

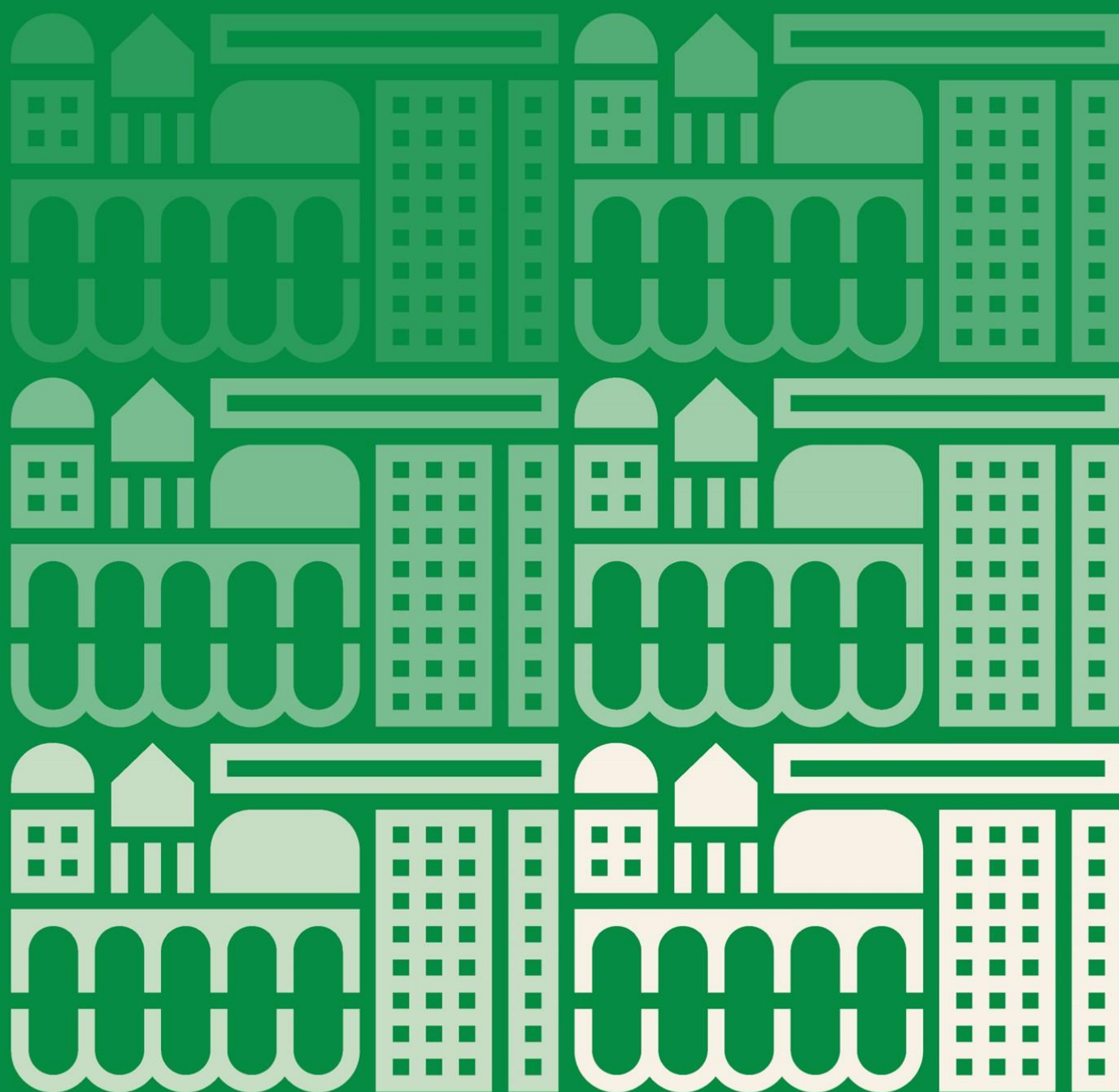


Ambassador Site Housing, Kill

Co. Kildare

Architectural Design Statement

October 2021



## 1.0 INTRODUCTION

This is a statement in support of the planning application submitted on the site of the former Ambassador Hotel, Greenhills/ Kill West, Kill.

Previous approval was granted on this site for 25 No. Housing Units. This new proposal is for 33 no. units. The statement sets out how the proposed development will comply with current planning policy and guidance and that the additional units will allow the application to adhere to relevant development management standards for residential developments plans.

## 2.0 SITE LOCATION AND DESCRIPTION

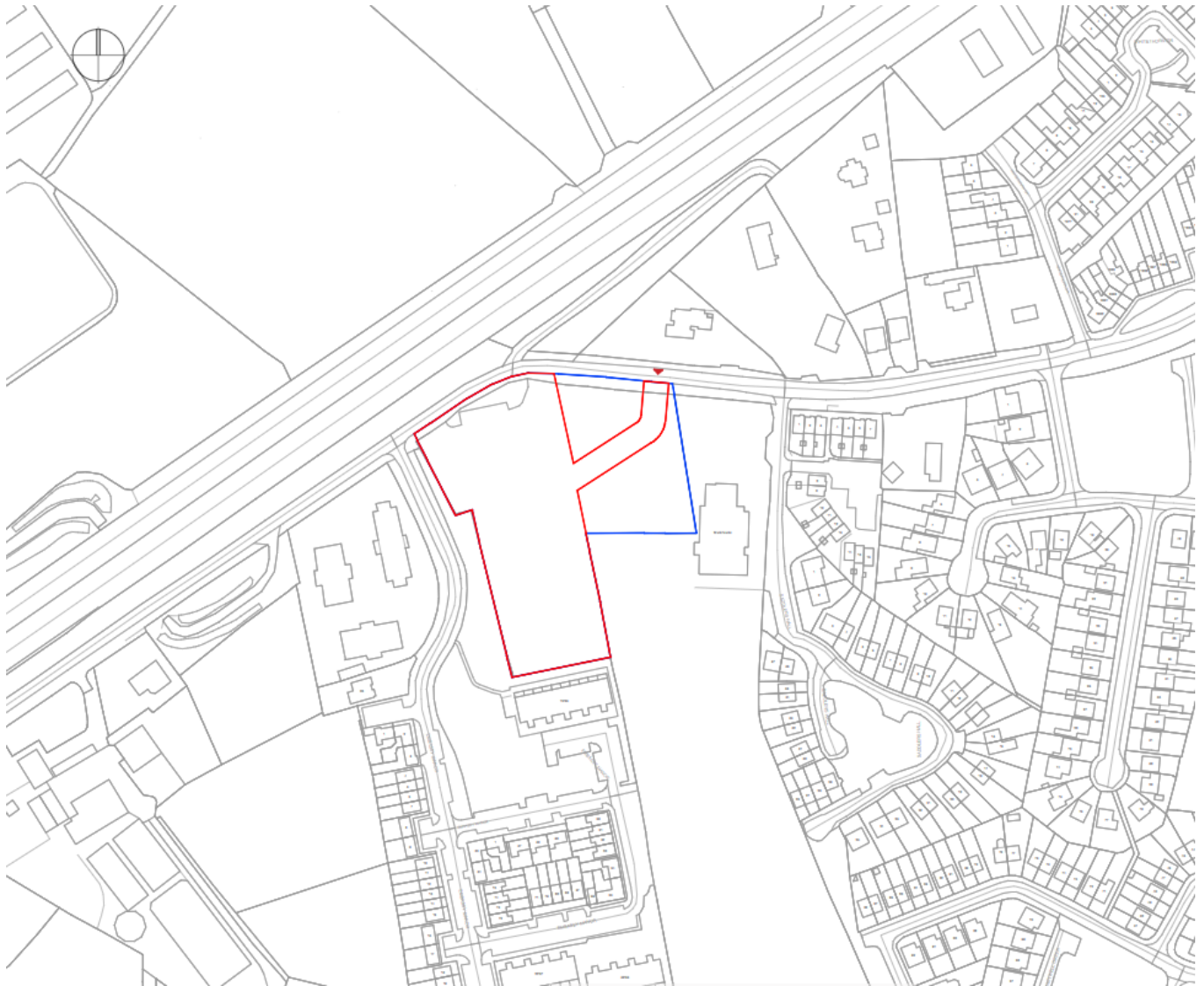
The proposed site is located on the site of the old Ambassador Hotel to the south of Kill Town centre. The Kill to Johnstown road bounds the site to the north and the Kill GAA club is located to the east of the site. The Embassy Manor Housing Development is located to the South and to the West of the site is the Embassy Office Park.

The site has been cleared with some fencing along the front boundary. Around the site, the boundaries vary from hedgerow, post & wire fence, block work walls, and embankment. The boundaries are quite fragmented in places and will need appraisal and remedial works or replacement. There are several concrete hard standing areas within the site from the hotel which was demolished a number of years ago with some areas of green.

The proposal consists of 33no. social Housing units comprising of;

- 21 no 2 Storey Houses
- 12 no. Apartments

As well as a new access road from the L2014, development of a landscaped green areas and shared spaces, new boundaries and associated site works. The site area (as shown in red on drawings) extends to 1.0942Ha (see fig 1. below)



### Legend

- Site Ownership
- Site Outlined in Red

### Site Area

Area of Site Ownership:	1.5136 Ha (15136.01m <sup>2</sup> )
Area of Site:	1.0942 Ha (10942.28m <sup>2</sup> )
Land Reserved	0.3850 Ha (3850.30m <sup>2</sup> )
Percentage Ownership to Site	72.29 %

Fig.1 Site Location Plan

### 3.0 NEED FOR THE PROPOSED DEVELOPMENT

There is an urgent need to provide new housing, especially social housing throughout Ireland, particularly in Co. Kildare. *‘Population change across the country varied widely in the five-year period between the Census 2011 and Census 2016. Dublin, the commuter belt counties of Meath, Kildare and Laois, and the cities of Cork and Galway were among the fastest growing areas in the state.’* - National Statement of Housing Supply and Demand 2016. This growth is also highlighted in the National Planning Framework in the table below;

**Table 2.3 Population Projections to 2031**

Regions and Counties	2016	2026	2031
Mid-East			
<b>Kildare</b>	<b>222,500</b>	<b>249,000-254,000</b>	<b>259,000-266,500</b>
Meath	195,000	216,000-221,000	225,500-231,500
Wicklow	142,500	155,000-157,500	160,500-164,000
Louth	129,000	139,000-144,500	144,000-151,500
Subtotal	689,000	759,000-777,000	789,000-813,500

Source: NPF Roadmap (July 2018) & RSES (EMRA) (June 2019)

The above figures for Kildare provide for a population range for the period 2026 and 2031. Taking the higher range for each year the county population is projected to increase by 31,500 persons to 2026 with an additional 12,500 to the year 2031.

The Kildare County Development Plan 2017-2023 states; *1.5.8.1 Housing in the town comprises a broad mix of low to medium density residential developments, one off dwellings and to a lesser extent, apartments/town houses. Housing occupies a significant land bank within the town boundary, with much of the housing located either within or in close proximity to the town centre. The settlement strategy for County Kildare allocates a housing unit target of 422 units for Kill between 2011 and 2023. There has been no significant residential development in Kill since 2011. This Plan provides for residential development on 4 sites, whilst also promoting the development of appropriate infill development on existing residential sites and town centre sites.*

See table 1.2 below from the Kildare County development plan, volume 2;

Table 1.2: Population and Housing Unit Allocations 2011-2023

Small Town	Quantum of Undeveloped Zoned Land (Ha)	Potential Units Deliverable	Unit Target to Include 50% over zoning - CDP	Units Constructed 2011 - 2015	Balance of unit Provision 2011-2023	Permitted Units (not built)
<b>Athgarvan</b>	15	301	$217 + 50\% = 325$	35	290	39
<b>Castledermot</b>	14.9	274	$155 + 50\% = 232$	0	232	135
<b>Derrinturn</b>	17.4	295	$186 + 50\% = 279$	4	275	148
<b>Kill</b>	28	599	$402 + 50\% = 603$	4	599	355
<b>Prosperous</b>	24	467	$309 + 50\% = 463$	6	457	27
<b>Rathangan</b>	24.2	486	$278 + 50\% = 417$	3	414	140

#### 4.0 COMPLIANCE WITH DEVELOPMENT PLAN ZONING, CORE STRATEGY AND OTHER RELEVANT POLICIES AND GUIDELINES

##### 4.1 ZONING

The site is zoned under;

C: New Residential

F: Open Space and Amenity

In the Kill Land Use Zoning Objectives. Land within Kill are zoned for various land uses. The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned solely for residential use, or a mixture of residential and other uses. See Fig 2.

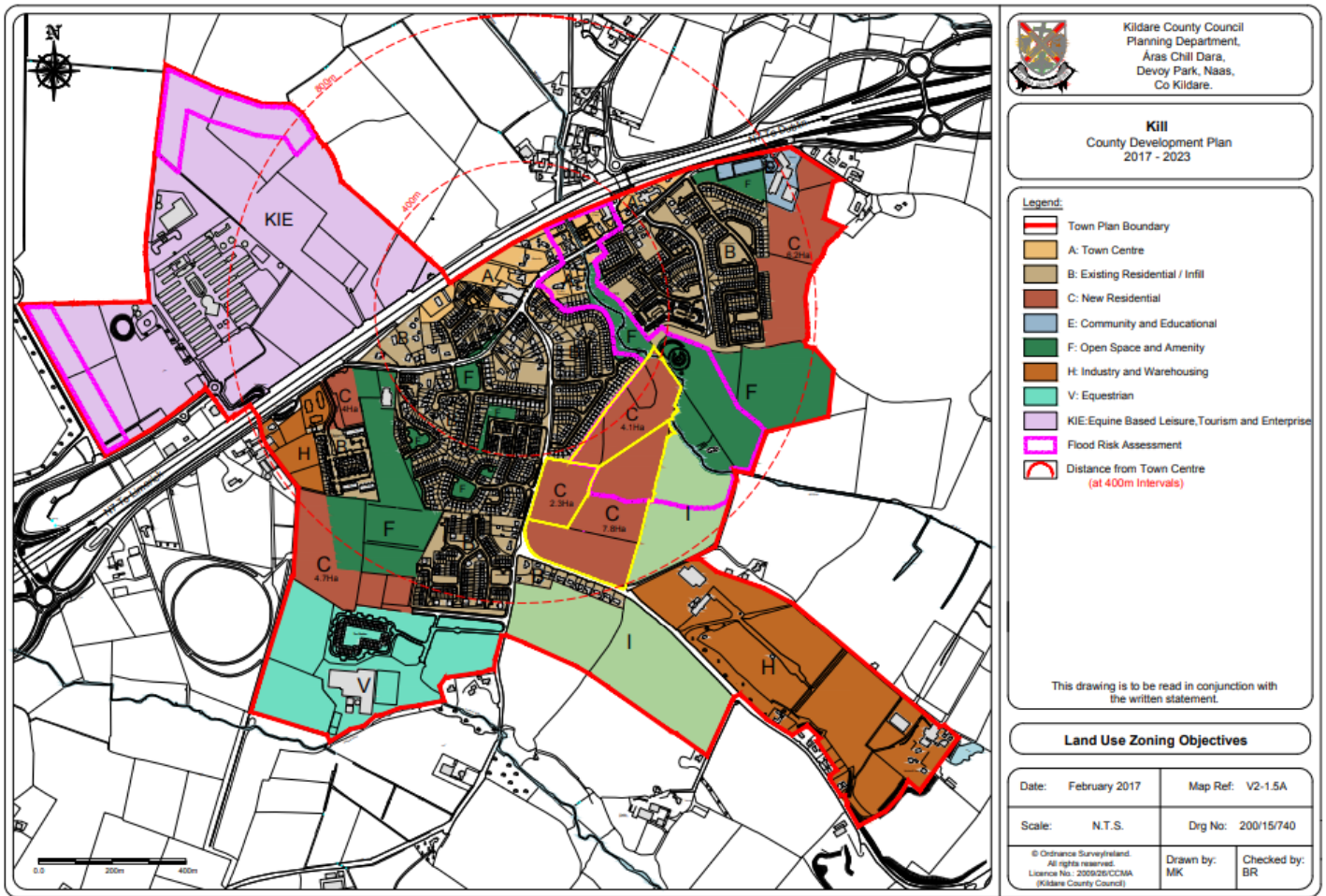


Fig.2 Land Use Zoning Objectives

#### 4.2 Kildare County Development plan 2017-2023 – Core Strategy

*‘1.5.7 Principles Governing Future Development of the Town The following principles will govern the future development of the town:*

- Consolidating development within the town centre, followed by the sequential development of land/ sites in a logical progression from the town centre to the edge of the development boundary.*
- Supporting local employment opportunities, while also supporting social inclusion and the development of community facilities and infrastructure to cater for the residents of the town and surrounding hinterland.*
- Recognising the role and economic benefit of equestrian and bloodstock development in the area, along with that of the rural countryside in the surrounding area, in supporting the local and wider economy.*

– *Facilitating development in Kill in line with the ability of local services to cater for growth. – Supporting the development of renewable energy within and serving the town.*

– *Protecting and preserving the quality of the natural and built environment of the town, including architectural, archaeological, cultural and natural heritage.'*

The application is in line with the objectives of the core strategy as outlined. The site is located within the development boundary and would allow '*the sequential development of land/ sites in a logical progression from the town centre*'.

#### 5.0 PREVIOUS PLANNING APPROVAL (PI ref 15/944)

On 18/07/2016 permission was granted on this site for 1) 25 no. 2 Storey dwellings (6no. 3 bed units and 19 no. 4 bed units). 2) A new Vehicular access onto the adjoining Kill to Johnstown Road (L2014); 3) Boundary treatment and site development works as amended by significant further information relating to a revised vehicular access location further to the east of the proposed housing onto the adjoining Kill to Johnstown Road (L2014).

This permission was granted subject to 50 Conditions. The main specific conditions can summarised briefly as follows;

- Roofs shall be blue/black or slate grey colour, using tiles or slates
- Other than where selected clay bricks are indicated on elevation, external walls to be nap plaster or wet dash and painted in a neutral colour. (changes submitted in writing and agreed prior to commencement of work)
- No security or other gates to control access
- Site of each dwelling for domestic purposes only
- Front Gardens – 0.6m dwarf walls, back gardens 2m block walls
- All service cables and lines to be underground
- Submit proposals for street names
- Public lighting to be included and layout submitted and agreed
- No surface water discharge to public road

These are the most relevant conditions at this stage, the full and detailed schedule can be seen in the previous application. We have studied these conditions and applied them to this new application.

Comhairle Contae Chill Dara  
Kildare County Council



Date: 18/07/2016  
Pl. Ref.: 15/944

**HAND DELIVERY**

John McStay on behalf of Glenwave Developments Ltd.  
C/o. O'Connor Whelan  
Planning Consultants,  
222-224 Harolds Cross Road  
Dublin 6W

C

**Notification of a decision under Section 34 of the Planning & Development Act 2000-2015**

**Planning Register Number:** 15/944  
**Application Received Date:** 22/10/2015  
**Further Information Received Date:** 21/06/2016

In pursuance of the powers conferred upon them by the above-mentioned Acts, Kildare County Council have by Order dated 18/07/2016 decided to **GRANT PERMISSION** to the above named for the development of land in accordance with the documents submitted namely:- 1) 25 no. 2 storey dwellings (6 no. 3 bed units and 19 no. 4 bed units); 2) A new vehicular access onto the adjoining Kill to Johnstown Road (L2014); 3) Boundary treatment and site development works as amended by Significant Further Information relating to a revised vehicular access location further to the east of the proposed housing onto the adjoining Kill to Johnstown Road (L2014) at **the site of the former Ambassador Hotel Greenhills/Kill West, Kill, Co. Kildare** subject to **50 conditions** set out in the schedule attached.

The reason for the imposition of the said conditions are also included. The Planning Authority have had regard to any submissions or representations made on this file. If there is no appeal against the said decision a **grant of permission** in accordance with the decision will be issued after the expiration of the period within which an appeal may be made to An Bord Pleanala (see footnote). It should be noted that until a grant of permission has been issued the development in question is **NOT AUTHORISED** and work should not commence.

Date: 18/07/2016


  
Senior Executive Officer, Planning  
Kildare County Council

Fig.3 Extract from Decision Notice dated 18/07/2016



## 6.0 THE PROPOSAL



Fig.4 3D View of Proposal



Fig.5. Site Plan of Proposal

The proposal consists of 13 No. 2 storey dwellings (2 bed 4 person), 8 No. 2 storey dwellings (3 Bedroom 5 person), 6 no. apartments ( 2 bed 4 person), 4 no. apartments (1 Bed 2 person), 2 no. apartments (2B 3person), a total of 33no. Units.

As the site area is 1.0942Ha the net residential density is approx. 30 dwellings per hectre, (opposed to 23 dwellings per hectre is the previously approved scheme) this figure is more inline with general density guidelines;

The Guidance provided within the '*Sustainable Residential Development in Urban Areas*' states, "*the greatest efficiency in land uses on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.*" (Section 5.11 pg. 45)

There is Integrated high quality corner designs and detailing on all exposed elevations with all gables facing open spaces and turning corners have a specifically designed plan. Elevations overlook and address the space with special consideration given to materials. Generally, no windows in the gable / side walls of dwellings where the window would closely overlook the curtilage of the adjoining dwelling but are included where overlooking public areas to increase passive surveillance, all units are dual aspect. Special consideration is given to boundary treatments particularly where these adjoin existing dwellings. Boundaries between the rear of existing and proposed dwellings are proposed 1.8m high and to be constructed as capped, rendered concrete block or brick walls, to ensure privacy, security and permanency.

The building heights vary up to 3 storeys. The two and three storey elements face the proposed public open space. The new access road from the L2014 in line with condition of previous application. In general, finishes and materials are of a high quality and are used in a consistent and restrained manner. The selection of materials takes into account the requirement for low maintenance and durability.

The materials and finishes reflect the local vernacular.

## 7.0 CONCLUSION

This proposal is similar to the application granted in 2016, and follows the subject conditions set out in the decision notice. The proposal has been increased from a density of 23 dwellings per hectare, to 30 dwellings per hectre, a figure which better reflects the local and national density guidelines. The scheme aslo benefits from a better mix of houses and better quality shared spaces. we believe that increasing our development to 33 dwellings will allow KCC to comply and avoid setting any precedent for lower densities which may create issues for KCC planning in the future.



**Signed: Brian Mc Gurk BArch MArch ARB MRIBA  
Van Dijk Architects**

### **Quality Assessment**

This Design Statement was reviewed and approved by:



The seal is circular and contains the text: "Johannes Van Dijk", "THE ARCHITECTS OF IRELAND", "THE ROYAL INSTITUTE OF THE ARCHITECTS OF IRELAND", "1831", and "Membership No. 25062".