in all new residential areas including the Ardrew Key Development Area (KDA) and appropriate infill/brownfield locations to meet the needs of the population of Athy, including housing designed for older people and people with disabilities.</p>	<p>The proposed development fulfils this objective on part of the lands at the Ardrew Key Development Area (KDA).</p>
<p>HCO2.2 Support the actions set out in Kildare Age Friendly County Strategy 2019 – 2021 and any subsequent strategy, regarding the implementation of Age Friendly principles in the planning, design and delivery of physical infrastructure, public realm works, business and commercial premises.</p>	<p>The proposed development fulfils this objective and several homes are single storey with level access.</p>
<p>HCO2.3 Require that residential schemes in close proximity to heavily trafficked roads within the Plan area are designed and constructed to minimise noise disturbance, follow a good acoustic design process and clearly demonstrate that significant adverse noise impacts will be avoided.</p>	<p>The proposed development is set back from the proposed and existing roads. High quality acoustic design is incorporated into the scheme.</p>



<p>HCO2.4 Seek to provide Traveller Specific Accommodation at appropriate locations close to key services and public transport facilities in accordance with Kildare County Council’s Traveller Accommodation Programme 2019-2024 and any subsequent traveller accommodation programme.</p>	<p>The proposed development is located adjacent to existing traveller specific accommodation at Ardrew.</p>
<p>HCO2.5 Comply with the Special Policy Planning Requirements (SPPRs) for apartment standards and building heights issued under Section 28(1) of the Planning and Development Act 2000 (as amended).</p>	<p>The proposed development fulfils this objective.</p>
<p>HCO2.6 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).</p>	<p>Part V does not apply to social housing development.</p>
<p>OS1.4 Support and promote the development of a sports training hub (c. 5 ha) on Kildare County Council owned lands at Ardrew to cater for active recreation for residents.</p>	<p>Access to Council lands is designed into the scheme.</p>

## 5 Transportation and Traffic

The following reports have been prepared and accompany the documentation:

- Traffic and Transportation Impact Assessment
- Mobility Management Plan
- Road safety audit, which has informed the layout of the road network.

## 6 Drainage

A Drainage and Watermain report has been prepared and accompanies the Part 8 documentation. A Confirmation of Feasibility was secured from Irish Water.

## 7 Environmental Considerations

### 7.1 Appropriate Assessment

Under Article 250 (1) of the P&D Regulations, a planning authority will carry out an AA screening. Under Article 250(2), if it cannot be concluded that on the basis of objective information, that the proposed development, individually or in combination with other plans or projects, would have a significant effect on a European site, a stage 2 Natura Impact Statement (NIS) shall be prepared and an application shall be submitted to An Bord Pleanála.

An appropriate assessment screening report has been prepared by NM Ecology and is accompanies the Part 8 documentation.

### 7.2 Ecological Impact Assessment

An ecological impact assessment has been prepared by NM Ecology and accompanies the Part 8 documentation.

### 7.3 Environmental Impact Assessment

An Environmental Impact Assessment (EIA) preliminary examination report has been prepared by MacCabe Durney Barnes in accordance with the Guidance on Environmental Impact Assessment Screening – Practice Note (OPR, 2021) and accompanied the Part 8 documentation.

## 8 Conclusion

In summary, the proposed development is for social housing on zoned residential lands under the control of Kildare Co.Council. The proposed development consists of a mix of housing and with landscaped areas, play areas, parking an ancillary works.



