



21 October 2024

KN18/0924

Part 8 Coolaghknock Glebe, Kildare Town

Mr D Reynolds gave a presentation to the members on the Chief Executives Part 8 report P82024-06 for the proposed residential development at Coolaghknock Glebe, Kildare Town

Mr D Reynolds raised the following points:

- This was a proposed mixed tenure development which means both social and affordable housing were proposed on the site.
- The delivery of the social housing was proposed as a Public Private Partnership (PPP) project whereby the PPP Company will design, build finance and operate the site for 25 years under a license agreement with Kildare County Council.
- The site would remain in the ownership of Kildare County Council, this was different to the traditional capital delivery stream.
- The affordable housing portion of the scheme will be delivered by Kildare County Council directly through contract/developer agreement.
- This site was one of two sites in Kildare out of a total of 17 sites in the overall project which are currently being designed and lodged into the planning system at the moment in association with the NDFA National Development Management Agency.
- To date Kildare County Council have completed PPP housing schemes at Craddockstown, Naas B1 (Eustace Demesne) and Nancys Lane, Clane (Cluain Ailbhe) on B2 and were currently in procurement stage for a site at Ardrew, Athy in Bundle 3 which was hoped to start on site next February.
- The site location was off Melitta Road adjacent to the Curragh in lands zoned Phase 2 Residential in the most recent Kildare Town LAP
- This land was owned by Kildare County Council and was a greenfield site.

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- The site was accessed from Connagh Road past an existing Kildare County Council housing estate.
- The proposal was for 99 social housing units and 32 affordable housing units and a new creche facility with capacity for 60 children. 131 units in total.
 - 42 x 1 bed
 - 36 x 2
 - 42 x 3 bed
 - 8x 4 bed
- There were four Traveler specific units proposed on the site. The houses would be the same as a standard social house with added access to the side for travelling caravan.
- These were designed in accordance with department guidance. As part of the PPP these units would be managed by the PPP Company for the 25-year period.
- There was a strong requirement for 1 bed units in Kildare County Council social housing needs demand assessment in all areas of Kildare.
- The proposed creche which would be provided as part of the first phase of the development
 - 5 classrooms were provided, storage, staff room, office space, level access shower.
 - Bike storage and parking as well as drop off area adjacent to the existing roundabout.
- Kildare County Council received 8 submissions in total on Part 8
 - 0 submissions were received from Public Representatives
 - 4 submissions were received from the Internal Departments of Kildare County Council
 - 2 submissions were received from prescribed bodies
 - 2 submissions were received from members of the public.

The members raised the following points:

- How many parking spaces would there be
- Delighted to see four traveller specific units
- Acknowledged the work that had been done

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- The creche should be managed by the PPP
- A creche can be challenging to get up and running in an estate
- It was great to see physical files to be able to look at the plans properly
- Would the estate be taken in charge after 25 years
- What was the difference between the traveller units and the other housing units

Mr D Reynolds informed the members of the following points:

- There would be 186 parking spaces provided but not all adjoining premises
- After 25 years it would be taken in charge by Kildare County Council
- The creche would be built by PPP and then handed over to Kildare County Council
- The difference between the traveller units and the other units is that the added access to the side for travelling caravan.

Councillor Doyle proposed the following amendments this was seconded by Councillor Pender and after a lengthy discussion they were agreed by all members present

1. That a landmark mature tree be planted at entrance to Dev, ideally to frame creche. (Lebanese Cedar/ Oak or other appropriate)
2. That the principle of creche be designated to run as a community creche model be specified in Part VIII
3. That the rear boundary of creche be extended to perimeter of site to extend outdoor area of facility.
4. That the new development be named to acknowledge the equine heritage of the area and preferably an appropriate horse of note.
5. That the public open area on right hand side of site be delivered in an optimal public use manner, that minimise the use of mounding but to include the installation of a 5 aside/ basketball muga with secure fencing and hard surface.
6. That the garden sheds design includes a Perspex type roof that optimise light filtration, supporting use of space as a laundry drying area.

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Councillor Doyle also asked the following items would be considered and included in the tender

- That traffic calming in the way of chicanes be installed from the entrance of Melitta road through to end of spine road in proposed development.
- That a minimum of 11 additional car parking spaces be delivered along the approach road to new development on the boundary of mounding in Collaghknock/ Connagh estate

Mr D Reynolds informed the members that only matters within the curtilage of the development could be conditioned under the Part 8. He suggested the following addition to item 2 of Councillor Doyle's amendment that 'subject to Kildare County Council finding a suitable and qualified operator' this was agreed.

Resolved On the proposal of Councillor Doyle and seconded by Councillor Pender and agreed by all members present that the Chief Executives Part 8 report P82024-06 for the proposed residential development at Coolaghknock Glebe, Kildare Town be approved with the following amendments,

1. That a landmark mature tree be planted at entrance to Dev, ideally to frame creche. (Lebanese Cedar/ Oak or other appropriate)
2. That the principle of creche be designated to run as a community creche model be specified in Part VIII subject to Kildare County Council finding a suitable and qualified operator.
3. That the rear boundary of creche be extended to perimeter of site to extend outdoor area of facility.
4. That the new development be named to acknowledge the equine heritage of the area and preferably an appropriate horse of note.
5. That the public open area on right hand side of site be delivered in an optimal public use manner, that minimise the use of mounding but to include the installation of a 5 aside/ basketball muga with secure fencing and hard surface.
6. That the garden sheds design includes a Perspex type roof that optimise light filtration, supporting use of space as a laundry drying area.

Comhairle Contae Chill Dara
Kildare County Council
(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 18 September 2024.

Tony Shanahan
A/Senior Executive Officer
Corporate Services