

18 September 2024

KN25/0724

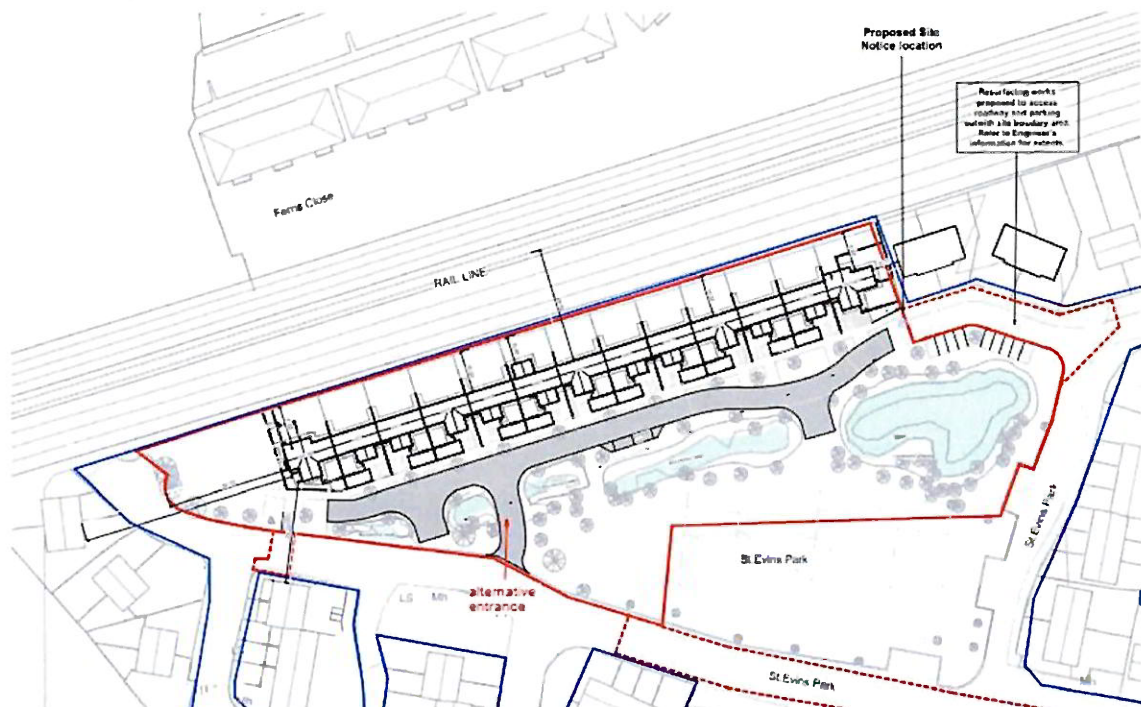
Part 8 St Evans Park, Monasterevin

Mr C Cosgrove gave a presentation to the members on the Chief Executives Part 8 report P82023.06 for the proposed residential development at St Evans Park, Monasterevin, Co Kildare. Councillor Duffy informed the members of three amendments that he proposed to the St Evin's Park Part 8 proposal.

That the St Evin's Park, Monasterevin Part 8 be amended so that:

1. Access Road be relocated to the top of the green
2. Green space reconfigured to retain the playing field
3. Removal of the 2 x 1 bed apartments on the first floor at each end of the scheme (retaining the ground floor accessible apartments only).

**OPTION B-
ALTERNATIVE**





The members raised the following points:

- Acknowledged the hard work that had been done on the Part 8
- Were disappointed with the process of the Part 8
- Amendments would be supported
- There was only one access to the estate
- The development was not as central as shown
- The overall design was different to the existing dwellings
- Residents felt cynical about the communication with them from Kildare County Council
- The access road had been identified in the submissions but had not been taken into consideration
- The two-story apartments were questionable, could there not be a universal design instead
- Use alternative design for road access
- Supported initiative but resident's concerns had to be taken into consideration
- The Council needed to make allowances for amendments
- The design of the road that was potentially going to be used was coming off the back of another access road and was narrow for the volume of traffic that could potentially be using it
- There are no apartments in the existing estate but there are one-bedroom bungalows
- Would have concern in reducing the number of units

Mr Henderson raised the following points:

- The amendments put forward would compromise the Part 8 scheme as there were significant changes which would leave it open to challenge
- The access road as stated was safest place from a roads point of view.
- To put in bungalows on either end of the development would cause sound problems and that was why they were designed like that.



Following this discussion Councillor Duffy proposed the following amendments to the members on the St Evin's Park Part 8 proposal, seconded by Councillor Balfe and agreed by all members present.

That the St Evin's Park, Monasterevin Part 8 be amended so that:

1. Access Road be relocated to the top of the green
2. Green space reconfigured to retain the playing field
3. Convert the 4 x 1 bed apartments at each end of the scheme to 2 x accessible houses.

Resolved On the proposal of Councillor Duffy and seconded by Councillor Balfe and agreed by all members present that the Chief Executives Part 8 report P82023.06 for the proposed residential development at St Evans Park, Monasterevin, Co Kildare be approved with the following amendments,

1. Access Road be relocated to the top of the green
2. Green space reconfigured to retain the playing field
3. Convert the 4 x 1 bed apartments at each end of the scheme to 2 x accessible houses.

(END OF EXTRACT)

I hereby certify that the foregoing is a true extract from the minutes of the monthly meeting of Kildare-Newbridge Municipal District held on 17 July 2024.

Tony Shanahan
A/Senior Executive Officer
Corporate Services

