

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.

Type of Development	Proposed Social Housing Scheme
Site Location	Coolaghknock Glebe, Kildare, Co. Kildare
Development proposed by	Housing Department
Display period	Advertised in The Nationalist on 21 st May 2024 Part 8 site notices were fixed at the site on 21 st May 2024 Public display period from 22 nd May 2024 to 19 th June 2024 Submissions to be made by 4 th July 2024
Submissions/observations	2 no. public submissions received. A report on the submissions is included in Appendix B. A list of people who made submissions/observations is provided in Appendix 2
Part 8 Reference Number	P82024.06

1. Site Location & Context

The application site is located to the east of Kildare Town in the townland of Collaghknock Glebe and south of the R413 Melitta Road. The Curragh is located to the east of the site while the residential developments of Coolaghknock Park, Coolaghknock Avenue, Curragh Plains and Coolaghknock Glebe bounds the site to the north and west. The site has a stated area of 4.2 ha and comprises of greenfield lands.

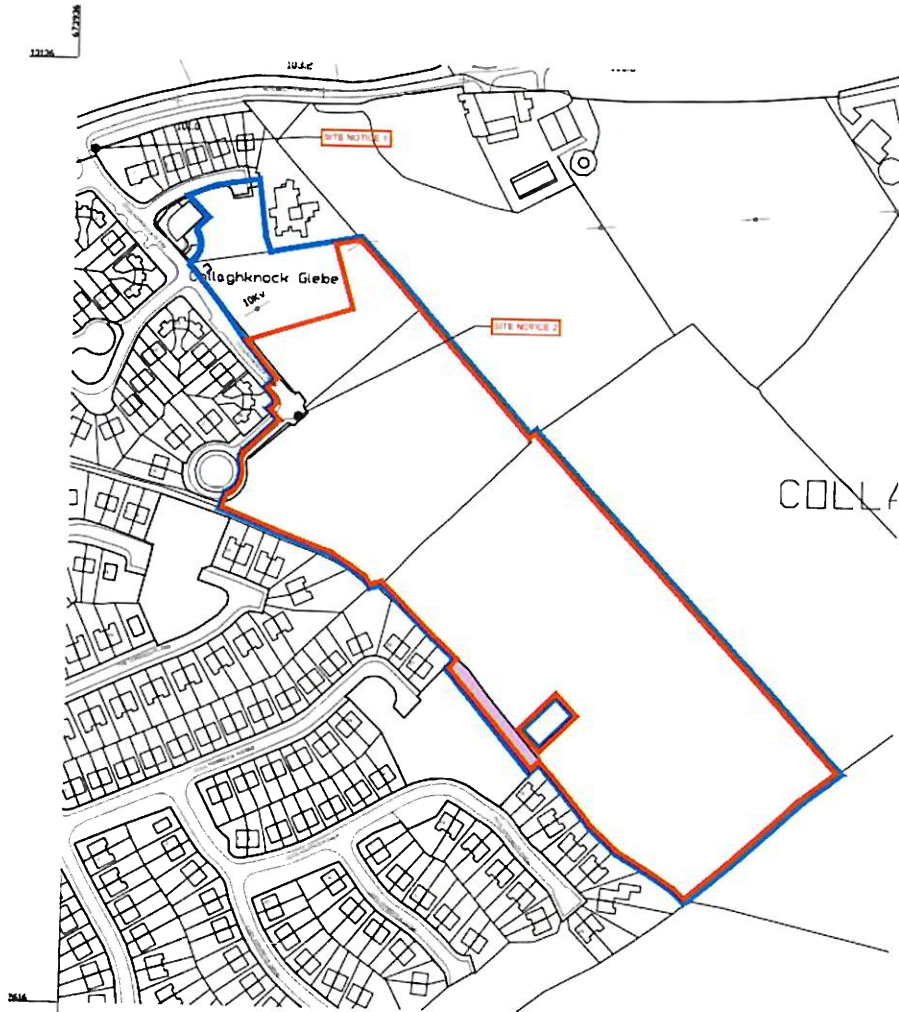


Figure 1 – Site location (as submitted as part of the application documents)

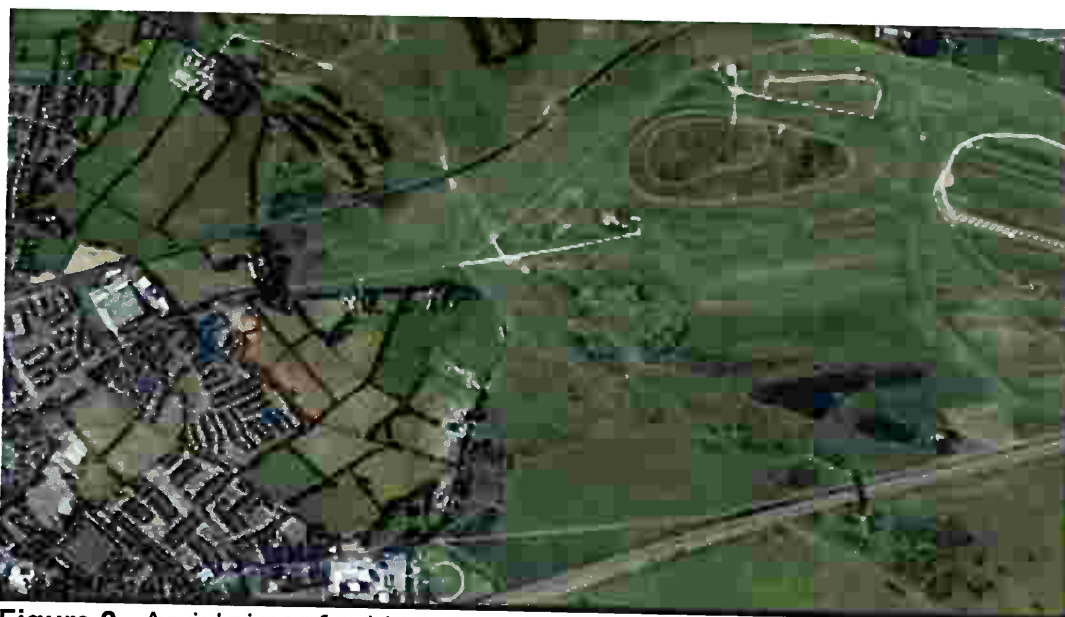


Figure 2– Aerial view of subject site (site outlined in red)

2. Description of the Proposed Development

The proposed development comprises of:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment/duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. creche facility of 325 sqm with potential for community use until such time as creche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and
- vi. All associated site development works.



Figure 3 – Proposed site layout

3. Supporting Documents

The proposal is accompanied by the required plans and particulars and in addition:

- Kildare County Council Part 8 Application form
- Detailed Project Drawings
- AA Screening Report & Determination
- EIA Screening Report & Determination
- Social Infrastructure Audit
- Planning Statement
- Architects Design Report
- Building Life Cycle Report
- Engineering Report and Drawings
- Desktop Flood Risk Assessment
- Traffic Mobility Management Plan
- Construction Environmental Management Plan
- Quality Audit Report
- Resource and Waste Management Plan
- Site Investigation Report
- Landscape Masterplan

- Landscape Planning Report
- Climate Action Part L Report
- Lighting Reality Report
- Daylight and Sunlight Assessments
- Arboricultural Assessment and Impact Assessment
- Archaeological Impact Assessment

4. Referrals and Consultations

The referrals and consultation process has been summarised in the 'Submission Report' prepared by the Housing Department and an appropriate response to submissions and issues raised is contained in Appendix A of the report. There were 2 no. public submissions received and 2 comments from the internal sections of Kildare County Council. The breakdown is as follows:

- Prescribed Bodies:
 - a. None received
- Public Submissions:
 - a. Eamonn Augustine O Duibhgeannain
 - b. Imelda Ryan
- Kildare County Council Internal Sections Consultation:
 - a. Roads Design – No objection, subject to conditions
 - b. Flood Risk Management – No objection
 - c. Fire Services Section – No objection, subject to conditions
 - d. Environmental Health Officer – No objection
 - e. Parks – No objection, subject to conditions
- Prescribed Bodies
 - a. TII – No observations
 - b. DHLGH Development Applications Unit – No objection, subject to conditions

5. Planning History

None on the application site

Lands southwest of the site:

LRD202205 – MAP Oakland Limited were advised that the documentation submitted in accordance with Section 32B of the Act **would not constitute a reasonable basis for an application** for Large-Scale Residential Development.

6. Policy Context

Kildare County Development Plan 2023 – 2029

Relevant Chapters of the Kildare County Development Plan 2023-2029 include:

Chapter 2 Core Strategy & Settlement Strategy

Kildare Town is designated as a Self-Sustaining Growth Town

Chapter 3-Housing

Includes policies and objectives for urban design, density, dwelling mix, design/layout, private/public open space, residential development in urban areas;

Chapter 5- Movement and Transport

Includes policies and objectives for movement and transportation, public transport, walking/cycling, road and street network, regional roads, parking, road and street design, traffic and transportation management, public lighting.

Chapter 12- Biodiversity & Green Infrastructure

Includes policies for natural heritage, protected habitats and species, geology, green infrastructure, trees, woodlands and hedgerows.

Chapter 13- Landscape, Recreation & Amenity

Includes policies and objectives for landscapes, landscape sensitivity, water corridors, scenic routes, recreation and amenity.

Chapter 14- Urban Design, Placemaking and Regeneration

Includes policies and objectives for town centres, infill sites, greenfield sites, expansion, design of streets, layout design considerations, permeability, legibility, streetscape, public space, linkages.

Chapter 15-Development Management Standards

Includes the specific control measures to ensure new residential development is of high quality.

Kildare Town Local Area Plan 2023-2029

Kildare Town is located within the Core Region, as set out in the RSES Settlement Strategy and has been designated as a Self-Sustaining Growth Town in the Kildare County Development Plan 2023-2029. Self-Sustaining Growth Towns are defined in the RSES as towns that contain a reasonable level of jobs and services which adequately caters for the people of its service catchment.

The County Development Plan Core Strategy allocates 4.7% of the county housing and population target to the town of Kildare. This results in a target increase of 1,182 persons for the period of Q1 2023 to Q4 2028 with a housing target of 430 units for the same period. It is an objective of the Council under Objective CS O1 of the County Development Plan that the future growth and spatial development of County Kildare is in accordance with the population and housing allocations contained in the Core Strategy.

Table 1 – Population and Housing Targets for the Kildare Town LAP 2023-2029

Census 2022 Pop ⁸	2023 - 2028 population target	2023 – 2028 housing target	Annualised housing target end of Q3 2029	Annualised Pop target end of Q4 2029	LAP Growth in Units	LAP Growth in Pop
10,302	1182	430	72 ⁹	198 ¹⁰	502 units	1,380 persons

The LAP outlines that Kildare Town has a high level of commencement and construction of planning permissions for residential development. The below table as provided in the LAP sets out the extant permissions which will be delivered during the period 2023-2029.

Table 2 – Significant Extant Planning Permissions

Residential Scheme	Units for Delivery 2023-2029 ¹¹
Former Magee Barracks (Phase 1)	375
Greyabbey View (commenced)	207
Walker's Gate (commenced)	56
Oak Church (commenced)	260
Rathbride Road (at appeal)	87
Total	985¹²

With regard to the provision of social housing, the LAP states that the town of Kildare is stated as a first area of preference for 540 (this figure includes all social housing applicants, including those already housed under the HAP scheme (HNDA, pg. 92) social housing applicants / cases on the housing list. This figure rose to 637 applicants/cases by October 2022.

Table 3 – Part V Pipeline Units

Development	Part V Units
Former Magee Barracks (Phase 1)	38
Greyabbey View	21
Walker's Gate	19
Oak Church	23
Rathbride Road (Whitelands East)	10 ¹⁵
Total	118

The LAP states that “There is one PPP Housing Scheme that is at pre-approval stage located at Coolaghknock Glebe which has capacity for 80-85 social housing units and is situated immediately adjacent to the CSO defined Built-Up Area. This site was designated part Tier 1 and part Tier 2 lands under the Settlement Capacity Audit (SCA) which accompanies the Plan”. It is further stated that “having regard to Section 4.4.3 of the Development Plan Guidelines for Planning Authorities (2022) it is considered that given the unmet social housing demand for Kildare Town that additional housing provision in respect of the housing supply targets are necessary for Kildare Town.”

The site is located on lands zoned ‘Objective C –2 New Residential Phase 2’ where the stated Zoning objective is ‘to protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans.’

It is further stated that “the inclusion of these lands will not in any way infer a prior commitment regarding the nature of any future zoning.

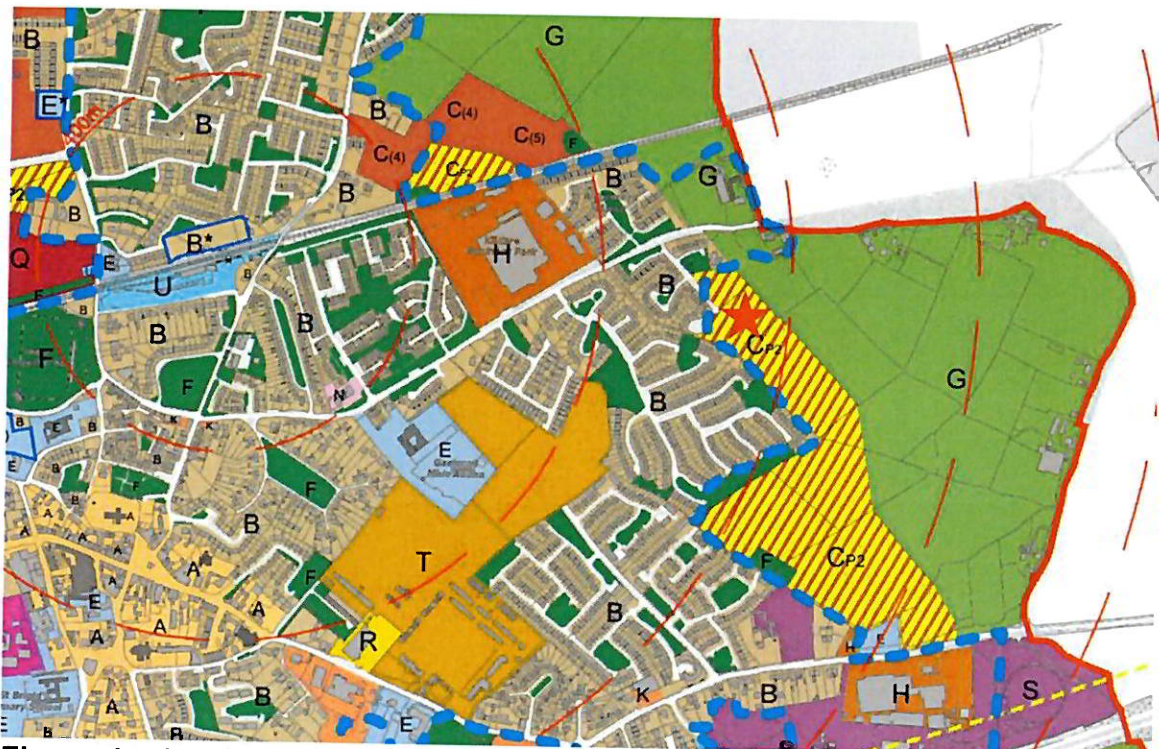


Figure 4 – Land Use Zoning Map (Kildare Town Local Area Plan – application site denoted by red star)

The following is the implementation and delivery schedule for lands at Coolaghknock as set out in the LAP:

Collaghknock – New Residential Phase 2

Infrastructure	Delivery Schedule	Funding Sources
Movement and Transportation		
Additional vulnerable road user infrastructure required to the town centre Connagh Road not Taking in Charge	In tandem with new development	PPP ⁷⁴
Education		
Childcare Facility	Provision for one facility providing for a minimum of 20 childcare places per 75 dwellings.	PPP
Water and Wastewater		
Water supply – There is a watermain immediately to the west of the site and in Melitta Road to the north. Improvements may be required, modelling for suitability required.	In tandem with new development	PPP
Wastewater – A 225 uPVC runs through the southwest of the site and Collaghknock Glebe WWPS is on the site. Collaghknock Glebe Pumping Station will need to be assessed. Wayleaves will need to be maintained over sewers.	In tandem with new development	PPP
Surface Water Drainage		
No known fluvial flood risk. Pluvial flood risk identified on Map 10.2 (Objective IO 3.1 refers). Provide for nature-based solutions, infiltration the only suitable method.	In tandem with new development	PPP

With regard to Surface Water and Groundwater Objectives, it is an objective of the Council to:

IO 2.2 – Prepare a Surface Water Masterplan for Kildare Town, based on the information, recommendations and additional surveys required contained within the Surface Water Study that accompanies this Plan.

In relation to the above, it has been advised that there will be no update until on/after 26th August. The Planning Department have been advised that the study (which accompanies the LAP).

Relevant Government Policy

- Project Ireland 2040 – National Planning Framework (NPF)
- Regional Spatial and Economic Strategy 2019-2031 (RSES) for the Eastern and Midland Regional Area

- Urban Development and Building Heights-Guidelines for Planning Authorities, 2018, Department of Housing, Planning and Local Government
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018, Department of Housing, Local Government and Heritage
- Sustainable and Compact Settlements: Guidelines for Planning Authorities, 2024, Department of Housing, Local Government and Heritage
- Flood Management Guidelines, 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009'
- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2018)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Built / Natural Heritage

Built Heritage	There are no protected structures in the vicinity of the site.
Archaeological Heritage	There are no recorded monuments within the application site. However, there is a recorded monument located to the north of the site at Collaghknock Glebe (SMRS – KD022-037 – Burial)
Natural Heritage	An Appropriate Assessment Screening Report was undertaken by the Applicant. 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.
Flood	A Flood Risk Assessment Report was submitted as part of the application documents. It concluded that the proposed site is not expected to be impacted during the occurrence of a 0.1% AEP (1 in 1000 year) fluvial flood event. In terms of pluvial flood risk, the Kildare Town Local Area Plan Strategic Flood Risk Assessment (2023-2029) identifies a potential pluvial flood zone on the site. A topographical survey and site walkover confirmed two low-lying areas which correspond

	<p>with the areas identified in the SFRA as being prone to flooding. The site design mitigates the risk of flooding to the proposed buildings by excluding dwellings from these zones and placing the creche at a raised level (99.75m OD) to avoid flood impact. The proposed layout avoids increasing flood risk to neighbouring lands through the inclusion of 4 no. low-lying areas.</p>
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7. Assessment

The proposed development comprises of the construction of 131 no. residential units (89 no. houses and 42 no. own door apartment/duplex units) with a breakdown as follows:

- 42 no. 1-bedroom units
- 36 no. 2-bedroom units
- 45 no. 3-bedroom units; and
- 8 no. 4-bedroom units

Rear garden storage sheds are also proposed with a floor area of 3 sqm.

The proposed development also comprises the provision of a creche facility with a stated floor area of 325 sqm. The development description states that the creche facility will have "*potential for community use until such time as creche becomes viable.*"

As outlined above, the application site is zoned 'Objective C –2 New Residential Phase 2' where the stated Zoning objective is '*to protect future development lands from inappropriate forms of development which would impede the sequential expansion and consolidation of the town in terms of providing for new residential development for future plans.* Therefore, the principle of the development on lands zoned new residential is acceptable.

The justification and benefit of the proposed development has been set out in the Part 8 Project Description and Submission Report prepared by the Housing Department, which indicates a significant social housing demand in Kildare Town. As set out in the Kildare Town Local Area Plan 2023-2029, in the event that there is a significant unmet social housing demand in Kildare Town area, proposals for social housing schemes on Phase 2 lands may be considered.

The Social Housing Public Private Partnership (PPP) Programme represents one of the many strands of delivery to increase the quantity of social housing and is supported as a delivery mechanism in 'Housing for All'. The success of this model for social housing delivery is evident as it has already provided 1,000 high-quality new homes, with another 3,500 in the pipeline. The proposed development is part of the fifth bundle of sites to be developed under this programme.

Bundle 5 includes ten sites, two of which are in the administrative area of Kildare County Council. Each site includes a mixture of housing typology (for example apartment, duplex, detached or semi-detached house) and site development works. The subject site has a mixture of 89 no. houses and 42 no. own door apartment / duplex units.

Design & Layout

The proposed development provides a mix of one, two, three and four bed units at a density of 35.4 units per hectare as an extension to the existing Connagh housing development. The dwellings are primarily 2-storey terraced or semi-detached units. The development also comprises 40 no. own door apartment typologies in the form of duplex units. The ground floor apartment units have been provided with rear gardens, while the first floor apartment unit is provided with a balcony from the living area.





Figure 5 – 3-D images as submitted

Standards for the proposed units are in accordance with Quality Housing for Sustainable Communities 2007, Guidelines for Planning Authorities, and the Design Standards for New Apartments (DSFNA) (2018) except where the Kildare County Development Plan 2023-2029 (CDP) dictates higher standards.

A standalone creche facility which incorporates a green roof and solar panels has a stated gross floor area of 325 sqm is also proposed at the entrance to the site. The proposed creche comprises 5 no. classrooms with a breakdown as follows:

- Classroom 1 – 6 children 0-1 years
- Classroom 2 – 10 children 1-2 years
- Classroom 3 – 12 children 2-3 years
- Classroom 4 – 16 children 3-6 years
- Classroom 5 – 16 children 3-6 years

The proposed creche will accommodate 60 no. children and c. 10 no. staff. A staff room, sleeping rooms, an office and changing rooms are also proposed.

The Planning Report submitted as part of the application documents states *“having regard to other creche proposals in the area including a planning application for a creche comprising 390sqm in floor area (planning reference P23/597) located off the Melitta Road to the north of the site, the demand for full childcare provision may not be required until the proposed development is fully completed and occupied. Accordingly, it is proposed that the creche could be used for other community purposes until such time as it becomes commercially viable to operate.”*

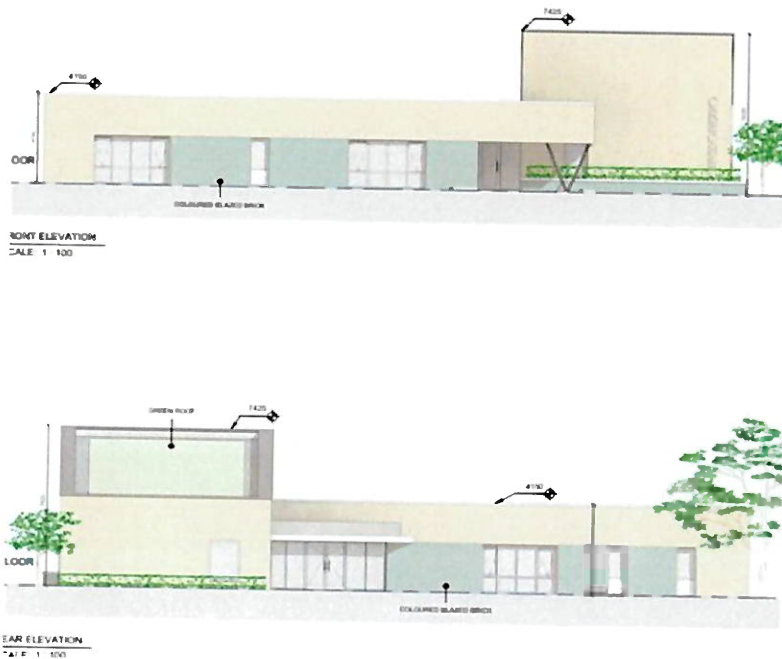


Figure 6 – Front and Rear Elevation of the proposed creche

It is proposed to provide a linear park along the length of the site. The public open space incorporates a playground, natural play areas, level changes, a kick about space, seating areas and natural SuDS features. A Landscape Plan has been provided.

Public open space equates to 15.2% of the overall site area together with an additional 810 sqm for SuDS amenity spaces.



Figure 7 – Proposed open space

The proposal incorporates an existing pumping station and access road provided as part of the existing housing development to the north.

The scheme is consistent with the general standards of housing accommodation set out in Chapter 15 of the Kildare County Development Plan. Having regards to the design, scale and setting of the scheme, it is considered that no overlooking or loss of residential amenity will occur as a result of the proposed development.

Phasing

A Phasing Plan has been submitted as part of the application documents. It is proposed to deliver the development in two phases plus the enabling phase as follows:

Enabling Phase – road, infrastructure and access works and ESB sub as required
Phase 1 – 99 no. residential units and the creche
Phase 2 – 32 no. units



Figure 8 – Phasing Plan

Car Parking

A Traffic Mobility Management Plan was submitted as part of the application. The Traffic Mobility Management Plan outlines that it is proposed to provide 161 no. spaces within the residential development which is less than the maximum permitted by the Kildare County Development Plan 2023-2029. It is proposed to allow for a creche on the site and 11 spaces have been provided with an additional 2no. part M spaces.

However, the Planning Statement submitted states that a total of 184 no. car parking spaces will be provided. The breakdown is as follows:

Table 3.0 Parking				
Type	No. Units	Requirement/unit	Requirement	Provided
House	89	1 space per 1 - 3 bed units	81	81
		1 no. space per 4 bed + plus 0.5 visitor space	12	12
Apartments	42	1.5 spaces per unit + 1 visitor space per 4 apartments	73	71
Creche	60 no. children & 10 no. staff	1 space per 2 staff and 1 space per 4 children	20	20
Electric Vehicle Recharging Point		Ducting Infrastructure only required. No chargers	-	-
TOTAL			186 spaces	184 spaces

A report has been received from the Roads Transportation & Public Safety Department who have noted no objection to the proposal, subject to conditions.

It is considered that the proposed number of car parking spaces to be provided shall be confirmed prior to commencement of development.

Appropriate Assessment

An Appropriate Assessment Screening was carried out 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.

EIAR

An EIAR screening report was also included with the application. The report concluded that in consideration of the assessment involving appraisal of characteristics and location of proposed development and characteristics of potential impacts and having regard to Annex III criteria of the EIA Directive it is concluded that an EIAR is not required for the proposed development.

Water and Wastewater

An Engineering Report has been submitted.

It is stated that existing foul water drains run from Melitta Road down Connagh Road in a 225mm uPVC pipe into a foul water pumping station located in the centre of the site. Due to the relative levels of the existing drainage and the proposed site levels, it is possible to achieve a gravity connection to the existing foul pumping station installed. Foul water from new housing units will be collected within a gravity drainage network and directed towards the pumping station. Uisce Eireann noted that upgrade works will be required to the existing pumping station located on the site. The exact details of the upgrade works required will be outlined at connection application stage.

The proposed development will use mains water. The watermain in Coolaghknock Avenue and Park is at a higher level than the subject site. In this regard, it is proposed to provide a potable water supply to the development off the existing main in Coolaghknock Glebe estate.

A report has been received from the Environmental Health Officer, noting no objection to the proposal.

8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2023 – 2029,
- The Kildare Town Local Area Plan 2023-2029
- Kildare County Council's internal departmental reports and Prescribed Bodies reports,
- The EIAR Screening Report,
- The AA Screening Report,
- Appendix B Submissions Report and the responses to the items/issues raised,
- Appendix C List of people who made public submissions,
- The location of the proposed development,
- The nature and extent of the proposed development and
- The recommendations set out below,

It is considered that the proposed Part 8

Would be in accordance with the provisions of the Kildare County Development Plan 2023–2029 and the Kildare Town Local Area Plan 2023-2029 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 Part 8 be proceeded with, subject to the modifications set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 22/05/2024, 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 2023-2029 or as agreed with the Planning Department.
3. (a) The crèche shall cater for no more than 60 no. children unless otherwise agreed with the Planning Authority.
(b) The operating hours shall be agreed in writing with the Planning Authority prior to occupancy of the crèche.
4. The proposed development shall not impair existing land or road drainage.
5. The naming of the scheme shall be agreed in writing with the Planning Authority, prior to the commencement of development.

6. (a) The finishes to the dwelling units shall be as per indicated on the drawings placed on public display on 22/05/2024, unless otherwise agreed in writing with the Planning Authority.
(b) Prior to the commencement of development, revised elevations shall be submitted for the duplex units whereby the railing balcony is replaced by a fully glazed balcony.
7. Boundary treatments shall be as indicated on the drawings placed on public display on 22/05/2024, unless otherwise agreed in writing with the Planning Authority.
8. (a) The requirements as detailed in the Roads and Transportation and Environmental Health Office report and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
(b) The number of car parking spaces to be provided for the overall development shall be confirmed in writing with the Planning Authority prior to the commencement of development.
9. Prior to commencement of development, a Sustainable Drainage Systems (SuDS) Maintenance Plan shall be submitted for the written agreement of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.
10. The requirements as detailed in the Fire Services Section report and responded to by the Housing Department in its report on submissions, shall be agreed prior to the commencement of development.
11. The requirements as detailed in the Parks Section report and responded to by the Housing Department in its report on submissions, shall be agreed prior to the commencement of development.
12. The requirements as detailed in the Department of Housing, Heritage and Local Government report and responded to by the Housing Department in its report on submissions, shall be agreed prior to the commencement of development.
13. In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 07.00 - 18.00, Saturday 08.00 - 14.00 or as agreed with the Planning Department. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.
14. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the Planning Authority.

15. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpath and verges by machinery or vehicles travelling to or from the development site during construction phase. The Developer shall arrange for vehicles leaving the site to be kept clean using a wheel wash facility, and for road sweeping by mechanical sweeper to take place as required.

Signed:

Date: 16/08/2024

Catharina Doherty
Assistant Planner

Signed:

Marie Donohoe
A/Senior Executive Planner

21/08/2024

Aoife Brangan

Aoife Brangan
A/SP
22/08/24

Alan Dunney

Alan Dunney
Director of Services

Annette Aspell

Annette Aspell
A/Chief Executive
deputy

Part 8 Report P82024.06

APPENDIX 1
APPROPRIATE ASSESSMENT and ENVIRONMENTAL IMPACT ASSESSMENT
SCREENING REPORT

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

Planning and Development Act 2000 (as amended) – Part XAB
Planning and Development Regulations 2001 (as amended) – Part 8

Residential Development at Coolaghknock Glebe, Kildare Town, Co. Kildare

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development which will comprise 131 no. residential units and a creche.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and all associated site development works.

A detailed description of the proposed development has been provided in Section 2.2 of the Appropriate Assessment Screening Report and with drawings provided with the Part 8 application.

Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, Heritage and Local Government in 2009) and following an examination of the objective information provided in the *Appropriate Assessment Screening Report* by NME Ecology on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development at Coolaghknock Glebe, Kildare Town, Co. Kildare, individually or in combination with other plans and projects, does not have the potential to give rise to likely significant effects on European sites, their conservation objectives or integrity, and therefore does not require an Appropriate Assessment.

Key points in the determination –

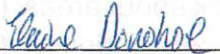
- The proposed development site is not located within or adjacent to any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- The nearest Natura 2000 site is Pollardstown Fen SAC (site code: 396) which is located approximately 3.7km to the north-east of the subject site.
- No potential pathways were identified to Natura 2000 sites.
- There are no surface water, groundwater or other pathways linking the Site to any European sites, so there is no risk of indirect effects.
- There are no SPAs in the vicinity of the site.

It is therefore highly improbable that a project of this nature and scale will have any measurable impact on the qualifying interests of Natura 2000 sites.

Therefore a Stage 2: Appropriate Assessment will not be required to inform the project appraisal either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Signed:

Signed:



A/Senior Executive Planner

14/05/2024

ORDER: That Kildare County Council as the Competent Authority, having considered the AA Screening Report prepared by NME Ecology on behalf of Kildare County Council, makes a determination that a Stage 2: Appropriate Assessment will not be required to inform the residential development at Coolaghknock Glebe, Kildare Town, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 14/5/2024



Chief Executive

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) – Part 8

Residential Development at Coolaghknock Glebe, Kildare Town, Co. Kildare

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at Coolaghknock Glebe, Kildare Town, Co. Kildare.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and all associated site development works.

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: "*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development*" (published by the Department of Environment, Heritage and Local Government in 2003); "*Environmental Impact - Assessment of Projects - Guidance on Screening*" (published by the European Commission in 2017); "*Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*" (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of an examination of the Part 8 drawings and documents and EIA Screening report prepared by HRA Planning, Kildare County Council, as the Competent Authority, determines that the proposed development at Coolaghknock Glebe, Kildare Town, Co. Kildare, individually,

and in combination with other plans and projects, does not require an Environmental Impact Assessment.

Full consideration is given to the EIA Directive and in particular to Annex I, II and III of that Directive, which set out requirements for mandatory and sub-threshold EIA.

As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the foregoing and in particular:

- The size and design of the whole project;
- Cumulation with other existing and/or proposed projects;
- The use of natural resources, in particular land, soil, water and biodiversity;
- The production of waste;
- Pollution and nuisance;
- The risk of major accidents and/or disasters which are relevant to the project concerned, including those caused by climate change, in accordance with scientific knowledge; and
- The risk to human health (for example due to water contamination or air pollution).

It is considered that the environmental effects arising from the proposed project will generally be localised and minor in nature. It is considered that the proposed development is not likely to give rise to significant environmental impacts and does not require an Environmental Impact Assessment Report to be prepared or an Environmental Impact Assessment to be conducted.

Signed:

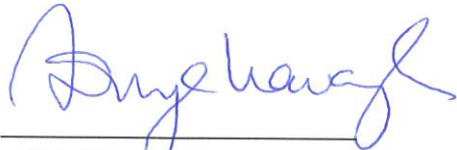


A/Senior Executive Planner

14/05/2024

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed residential development at Coolaghknock Glebe, Kildare Town, Co. Kildare, would not be likely to have significant effects on the environment and that the proposed project does not require an Environmental Impact Assessment.

Date: 14/5/24



Chief Executive

APPENDIX 2

**SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION**

KILDARE COUNTY COUNCIL
Architectural Services Section
Housing Department



Planning and Development Act 2000
(As amended) - Part XI
Planning and Development Regulations 2001 - Part 8

Proposed Development:

**Proposed Residential Development on a site with access off Connagh
Road, South of Melitta Road in the townland of Coolaghknock Glebe,
Kildare, Co Kildare**

Part 8 Housing Report
including submissions received

Part 8 Reference P8 2024.06

Annette Aspell
Director of Services for Housing and Corporate Services
Kildare County Council
Áras Chill Dara
Devoy Park
Naas
Co. Kildare

Prepared by:
Donnacha Reynolds BE CEng MIEI
Senior Executive Engineer
16th July 2024

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1 EXECUTIVE SUMMARY

The following report relates to the Planning and Development Regulations 2001 (as amended) - Part 8 planning process for the Proposed Residential Development at Coolaghknock Glebe, Kildare, Co Kildare

It should be noted that a Part 8 (Ref. P82024.06) was launched for the development on 22nd May 2024. Submissions received in connection with the Part 8 process have been included and considered in the submissions report prepared in connection with Part 8 Ref. P82024.06 and included at Appendix A.

As per the Regulations, public consultation commenced on 22nd May 2024 and plans and particulars of the proposed development were available for inspection from 22nd May 2024 until 19th June 2024 (both dates inclusive). The closing date for submissions and observations was 4th July 2024

2 submission was received from the prescribed bodies, 4 reports/comments were received from internal departments within KCC and 2 submissions were received from members of the public:

Part 8 Ref P82024.06

Submissions and Reports Received

- Public Representatives
 - None

- Kildare County Council Internal Sections: 4
 - Flood Risk Management
 - Environmental Health Officer-HSE
 - Fire Service
 - Parks

- Prescribed Bodies: 2
 - TII
 - Development Applications Unit-DHLGH

- Public Submissions: 2
 - Eamonn Augustine O Duibhgeannain
 - Imelda Ryan

Details of those who made a submission including a response to those submissions are set out in the Submissions Report at Appendix A.

Kildare County Council Housing Department is of the view that the proposed Residential Development at Coolaghknock Glebe is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023-2029).

2 SCHEME DESCRIPTION

Introduction

The proposed site is located in a site with access off Connagh Road, South of Melitta Road in the townland of Coolaghknock Glebe, Kildare, Co Kildare

The site is located within Kildare County Councils administrative boundary. The settlement of Kildare Town had a population of 10,302 persons in 2022.

The site is located in the eastern suburbs of Kildare Town, forming a development edge adjoining the Curragh / Greenbelt. The uses surrounding the site are largely agricultural in nature. To the north of the site is Connagh residential development and the R413 Melitta Road. Coolaghknock Housing Estate adjoins the site to the west, with undeveloped greenfield land to the east and south. Greenfield land extends to the south of the site for a distance of circa 0.65km before reaching the R445 Dublin Road. The total site area is 4.2 hectares

The proposed development site is located in a suburban area in the east of Kildare Town. It consists of agricultural grasslands surrounded by hedgerows and modern concrete walls. The north-western and south-western boundaries of the Site adjoin the Coolaghknock housing estate, and there are agricultural pastures on all other sides. The broader surroundings are characterised by suburban housing, farmland (predominantly pastures and paddocks for horse husbandry, and some cattle grazing) and industrial facilities. The Curragh is located to the east of the Site.

The site comprises 4.2 hectares of greenfield land with a surface track extending from the Connagh residential development to a pumping station, positioned centrally on the western site boundary. The overall site is defined by a mature hedge field boundary on the western, southern and north eastern boundaries, with a high stone wall defining the southern eastern boundary, adjoining the Curragh Plains. A hedgerow also runs centrally on an east west axis through the site.

A topographical survey shows that the site generally slopes upward from south to north from +96.61m to +103.47m. The steepest changes in elevation occurs in the southwestern and northwestern corners with most of the site being between +100.5m to +101.5m.

The proposed site area of this development is 4.3 hectares (approx.) and is zoned: "New Residential Phase 2" Land

The project details are contained in the proposed development drawings and 'Architectural Design Statement' prepared by the project Architect (MCORM); the Engineering Report and associated engineering documents prepared by the project Engineer Malone O'Regan and all other associated environmental reports.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and
- vi. all associated site development works.

The proposed development satisfies the current Department of Housing, Local Government and Heritages specifications and Kildare County Councils housing standards as expressed through the Kildare Development Plan 2023-2029.

The proposed development provides on a total of 184 spaces. These consist of street car parking (128 spaces), curtilage parking (36 spaces) and (20) car parking spaces at the creche in general accordance with the provisions of Table 15.8 of the CDP. As required by the CDP EV ducting infrastructure is also to be provided to all parking spaces.

Bicycle parking is accommodated within the curtilage of all units at ground floor level, including the apartment units, which require provision of 1.5 bicycle spaces per unit (1 space per bedroom + 1 visitor space per 2 apartments). A total of 20 no Sheffield

bicycle stands are provided external to the units to accommodate the visitor cycle parking.

Purpose of Scheme

The identified population in Kildare Town was at 10,302 in the 2022 census.

In Kildare County Council, the housing waiting list for social housing in Kildare Town currently stands at 1425 approved applicants (as per July 2024). This figure excludes HAP households and those on the transfer list. The breakdown of the applications can be seen below:

Kildare Town	1425
One Bed	638
Two Bed	504
Three Bed	236
Four Bed	47

Kildare County Councils proposal comprises of the the construction of 99 new social housing units.

3 COMPLIANCE WITH PLANNING

Compliance with relevant Development Plans.

The scheme as designed will be in compliance with policies and objectives of the Kildare County Development Plan 2023 – 2029 (CDP)

The following policies and objectives are addressed in the delivery of the mixed tenure housing development at Coolaghknock Glebe, Kildare Town, Co Kildare.

The scheme has been designed to have regard for Chapter 15 Development Management Standards of the County Development plan 2023-2029.

Kildare County Development Plan (2023- 2029)

Policy Context

It is the policy of the Council:

HO P1

Have regard to the DHLGH Guidelines on:

- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes and Sustaining Community (2007);

- Sustainable Urban Housing: Design Standards for Apartments (2020);

- *Sustainable Residential Development in Urban Areas (2009)*;
- *Urban Design Manual: A Best Practice Guide (2009)*;
- *Urban Development and Building Heights – Guidelines Planning Authorities (2018)*
- *Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021)*;
- *Design Manual for Urban Roads and Streets (DMURS) (2019)*.

The Housing Department has had regard to the DHLGH Guidelines set out above in preparing this Part 8 for the proposed development of 131 housing units at Coolaghknock Glebe, Kildare. The units are also designed so that modern methods of construction can be employed.

Strategic Context

HO P2

Accord with the provisions of the National Planning Framework 2018, the Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 (including the Metropolitan Area Strategic Plan) and the Ministerial Circular relating to Structural Housing Demand in Ireland and Housing Supply Targets, and the associated Section 28 Guidelines: Housing Supply Target Methodology for Development Planning (2020) and make provision for the scale of population growth and housing supply targets outlined in these plans and guidelines

The proposed development of 131 mixed tenure housing units at Coolaghknock Glebe, Kildare Town accords with the framework, strategy, Ministerial Circular, and guidelines described above.

Housing Strategy

HO P3

Implement, in conjunction with the Housing Section, the Housing Strategy and Housing Need Demand Assessment (HNDA) to meet the projected population, changing household size and housing needs, including social and affordable housing requirements for County Kildare over the lifetime of the County Development Plan.

The Housing Department has had regard to the Housing Strategy and the Housing Need Demand Assessment in the design of proposed development of 131 housing units at Coolaghknock Glebe, Kildare

Town. The proposed split of unit types has regard to the latest social housing need figures for Kildare Town.

HO 01

To secure the implementation of the Kildare County Housing Strategy in accordance with the provisions of national legislation and relevant policies and standards.

The Housing Department has had regard to the Kildare County Housing Strategy in the design of proposed development of 131 mixed tenure housing units at Coolaghknock Glebe, Kildare.

Housing Supply

HO P4

Ensure that sufficient zoned land continues to be available at appropriate locations to fulfil the housing requirements of the county.

This site is zoned: “New Residential Phase 2”

HO 02

Ensure that sufficient land is zoned at appropriate locations in compliance with the Core Strategy and Settlement Strategy of the Development Plan, in order to meet the likely future housing demands identified in the Housing Strategy and HNDA

The site is zoned: “New Residential Phase 2”

HO 03

Co-operate with the Eastern and Midland Regional Assembly in planning for new homes and meeting housing needs for the Dublin Metropolitan Area (which includes Maynooth, Leixlip, Celbridge, and Kilcock) through the implementation of the Dublin Metropolitan Area Strategic Plan.

Eastern and Midland Regional Assembly have been consulted as a Prescribed Body, no submission received.

Residential Densities

HO P5

Promote residential densities appropriate to its location and surrounding context.

The proposed development has a density of 35.3 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 30-50 units per hectare.

Residential Density, Mix and Design encourages net densities of 35-50 uph on outer suburban/greenfield sites.

HO 04

Ensure appropriate densities are achieved in accordance with the Core Strategy in Chapter 2 of this Plan, and in accordance with the principles set out in Guidelines for Planning Authorities on Sustainable Urban Development (Cities, Towns and Villages), DEHLG, 2009, Urban Design Manual: A Best Practice Guide, DEHLG, 2009; Urban Development and Building Height Guidelines for Planning Authorities (2018); and with reference to Circular Letter NRUP 02/2021 (April 2021)

The proposed development has a density of 35.3 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 30-50 units per hectare on outer suburban/greenfield sites.

HO 05

Encourage increased densities that contribute to the enhancement of a town or village by reinforcing street patterns or assisting in redevelopment of backlands and centrally located brownfield sites

This is an infill site. This will infill a greenfield site on the edge of the planning boundary of Kildare Town and is zoned New Residential - Phase 2

Promoting Existing Residential Amenity

HO 06

Ensure a balance between protection of existing residential amenities, the established character of the area and the need to provide for the sustainable residential development is achieved in all new developments.

The scheme is adding to the existing residential fabric and enhancing the public realm in the area. The proposed development will create a large public open space that can be used by residents in the proposed estate as well as residents of the surrounding estates. There are several unit types and sizes to be provided in the development which will create sustainable community. A large creche facility will be provided which will cater for the childcare needs of the surrounding community. Large play areas are provided which will contribute to the amenity's available in the area.

Regeneration, Compact Growth and Densification

HO P6

Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

This is an infill development that consolidates and sustainably intensifies a residential area. This is a greenfield site adjacent to existing estates and the site is zoned "Phase 2 Residential". The site is within the planning boundary of Kildare Town.

HO 07

Promote, where appropriate and sensitive to the characteristics of the receiving environment, increased residential density as part of the Council's development management function and in accordance with the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

This is a development on greenfield site within a residential area. This development will increase the residential density on a greenfield site while having regard of the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 08

Support new housing provision over the Plan period to deliver compact and sustainable growth in the towns and villages in the County, and supporting urban renewal, infill and brownfield site development and regeneration, to strengthen the roles and viability of the towns and villages, including the requirement that at least 30% of all new homes in settlements be delivered within the existing built up footprint.

This is an infill development that increases the residential density on a suburban site within the town, within walking distance of all relevant amenities and within walking distance of good transport links.

HO 09

Promote the transformation of key brownfield sites and identified regeneration areas into successful socially integrated neighbourhoods and promote area regeneration in parts of the urban centres which require physical improvement and enhancement in terms of quality of life, housing and employment opportunities.

This is an infill development that increases the residential density on a suburban site. It is located near relevant amenities and within walking distance of excellent transport links. The proposal includes for 20% universally designed units that will add to the mix of unit types available in the area. The proposed park/public open space will be a significant amenity for the surrounding area.

HO 010

That the future development of institutional land be cognisant of the historical and cultural importance of the land including through, inter alia, the quantitative and qualitative provision of open space required under Section 15.6.6 (Chapter 15 – Development Management Standards) and the sensitive reuse of Protected Structures within the site.

N/A

HO 011

Support the revitalisation of the social and physical fabric of town and village centres by:

a) Resisting, and where the opportunity arises, reversing the loss of residential use on upper floors.

b) Supporting the use of the upper floors of existing town and village centre buildings for appropriate uses, including residential.

N/A

HO 012

Support and promote the renovation and re-use of obsolete, vacant and derelict homes, through the following measures:

(i) Encourage the redevelopment and reuse, including energy retrofitting, of the existing housing stock.

(ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme as referred to in the Government's Rural Development Policy 2021-2025.

(iii) Maximise the effective use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate.

(iv) *Promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme and the Buy and Renew Scheme. Kildare County Council will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in co-operation with Approved Housing Bodies.*

N/A- Proposed new development

HO 013

Promote the design and delivery of environmentally sustainable and energy efficient housing, including through the refurbishment and upgrading of existing stock.

All units are proposed to have an A rated BER. Minimal car parking is being provided. Ducting for future EV charge points are being provided as required by Chapter 15 of the CDP. Cycle Parking is being provided in accordance with the requirements of Chapter 15. The site is located with excellent transport links. Nature based surface water attenuation is to be provided.

HO 014

Continue to work with developers and residents of private residential developments, where possible, to address public safety and environmental/infrastructural issues within unfinished housing estates

N/A

Mix of Dwelling Types

HO P7

Encourage the establishment of sustainable residential communities by ensuring a wide variety of housing typologies and tenures is provided throughout the county

The housing mix provides for inclusion of forty two 1 -bed units, thirty six 2-bed units, forty five 3 bed units and eight 4 bed units that are lacking in the area. 28 of the 131 proposed units are designed as accessible units. (13 x 1 bed apartments and 15 x 3 bed houses)

HO 015

a) **Require that new residential developments provide for a wide**

- variety of housing types, sizes and tenures.
- b) Specify target housing mixes, as appropriate, for certain sites and settlements as part of the Local Area Plan process.
 - c) Require the submission of a 'Statement of Housing Mix' with all applications for 10 or more residential units.
 - d) Require that all new residential developments in excess of 5 residential units provide for a minimum of 20% universally designed units in accordance with the requirements of 'Building for Everyone: A Universal Design Approach' published by the National Disability Centre for Excellence in Universal Design.
- Further detail in respect of unit mix is set out in Chapter 15: Development Management Standards

The housing mix provides for inclusion of forty two 1 -bed units, thirty six 2-bed units, forty five 3 bed units and eight 4 bed units that are lacking in the area. 28 of the 131 proposed units are designed as accessible units. (13 x 1 bed apartments and 15 x 3 bed houses). Statement of housing mix is provided with the application.

HO 016

Promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood. Apartment development must be designed in accordance with the provisions of Sections 15.2, 15.3 and 15.4 (Chapter 15), where relevant, to ensure a high standard of amenity for future residents.

The proposed apartments comply with Chapter 15 of the Kildare County Development Plan 2023-2029 and the Sustainable Urban Housing: Design Standards for Apartments (2020).

HO 017

Require new apartment developments to comply with the Specific Planning Policy Requirements and standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant particularly in relation to paragraph 3.8(a) of same which requires 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 unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)

There are forty two one bed apartments proposed in this development. All proposed 1 bed apartment exceed the minimum DHLGH standard of 45m2 by more than 10%.

HO 018

Support high-quality design in new housing and to promote housing that is attractive, safe, and adaptable to the needs of existing and future households. Kildare County Council will support innovative construction methods to deliver sustainable and adaptable housing.

28 of the proposed housing units are accessible, designed to Universal Design (UD) standards and are adaptable. It is proposed that internal walls will be made of stud partitions so the units can be quickly adapted for the specific needs of the tenants where necessary.

HO 019

Support housing design that contributes to climate resilience and climate mitigation, including innovative low carbon construction methods and the reduction of embodied energy in newly built homes, in line with Goal 3 of the Kildare County Council Climate Change Adaptation Strategy 2019 – 2024

All units are proposed to have an A rated BER. Minimal parking is being provided. Infrastructure for future EV charging points is being provided. The site is located with excellent transport links. Nature base surface water attenuation is to be provided.

Specialist Provision

HO P8

Ensure that groups with specialist housing needs, such as the elderly, people with disabilities, the homeless, Travellers, those in need of emergency accommodation including those fleeing domestic violence, are accommodated in a way suitable to each of their specific needs.

28 of the units are designed to UD standards. These will all have downstairs level access showers installed. The site is located close to all amenities and transport links in urban area.

Older Persons

HO 020

Support the delivery of housing options to meet the needs of older people and support older people to live independently in active retirement, where possible.

**28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons
The site is located near to all amenities and transport links in urban area.**

HO 021

Meet the needs of older persons and people with a disability by requiring the provision of alternative accommodation, such as age-appropriate homes, independent and assisted living units, day care facilities< nursing homes and specialised care units (eg dementia specific units) to meet the needs of older people and to facilitate the provision of a range of housing options for elderly persons in central, convenient and easily accessible locations, integrating such housing with mainstream housing through the designation of specific land uses at appropriate and optimised strategic locations in mandatory Local Area Plans in County Kildare.

**28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons
The site is located near to all amenities and transport links in urban area.**

HO 022

Support the provision of specific purpose-built accommodation, including assisted living units and lifetime housing and adaptation of existing properties, which will include opportunities for 'downsizing' or 'right sizing' within communities.

**28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons
The site is located near to all amenities and transport links in the urban area.**

HO 023

Promote co-location of facilities (including childcare facilities and facilities for the elderly) at sustainable locations where they can avail of existing and planned social and community infrastructure, in particular, and to examine a range of community facilities and to encourage meanwhile use in some cases.

28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons .

The proposed development also includes for provision of a creche facility with up to 60 childcare spaces. The site is located near to all amenities and transport links in urban area.

HO 024

Support the implementation of the Kildare Age Friendly County Strategy 2019-2021 (and any subsequent strategy), promoting the delivery of Lifetime Homes and to support the provision of housing that is adaptable for an ageing population. The Council will also support and promote, in a timely manner, the delivery of specialist accommodation appropriate to the specific needs and wishes of older people in cooperation with the voluntary sector, AHBs, the HSE, and other relevant bodies.

28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons. The site is located near to all amenities and transport links in urban area.

HO 025

Engage and develop strategies with the Approved Housing Bodies with responsibility for housing for older people to develop accommodation in town centres more suited to those with reduced mobility.

N/A

HO A1

Promote Mc Auley Place, Naas as a national exemplar model of housing for older persons and will seek to identify further opportunities in towns in each MD throughout the County for the Council and other appropriate bodies to expand this supported housing market

N/A

HO A2

Undertake and evidence based qualitative assessment to establish the demand for age specific housing options, including right sizing in County Kildare.

N/a

People with Disabilities

HO 026

Support access for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated, timely and sustainable manner, which promotes equality of opportunity, individual choice and independent living

28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons
The site is located near to all amenities and transport links in urban area.

HO 027

Support and direct funding into the provision of specific purpose-built accommodation, including assisted/ supported living units, lifetime housing, and adaptation of existing properties in a manner that would not cause any undue delay to the delivery of same.

28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons
The site is located near to all amenities and transport links in urban area.

HO 028

Support and provide housing that meets the diverse needs of disabled people and to implement the County Kildare Access Strategy - A Universal Access Approach 2020-2022 (and any subsequent reviews and plans). The Council will support and promote the principles of Universal Design in new and refurbished housing and in community buildings in the County.

28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons
The site is located near to all amenities and transport links in urban area.

HO A3

Ensure that all Kildare County Council new build housing stock is in compliance with Part M of the Building Regulations.

The proposed units will comply fully with Part M of the Building Regulations. 28 of these units and are UD (universally designed) and

13 are ground floor apartments that would be suited to older persons.

HO A4

In line with the Objectives and Actions in respect of Accessible Housing contained in the 'County Kildare Access Strategy - A Universal Access Approach 2020-2022', to ensure, measure and monitor that 10% of acquired housing stock meets the needs of those with a disability and 12% of Kildare County Council new builds are universally designed and have regard to any revised actions in updated versions of the Access Strategy.

28 of the units are designed to UD standards. 13 of these are 1 bed apartments on ground floor and would be suited to older persons This is 21% and demonstrates that the 12% requirement is achieved.

HO A5

Monitor the number of housing acquisitions and new builds and new builds and ensure that they meet the needs of those with a disability.
N/A

HO A6

Promote Ballymore Eustace as a national exemplar model of an age friendly, climate-friendly village and seek to facilitate and support this model for other settlements within County Kildare.
N/A

Homeless

HO O29

Support means of preventing homelessness and provide tangible and timely pathways out of homelessness for households, working in co-operation with public and voluntary bodies and actively seeking solutions for same.

This proposed development consists of 99 social housing units which will add to the stock of social housing available for the prevention of homelessness.

Travellers

HO O30

Support the delivery of the Kildare County Council Traveller Accommodation Programme 2019 - 2024 (and any superseding programmes agreed by the Council) in accordance with the principles of proper planning and sustainable development.

The proposed 99 units will add to the stock of social housing available for members of the Travelling community and the 17 UD units will be available for people with a disability from the Travelling community. There are four traveller specific units included in the 99 social housing units.

HO 031

Implement the delivery targets, of the Kildare County Council Traveller Accommodation Programme 2019-2024 (and any superseding programmes agreed by the Council) and to meet the delivery targets as a minimum, including to identify and develop sites for Traveller specific housing and to provide accommodation appropriate to the identified needs of members of the Traveller community

The proposed development includes for four traveller specific units within the development. These units will form part of the TAP delivery targets once completed.

HO 032

Ensure that Traveller accommodation is located in proximity to key services including education, community, health, recreation and public transport facilities, and to support those communities in accessing Council services in their widest provision (including arts and culture).
Four traveller specific units included with the proposed development. These will have full access to all shared amenities and services within the development.

HO 033

Support the implementation of the recommendations of the Irish Human Rights & equality Commission Review on the provision of Traveller accommodation in Co Kildare
Four traveller specific units included with the proposed development. These will have full access to all shared amenities and services within the development. The units have been designed in accordance with “Guidance for Group Housing for Travellers” on provision of traveller housing.

HO 034

Recognise the separate identity, culture, tradition and history of the Travelling people in order to reduce the levels of disadvantage that

Travellers experience, consistent with UN Sustainable Development Goal No. 10 - 'Reduced Inequalities

The four traveller specific units have been designed to provide room for a travelling caravan in accordance with "Guidelines for Group Housing for Travellers" document.

International Protection Applicants

HO 035

Continue to work with Central Government and relevant State Agencies to support the provision of housing for International Protection Applicants (asylum seekers/ refugees) in County Kildare, and to support those communities in accessing Council services in their widest provision (including arts and culture.).

The proposed 99 social housing units will add to the Kildare County Council housing stock available for approved persons on the Housing list.

Third Level Students

HO 036

Support the provision of purpose-built student accommodation in appropriate locations and of appropriate design (including adequate communal facilities and external communal space), to meet demand for student housing in accordance with the National Student Accommodation Strategy.

The proposed development does not provide for purpose-built student housing.

HO 037

Support increased supply of student accommodation in Maynooth, Kilcock, Leixlip and Celbridge to meet the anticipated student accommodation demand generated by Maynooth University. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.

The proposed development does not provide for purpose-built student housing.

Domestic Violence Refuge

HO 038

To proactively facilitate and support Túsla, the Child and Family Agency, service providers and other relevant agencies in the provision of domestic violence refuges within each Municipal District in the county.

The proposed development is not intended as a domestic violence refuge. However to the north of the site the site layout map has provided for a future possible extension of the Teach Tearmainn women's refuge

Social, Affordable Purchase and Cost Rental Housing

HO P9

Promote the provision of social and affordable housing in accordance with the Council's Housing Strategy, Housing Need Demand Assessment and Government policy as outlined in the DHPLG Social Housing Strategy 2020 and to ensure, where applicable:

(a) That 20% of

(i) lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more houses is granted, and

(ii) any land which is not zoned for residential use, or for a mixture of residential and other uses, but in respect of which permission for the development of 5 or more houses is granted, shall be reserved for the provision of social housing, affordable housing and cost rental housing; with at least half the 20% to be used for social housing support, and the remainder to be used for affordable housing, which can be affordable purchase, cost rental or both, social housing, or a combination of affordable and social housing, in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended)

Or

b) Where permission was granted between 3 September 2021 and 31 July 2026, Kildare County Council will require that 10% of lands zoned for residential use, or for a mixture of residential and other uses, in respect of which permission for the development of 5 or more

Or

(houses is granted, shall be reserved for the provision of social housing, in accordance with the Urban Regeneration and Housing Act 2015 and Part V of the Planning and Development Act 2000 (as amended)

(c) Where Part V provision on planning applications is being accepted off site, that the units offered be located within a 5km

catchment of the area.
planning permission was granted before 1 August 2021,
or
(ii) where land was purchased between 1 September 2015
and 31 July 2021 in respect of which new planning

The proposed development is mixed tenure including 99 social housing units and 32 affordable housing units.

HO P10

Support the provision of new student accommodation at suitable locations. Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social and affordable housing requirements of Section 96(1) of the Planning and Development Act 2000 (as amended)

The proposed development does not provide for purpose-built student housing

HO O39

Meet the county's housing need for social housing provisions that a range of mechanisms, including Part V of the Planning Development Act 2000 (as amended), a social housing building programme, acquisition, Repair and Lease Scheme, the Housing Assistance Payment (HAP) scheme, the Rental Accommodation Scheme (RAS) and the utilisation of existing housing stock

The proposed development is for 99 social housing units as well as 32 affordable units.

HO O40

Support the Government's affordable housing initiatives, including the Affordable Purchase Scheme and First Home / Share Equity Scheme, introduced by the Affordable Housing Act 2021

The proposed development includes for 32 affordable housing units which will be under the Affordable Purchase Scheme.

HO O41

Support local authorities, approved housing bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure, including social and affordable housing, new models of cost rental and affordable homeownership and co-operative housing

The proposed development is mixed tenure social and affordable housing. The social phase of this development will be completed by

a PPP Company while the affordable phase will be completed by Kildare County Council.

HO 042

Support and, where feasible, work in partnership with the Land Development Agency (LDA) in the provision of social and affordable housing in County Kildare.

The proposed development is for mixed tenure units with 32 affordable units to be delivered by Kildare County Council directly or with developer and 99 social housing units to be developed by Kildare County Council through a Public Private Partnership contract.

Sustainable Rural Housing

HO 043-059

HP P11-P27

HO A7-A9

N/A this is an urban project

Access and Entrances

HP P28-P32

N/A -this is an urban project

Flood Risk Management

HO P33

Require that site specific flood risk assessments are carried out where required, in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities.

A flood risk assessment was carried out on this site the Design Teams Civil and Structural engineer and is included with the Part 8 documentation.

The Kildare Local Area Plan 2023-2029

RESIDENTIAL DEVELOPMENT OBJECTIVES

Residential Development:

HCO 1.1

Promote and facilitate the phased development of the Former Magee Barracks site in accordance with the guidance set out in Section 11.1.

N/A

HCO 1.2

Support new residential development that occurs in tandem with the delivery of supporting physical and social infrastructure identified in the Social Infrastructure Audit (SIA) and set out in the Infrastructure Delivery Schedule in Table 11-2-below

Collaghknock – New Residential Phase 2		
Infrastructure	Delivery Schedule	Funding Sources
Movement and Transportation		
Additional vulnerable road user infrastructure required to the town centre Connagh Road not Taking in Charge	In tandem with new development	PPP ⁷⁴
Education		
Childcare Facility	Provision for one facility providing for a minimum of 20 childcare places per 75 dwellings.	PPP
Water and Wastewater		
Water supply – There is a watermain immediately to the west of the site and in Melitta Road to the north. Improvements may be required, modelling for suitability required.	In tandem with new development	PPP
Wastewater – A 225 uPVC runs through the southwest of the site and Collaghknock Glebe WWPS is on the site. Collaghknock Glebe Pumping Station will need to be assessed. Wayleaves will need to be maintained over sewers.	In tandem with new development	PPP
Surface Water Drainage		
No known fluvial flood risk. Pluvial flood risk identified on Map 10.2 (Objective IO 3.1 refers). Provide for nature-based solutions, infiltration the only suitable method.	In tandem with new development	PPP

This project proposes new residential development of 131 mixed tenure housing units.

The Social Infrastructure Audit has also identified a deficit of childcare provision in the area. This project proposes to construct a creche facility which will cater for the needs of up to 60 children. This is greater than the requirement of 20 spaces per 75 units as outlined in the document “Childcare Facilities for Planning Authorities”

In relation to the infrastructure outlined in Table 11-2 above

- The Road Safety Audit has looked at the Connagh Road up to the junction with Melitta Road. There are proposed

improvements outlined and planned as part of the proposed the development that will improve the footpath and road infrastructure up to the Melitta Road junction for vulnerable road users.

- Creche facility being provided as part of the PPP phase of the development. This creche will be handed over to Kildare County Council on completion. There is potential for the creche to operate as a community creche or be operated by private operator through a tender process.
- Watermain -Uisce Eireann have confirmed that connection to the existing water supply on Conagh Road is feasible without upgrade to the infrastructure. Reference Pre-Connection Enquiry included as part of the Engineering report.
- Wastewater- Uisce Eireann have confirmed that connection to the wastewater pump station is feasible subject to upgrades. Wayleave for the existing sewer through the development to be arranged with UE legal team. Reference the Pre-Connection Enquiry which is included as part of the Engineering Report
- Pluvial Flood risk has been assessed as part of the FRA and nature based SuDs drainage solutions proposed.

HCO 1.3

Encourage the appropriate redevelopment of brownfield and infill sites for a mix of uses including residential within the footprint of the existing built up area

This site is at the edge of the Kildare Town planning boundary. The site is zoned for “New Residential-Phase 2”

HCO 1.4

Manage the provision of one-off housing on lands zoned as “I” Agricultural and G: National Stud and Green Belt. Limited one-off housing will be permitted in this zone subject to compliance with the rural housing policy of the Kildare County Development Plan and all other normal siting and design considerations.

N/A- not one-off housing

HCO 2.1

Require that a good mix of housing types and sizes is provided in all new residential areas and in appropriate brownfield/infill areas, to meet the needs of the population of Kildare Town, including the provision of appropriate supported housing and longer-term

residential care solutions designed for older people and/or people with disabilities.

The housing mix provides for inclusion of forty two 1 -bed units, thirty six 2-bed units, forty five 3 bed units and eight 4 bed units that are lacking in the area. 28 of the 131 proposed units are designed as accessible units. (13 x 1 bed apartments and 15 x 3 bed houses). Statement of housing mix is provided with the application. The accessible units are suitable for older persons/persons with disabilities.

HCO 2.2

Require that residential schemes within the Curragh Buffer Zone as identified on Map 9.1 provide detailed proposals for appropriate soft boundary treatments which should be in accordance with the criteria set out in Section 9.8 of the Plan.

The design is cognisant of the requirement for treatment of the Curragh Buffer Zone. There is an existing 2m high concrete wall that forms the boundary of the site between the proposed residential development and the Curragh. This wall must remain in place as a condition of purchase of the land. This buffer is strengthened by additional tree and hedge planting along the wall within the development.

It is not possible to achieve the 10m buffer requirement along the wall due to the restriction on developability of the pluvial flood RA area whilst adhering to the density requirements. There is also a large area of planting proposed to the north of the site between the site and Teach Tearmainn, this will provide for biodiversity that a 10 buffer zone would have achieved.

HCO 2.3

Require that residential schemes in close proximity to heavily trafficked roads or the rail line are designed and constructed to minimise noise disturbance. A suitably qualified acoustic specialist shall be engaged in the development design process, paying particular attention to the Kildare Noise Action Plan 2019-2023 (or any subsequent plan) and the EPA 'Environment and Wellbeing' Maps⁴⁰. An Acoustic Design Statement, including proposals for postconstruction noise monitoring, clearly demonstrating that significant adverse noise impacts will be avoided shall be submitted with development applications

The site is within an area as indicated at 45-49 dB Lnight on the EPA Environment Wellbeing Maps, with the impact being from the M7 motorway. The housing will be designed to modern construction standard achieving a BER of A3 or better. The windows will be at a minimum double glazed.

The WHO guidelines for night noise recommend less than 40dB(A) of annual average (L_{night}) outside of bedrooms.

A noise survey can be completed on site during the detailed design stage to verify the actual noise levels on site with a particular focus on nighttime noise from motorway.

HCO 2.4

Seek to provide Traveller Specific Accommodation at appropriate locations close to key services, including education, community, health, recreation and public transport facilities in accordance with the Traveller Accommodation Programme 2019-2024

The proposed development includes providing for 4 traveller specific units as part of the 99 social housing units. These units will be served by the same facilities as all other units within the development.

HCO 2.5

Support the provision of specific purpose-built housing for older people to facilitate 'right sizing' and assisted living accommodation, particularly on the Former Magee Barracks site.

The development proposes 42 x 1 bed apartments which include 13 accessible apartments. These will be suitable for right sizing and assisted living accommodations.

HCO 2.6

Support the provision of appropriately designed 'self-build' houses on the sites zoned as New Residential* (C*) at a low residential density. A detailed design framework for each site will be required to set out overall layout, siting, access, landscaping, boundary treatments and connection to public services.

N/A

4 STATUTORY PROCEDURES

Statutory Procedures

The proposed scheme was advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Kildare Nationalist which was published on the 21st May 2024, the display period was 22nd May 2024 until 19th June 2024 both dates inclusive. A Site notice was placed at 1 location on the site and at the Melitta Road and was maintained on site for 4 weeks.

Details of the advertisement and notices contained the following:

DEVELOPMENT UNDER SECTION 179 OF THE PLANNING AND DEVELOPMENT ACT, 2000, AS AMENDED AND NOTICE PURSUANT TO THE REQUIREMENTS OF PART 8, ARTICLE 81 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001, AS AMENDED

Notice is hereby given, pursuant to the provisions of Part XI of the Planning & Development Act, 2000 (as amended) and in accordance with the requirements of Part 8, Article 81 and Article 83 of the Planning & Development Regulations, 2001(as amended) that Kildare County Council proposes a residential development on a site with access off Connagh Road, south of Melitta Road in the townland of Coolaghknock Glebe, Kildare, Co. Kildare.

The proposed development includes:

- i. 131 no. residential units including 89 no. houses and 42 no. own door apartment / duplex units to be delivered on a phased basis, comprising 42 no. one bed units; 36 no. two bed units; 45 no. three bed units; and 8 no. four bed units; with renewable energy design measures (which may be provided externally) for each housing unit;
- ii. Rear garden sheds serving the residential units;
- iii. 1 no. crèche facility of 325sqm with potential for community use until such time as crèche becomes viable;
- iv. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; (c) new pedestrian and cycle connections; (d) compensatory tree planting; and (e) infiltration basin;
- v. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switchrooms; (b) car and bicycle parking; (d) public lighting; (e) bin storage; (f) temporary construction signage; (g) estate signage; and (h) varied site boundary treatment comprising walls and fencing; and
- vi. all associated site development works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development individually or in-combination with other plans or projects would not be likely to have a significant effect on a European site and an Appropriate Assessment (AA) is not required.

The proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. Having regard to the provisions of the legislation, the nature and scale of the proposed development, the information provided in accordance with Schedule 7A of the Regulations, and having regard to the scale, nature and location of the proposed impacts, the potential impacts and proposed mitigation measures and the results of the any other relevant assessments of the effects on the environment, Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment (EIA) is not required.

In accordance with Section 120(3) of the Planning and Development Regulations (as amended) any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will be available for inspection and/or purchase at a fee not exceeding the reasonable cost of making a copy at **Public Display Area, Level 1, Kildare County Council, Devoy Park, Naas Co Kildare, W91 X77F on each day during which the said offices are open for the transaction of business (excluding Bank Holidays) for a period beginning on 22nd May 2024 and ending on 19th June 2024 during office hours.** Plans and particulars of the proposed development including the AA and EIA Screening Reports and a record of the main reasons and considerations supporting the determination not to require an EIA and AA will also be available online at

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/housing/index.html>

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing to Siobhan Barry, Administrative Officer, Housing Capital Team, Level 5, Aras Chill Dara, Devoy Park, Naas Co Kildare, W91 X77F or online via <https://consult.kildarecoco.ie> **Submissions must be made no later than 4.00pm on 4th July 2024.** Submissions should be titled "Proposed Residential Development at Coolaghknock Glebe, Kildare".

All comments, including the names of those making comments submitted to the Council in regard to the scheme as outlined above, will form part of the statutorily required report to be presented at a meeting of the elected members. Accordingly, they will also be included in the minutes of that meeting and may appear in the public domain.

Please note that the data collected from this consultation will be shared by Kildare County Council with their Consultants. Any information which you submit via Kildare County Council's website will be treated with the highest standards of security and confidentiality, strictly in accordance with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Please refer to the Privacy Statement included with the plans and particulars of the proposed development and to the Kildare County Council Consultation Portal Privacy Policy

Circulation List:

The following list of prescribed bodies was agreed with the Planning Department and received plans and particulars of the proposed development as part of the Part 8 procedure:

Prescribed Bodies:

- An Taisce,
- Department of Housing, Local Government and Heritage,
- HSE, Environmental Health Officer
- Inland Fisheries Ireland,
- Uisce Eireann
- Transport Infrastructure Ireland (TII),
- Environmental Protection Agency,
- National Heritage Council,
- Gas Networks Ireland
- Eastern & Midland Regional Assembly

In addition, plans and particulars of the scheme were circulated to the following internal Sections of Kildare County Council:

Internal Sections:

Community/Parks	Paula O'Brien Snr Exec Officer Simon Wallace, Snr. Parks and Landscaping Officer
NRO	Marie Whelan, Senior Engineer
Roads and Transportation	Mark Mc Loughlin SEO
Environment	Ken Kavanagh Snr Exc Officer
Strategic Projects and Public Ream	Pamela Pender A/ Snr Exc Officer
Fire Services	Niall O Riordan , A/Chief Fire Officer, Fire Services.
Water Services	Ibrahim Fathalla, Senior Engineer
Planning	Gabriel Conlon Snr Exec Officer Bridget Loughlin, Heritage Officer
Municipal District Engineer Kildare/Newbridge	Brenda Cuddy, Municipal District Engineer, Kildare/Newbridge Municipal District
Housing	Siobhan Scully SEO
Sports Partnership	Syl Merrins- Sports Coordinator
Environmental Health Office	Principal Environmental Health Officer-HSE

Plans and particulars of the scheme were circulated to the elected members of the Kildare/Newbridge Municipal District at time of publication of the application:

Members: Kildare/Newbridge Municipal District

- Councillor Anne Connolly
- Councillor Noel Connolly
- Councillor Suzanne Doyle
- Councillor Kevin Duffy
- Councillor Noel Heavey
- Councillor Fiona Mc Loughlin Healy
- Councillor Peggy O Dwyer
- Councillor Tracey O Dwyer
- Councillor Chris Pender
- Councillor Robert Power
- Councillor Paddy Curran

Submissions Received

Refer to the Submissions Report at Appendix A setting out the submissions received and the Housing Departments comments on those submissions.

5. Recommendation

Kildare County Council is of the view that the proposed 131 unit mixed tenure Residential Development at **Coolaghkock Glebe, Kildare, Co. Kildare** is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023-2029).

It is recommended that the proposed 131 unit Residential Development proceeds to detailed design and construction.

Prepared by:

Endorsed:

Donnacha Reynolds, BE CEng MIEI
Senior Executive Engineer
Date: 16th July 2024

Patrick Henderson, MRIAI
A/Senior Architect
Date:

Appendix A

Submissions Report

Kildare County Council launched Part 8 Ref P82024-06 for Proposed Residential Development at Coolaghknock Glebe, Kildare Town, Co Kildare.

2 submissions was received from the prescribed bodies, 4 reports/comments were received from internal departments within KCC and 2 submissions were received from members of the public:

Part 8 Ref P82024.06

Submissions and Reports Received

- Public Representatives
 - None
- Kildare County Council Internal Sections: 4
 - Flood Risk Management
 - Environmental Health Officer-HSE
 - Fire Service
 - Parks
- Prescribed Bodies: 2
 - TII
 - Development Applications Unit-DHLGH
- Public Submissions: 2
 - Eamonn Augustine O Duibhgeannain
 - Imelda Ryan

Part 8 Public Display Drawings and documents.

Link to Part 8 plans and particulars on KCC website:

<https://kildarecoco.ie/AllServices/Planning/Part8Schemes/housing/index.html>

Submissions Received P82024-06 – Coolaghknock Glebe, Kildare Town

Name	Address	Observation	Date received	Ack	Housing Department Response
<u>Prescribed Bodies</u>					
Traffic infrastructure Ireland	Portal	In the case of this planning application, Transport Infrastructure Ireland has no observations to make.	27/05/2024	27/05/2024	Submission Noted
Department of Housing, Heritage and Local Government	Portal	<p>I refer to correspondence on 22 May received in connection with the above. Outlined below are archaeological observations/recommendations co-ordinated by the Development Applications Unit.</p> <p>The Department has reviewed the Archaeological Impact Assessment (AIA) report submitted in support of the Part VIII Planning Application. This report, prepared by John Purcell Archaeological Consultancy (dated February 2024), includes the results of a programme of advance Archaeological Test Excavation carried out under licence from this Department (Licence No. 23E0795). The Department acknowledges the findings of the report, noting that nothing of archaeological significance was identified during the excavation of 15 no. test trenches within the proposed development site. Given the stated potential for as yet unrecorded archaeological remains within the proposed development site, the Department concurs with the</p>	02/07/2024	02/07/2024	<p>Submission Noted.</p> <p>Planners to note requirement for modifications to be included in the CE Report to satisfy requirements of DAU.</p> <p>Note recommendation for licensed Archaeological Monitoring set out in Section 6 of the AIA report and DAU recommended conditions 1-7 on submission.</p>

		<p>recommendation for licensed Archaeological Monitoring set out in Section 6 of the AIA report.</p> <p>Therefore, in line with national policy – see Section 3.7 of <i>Framework and Principles for the Protection of the Archaeological Heritage</i> (1999) – the Department recommends that a requirement for licensed Archaeological Monitoring be included as a condition of any approval of planning that may issue.</p> <p>Note these recommended conditions align with Sample Conditions C.4 and C.6, as set out in <i>OPR Practice Note PN03: Planning Conditions</i> (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and the findings of the Archaeological Impact Assessment report.</p> <p>Archaeological Conditions</p> <p>1. All mitigation measures in relation to archaeological heritage as set out in the Archaeological Impact Assessment Report (John Purcell Archaeological Consultancy; dated February 2024) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this permission.</p> <p>2. The developer shall retain/engage a suitably qualified Archaeologist to carry out archaeological monitoring (licensed under the National Monuments Acts) of all site investigations, site clearance/preparatory/enabling works, topsoil stripping and other groundworks associated with the development. In this instance, a request to reactivate Licence No. 23E0795, together with submission of an updated method statement, may be made to the National Monuments Service, Department of Housing, Local Government and Heritage.</p>			
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		<p>3. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No groundworks may take place in the absence of the Archaeologist without his/her express consent.</p> <p>4. Archaeological monitoring shall be informed and supplemented by licensed metal detection survey.</p> <p>5. Should archaeological remains be identified during the course of archaeological monitoring, all works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department, regarding appropriate mitigation (preservation <i>in situ</i>/excavation).</p> <p>6. The developer shall facilitate the Archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.</p> <p>7. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer. Reason: To ensure the continued preservation (either <i>in situ</i> or by record) of places, caves, sites, features or other objects of archaeological interest.</p>			
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		You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie , where used, or to the following address:			
Internal Departments					
Flood Risk Management	Email	No fluvial flood risk here, so no comment from me.	220/2024	22/05/2024	Submission Noted
Fire Service	Email	<p>Kildare Fire Service has no objection to this planning application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Firefighting water supply of at least 20 litres per second for 60 minutes at 2 bar or greater to be available from hydrants on a watermain. 2. The Applicant shall obtain Fire Safety Certificates in accordance with the requirements of the Building Control Act. 3. All mains are to be equipped with fire hydrants to the relevant British Standard and no building is to be further than 46 metres from any hydrant measured along a hose route. 	10/06/2024	13/06/2024	<p>Submission Noted</p> <ol style="list-style-type: none"> 1. Detailed Design Consultant/PPP Co to ensure firefighting water supply of at least 20 litres per second for 60 minutes at 2 bar or greater pressures to be available from hydrants on watermain 2. Fire Safety Cert application to be submitted post planning. 3. Detailed Design Consultant to include for hydrant equipment

					to the relevant British Standards
EHO	email	Re: Part 8 Planning - Proposed Residential Development and associated ancillary and site development works at Coolaghknock, Kildare, Co. Kildare, P82024-06 This section is satisfied with the proposed plan.	27/06/2024	27/06/2024	Submission Noted.
Parks	Email	<p>1.0 Preamble/Introduction</p> <p>Kildare County Council are applying for a Part 8, residential development at Coolaghknock in Kildare town. The development will consist of 131 residential units, a creche and associated site works. The site is being constructed on a green field site and will form part of further development extending from the Coolaghknock estate.</p> <p>Parks section areas of assessment include the provision of play and the overall landscaping on the site.</p> <p>2.0 Assessment</p> <p>The Parks Section has reviewed the documents and submitted drawings and has found the following points to note on the site.</p> <p>2.1 The landscape boundaries indicate buffer type planting notably to the sides of houses numbered 46,79,100,101 and 131. The Parks section in line with the county development plan endeavour to avoid areas of no mans created around site boundaries. The area should be assessed so as not create areas for anti-social behaviour to the side of properties and a future area for possible dumping of various types of waste.</p>	02/07/2024	02/07/2024	Submission noted
					2.1 No hedgerows are located within the boundaries of houses. A new area of buffer planting is proposed along the northeast boundary. Note drawing PL200 which indicates that these areas are secured with 1.8m high weldmesh fence. This buffer zone shall be a secured area and will be maintained by

		<p>2.2 It has been noted on the plans that street 1 and 2 have limited street tree planting on front of houses as other streets have. For reasons of continuity and green infrastructure, it would be of benefit to have street trees here similar to other roads.</p> <p>2.3 The area around the pumping station has been highlighted to have a section of hedging removed from the side of it to allow works to take place. Caution would be needed here that the area would not become a future area for antisocial behaviour.</p> <p>2.4 The detention basin on the south west of the site has been indicated to have a sloping side. The sides are steep and the access points into it are poor and inaccessible for some members of the public. The area should be reviewed to provide better access, functionality and visibility.</p> <p>2.5 The master plan indicates a number of play spaces. There is one large area of natural play equipment which has been fenced off. The parks section would detail that areas of play are not fenced off or segregated as such.</p> <p>2.6 On the open spaces, there items noted as incidental play elements. The plan shows these spread out over the open spaces. The current layout would detail to much of the same type of play equipment on these</p>			<p>the PPP Co. The area has been sized to allow for access for maintenance.</p> <p>2.2 Street 1 and 2 have on curtilage parking while the other streets have on street parking. The same detail with street trees cannot be achieved on Streets 1 and 2. However an alternative detail with on curtilage planting as per Dwg PL201 could be achieved subject to proper maintenance and upkeep arrangements. It is also noted that there will be considerable woodland planting to one side of Street 1.</p> <p>2.3 The area to the south of the pumping station is required to facilitate the route of a future surface water corridor around the pumping station. A mown path route has been indicated in this area that links the open space either side of the pumping station. The existing tall blockwork boundary wall will be replaced with a railing to improve visibility of the space. We consider that in this instance keeping this area part of the public realm is more appropriate than creating a fenced off area.</p> <p>2.4 As per the MCORM design statement the detention basin area is not included in the calculation of the public open space. However it has been landscaped to provide a different type of natural amenity additional to the public open space areas. The size, location and</p>
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		<p>open spaces. Timber detail as reused from site would not always be suitable due to the shape, type of timber and size of stem. It may be better to look at other forms of more functional equipment for use on the spaces.</p> <p><u>3.0 Recommendation</u></p> <p>In relation to the above proposed development, this section has reviewed the application and recommends the following Conditions should be applied as part of any grant of permission.</p> <p>3.1 Landscape details.</p> <p>3.1.1 It is a requirement of the Parks Section that the Applicant/Developer retains the services of a qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed in line with the agreed landscape proposals. The Practical Completion Certificate to be submitted by the Developer.</p> <p>Reason: To ensure full and verifiable implementation of the approved landscape design.</p> <p>3.1.2 The Streets noted on the drawing, proposed plan drawing number (SHB5-CGK-DR-MCORM-AR-P3-PL03) ("Street 1 and Street 2") shall be revised to included some planting of street trees in a similar design to the other streets identified on the proposed</p>			<p>depth of the detention basin have been determined by other site constraints. Access to the area is provided from the south east side (the narrower end) where the side slope will be more gradual. The area is well overlooked by the houses and first floor balconies on the opposite side of the road. A full Part M accessible amenity space would not be feasible in this area without creating an underground tank which would not be in keeping with nature based SUDs and the requirements of the County Development Plan. The alternative would be to fence off the basin, restrict public access and allow maintenance access only. We consider this would reduce the overall residential amenity for the development compared to the current proposal.</p> <p>2.5 This fence area mentioned is for toddler-oriented play closer to the creche with some seating for parents. As the play area is oriented toward a younger group age, we believe that an enclosure needs to be provided to ensure safety. A fence doubled with planting is proposed to serve this purpose. The fence could be omitted and a 1.2m high hedge planted to give a sense of enclosure however it may not be practical to rely solely on a hedge to safety</p> <p>2.6 The play equipment proposed has been selected following KCC guidelines. Please refer to plans and detail drawing</p>
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		<p>plan. Submitted details shall include written specifications, plan, and section drawings.</p> <p>Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area, in the interests of biodiversity, amenity and climate action and in accordance with the relevant green infrastructure, landscape and environmental policies</p> <p>3.1.3 The proposed site plan drawing number (SHB5-CGK-DR-MCORM-AR-P3-PL03) indicates an existing pumping station area, with proposed changes to the landscape and vegetation around it. The area shall be landscaped so as not to create areas for anti-social behaviour to the rear and side of the pumping station. Submitted details shall include written specifications, plan, and section drawings.</p> <p>Reason: In the interests of residential and visual amenity, Future maintenance and safety on the development.</p> <p>3.1.4 The proposed site plan drawing number (SHB5-CGK-DR-MCORM-AR-P3-PL03) indicates a detention area as part of the surface water treatment on the site. The area shall be revised to encompass universal access and accessibility, with slopes design in accordance with Kildare County Council SUDs guidance document. Submitted details shall include written specifications, plan, and section drawings.</p>			<p>no SHB5-CGK-DR-MAL-L-D-301 for the detail of the play equipment proposed. Final selection of equipment could be agreed prior to commencement and will be subject to detailed design by the PPP Co.</p> <p>3.1.1 Noted</p> <p>3.1.2 Street 1 and 2 have on curtilage parking while the other streets have on street parking. The same detail with street trees cannot be achieved on Streets 1 and 2. However an alternative detail with on curtilage planting as per Dwg PL201 could be achieved subject to proper maintenance and upkeep arrangements. It is also noted that there will be considerable woodland planting to one side of Street 1.</p> <p>3.1.3 The area to the south of the pumping station is required to facilitate the route of a future surface water corridor around the pumping station. A mown path route has been indicated in this area that links the open space either side of the pumping station. The existing tall blockwork boundary wall will be replaced with a railing to improve visibility of the space. We consider that in this instance keeping this area part of the public realm is more appropriate than creating a fenced off area.</p>
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		<p>Reason: To minimise future maintenance costs and to provide enhanced amenity value to open space areas.</p> <p>3.2 Trees and hedging.</p> <p>3.2.1 Retention of the services of a qualified Arborist as an Arboricultural consultant, for the entire period of construction activity. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development.</p> <p>The Applicant is requested to provide the following</p> <p>3.2.2 The Arborist shall carry out a post-construction tree survey and assessment of the condition of the retained trees and hedgerows. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site.</p> <p>Reason: To ensure the retention, protection and sustainability of trees/hedgerows during and after construction of the permitted development</p>			<p>3.1.4 As per the MCORM design statement the detention basin area is not included in the calculation of the public open space. However it has been landscaped to provide a different type of natural amenity additional to the public open space areas. The size, location and depth of the detention basin have been determined by other site constraints. Access to the area is provided from the south east side (the narrower end) where the side slope will be more gradual. The area is well overlooked by the houses and first floor balconies on the opposite side of the road. A full Part M accessible amenity space would not be feasible in this area without creating an underground tank which would not be in keeping with nature based SUDs. The alternative would be to fence off the basin, restrict public access and allow maintenance access only. We consider this would reduce the overall residential amenity for the development compared to the current proposal.</p> <p>3.2.1 Noted</p> <p>3.2.2 Noted</p> <p>3.3.1 No hedgerows are located within the boundaries of houses. A new area of buffer planting is proposed along the northeast boundary. Note drawing</p>
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		<p>3.3 Boundary Treatments.</p> <p>3.3.1 The proposed site plan drawing number (SHB5-CGK-DR-MCORM-AR-P3-PL03) indicates areas of buffer planting to the sides of properties.</p> <p>A permanent boundary type which allows for the retention and protection of existing trees and hedge rows shall be installed to avoid the creation of areas of “no mans land” or inaccessible areas. Plans should clearly identify the site boundaries and land ownership. Submitted details shall include written specifications, plan, and section drawings.</p> <p>3.3.2 It is a requirement of the Parks Section that any proposed fencing/railings/gates shall be steel, galvanised and powder coated if coloured. The landscape proposals shall ensure that these requirements are adhered to.</p> <p>The boundary proposals shall ensure that timber fencing of any type is not proposed along red line site boundaries or adjacent open space areas.</p> <p>Timber fencing, timber post and rail fencing, or Chestnut Pale fencing are not acceptable. It is a requirement of the Parks Section in the interests of safety and longevity that any proposed boundary treatments shall be of a permanent type.</p> <p>3.3.3 BI O28 of the Kildare County Council County Development plan notes “<i>Promote the integration of boundary hedges within and along development sites into development design so as to avoid “trapped hedges” located to the boundary of houses within the</i></p>			<p>PL200 which indicates that these areas are secured with 1.8m high weldmesh fence This buffer zone shall be a secured area and will be maintained by the PPP Co. The area has been sized to allow for access for maintenance. Refer to Dwg No. PL200 for details of all the proposed boundaries</p> <p>3.3.2 Refer to Dwg No. PL200 for details of the proposed boundaries – Boundary Type 6 has been indicated as a timber post and rail fence. This can be changed to Type 11 fence -1.8m high weld mesh.</p> <p>3.3.3 No hedgerows are located within the boundaries of houses. A new area of buffer planting is proposed along the northeast boundary. This buffer zone shall be a secured area and will be maintained by the PPPCo. This area is secured as per Type 11 fence on PL200 The area has been sized to allow for access for maintenance.</p> <p>3.4.1 This fence area mentioned is for toddler-oriented play closer to the creche with some seating for parents. As the play area is oriented toward a younger group age, we believe that an enclosure needs to be provided to ensure safety. A fence doubled with planting is proposed to serve this purpose. The fence could be omitted and a 1.2m high hedge planted</p>
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		<p><i>development layout</i>". Parks section wish to avoid areas of "no mans land" along boundary lines as per this objective.</p> <p>Reason: To minimise future maintenance costs</p> <p>3.4 Play spaces.</p> <p>3.4.1 The proposed site plan drawing number (SHB5-CGK-DR-MCORM-AR-P3-PL03) indicates a number areas on the open spaces where play equipment is to be installed. The main area of play equipment indicates a fence to surround the equipment, this shall be omitted from the design. All play areas shall be designed to provide a variety of natural play opportunities and provide for universal access. <u>Any proposed structures or items with swings, nets, ropes, and movable parts must be revised. The path network must link to play areas. Some seating must be accessible and age-friendly with bound surfacing beneath.</u> Play areas in this proposed development shall essentially be natural spaces with landscaping and natural features e.g., logs, mounding, boulders, sensory planting which minimise the use of play equipment. They should not contain play equipment with moveable parts.</p> <p>Reason: To integrate the play area to the surrounding open space and provide integrated play opportunities.</p> <p>3.4.2 The proposed site plan (SHB5-CGK-DR-MCORM-AR-P3-PL03) and further landscape drawing (0101-01013) also</p>			<p>to give a sense of enclosure however it may not be practical to rely solely on a hedge to safety</p> <p>All play equipment proposed have been selected following KCC guidelines. Please refer to plans and detail drawing no SHB5-CGK-DR-MAL-L-D-301 for the detail of the play equipment proposed. Final selection of equipment could be agreed prior to commencement.</p> <p>3.4.2 Calisthenics/fitness equipment are provided along the path. Additional "natural play features" can be accommodated along the main path. All seating opportunities (benches and picnic table) are installed on hard surfacing, as per KCC guidelines. Final selection of equipment could be agreed prior to commencement.</p> <p>3.4.3 Noted</p>
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		<p>identifies play element spread out on open spaces. This shall be revised in include other pieces of equipment in suitably selected areas along pathways or well overlooked areas of open spaces. Play equipment may include but not limited to a calisthenics unit, half basketball court or other such equipment with a tarmacadam surface located adjacent to seating and a bike rack on a bound surface. It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber. Details of these should be provided and clearly identified on the landscape plan. It is a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas. Seating should be accessible and age friendly. All details shall be provided inter alia surface type, surface graphics, fencing/railings. Submitted details shall include written specifications, plan, and section drawings.</p> <p>Reason: To minimise future maintenance costs and still cater for quality play provision in residential developments.</p> <p>3.4.3 The parks section guidance on the use and selection of play equipment and design should be considered when designing any such scheme. <i>(Natural Play Items- Edited Presentation 12-10-21)</i></p>			
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Roads	email	<p>The Kildare County Council Transport, Mobility & Open Spaces Department wish to confirm that we have no objection to the proposed development as outlined in the Part 8 subject to the following conditions :</p> <ol style="list-style-type: none"> 1. A Consulting Engineer shall be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site. 2. A detailed design for the proposed works shall be submitted to the Planning Authority for approval. Details of the design and traffic management of the works shall be agreed in writing with the Planning Authority, KCC Housing Dept, KCC Roads and MD Sections prior to the commencement of the development. 3. The detailed design with dimensions shall include pavement materials which shall be robust and durable under trafficking and suitable for all road users and vulnerable road users , cycle parking, parking bays (2.5m * 5m), access arrangements where lines of sight at the entrance to the site shall be provided strictly in accordance with DMURS, facilities for vulnerable road users (pedestrians and cyclists) accessing the site , traffic impact assessment, drainage and outfall arrangements, public lighting, signage and road markings. 			<p>Submission Noted</p> <ol style="list-style-type: none"> 1) It is proposed to deliver the social portion of this development as a PPP and the affordable portion of the site either directly by KCC or through developer agreement. Both KCC and PPP Co will employ consulting engineer to prepare the detailed design. 2) Detailed design shall be submitted for agreement with planning authority, housing and Roads prior to works commencing 3) Requirements noted and to be included in detailed design
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		<ol style="list-style-type: none"> 4. Paving materials shall have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester shall be carried out, 5. Access and facilities for disabled persons shall be provided. 6. Roads, footpaths, turning areas and corner radii at junctions shall be designed and constructed in accordance with the DMURS standards within the development, new footpaths shall tie into existing footpaths. 7. Public lighting shall be in accordance with the KCC Public Lighting Policy document. Public lighting columns shall be positioned at the back of footpaths and not be impeded by landscaping. Public lighting shall be provided within the development and at the entrance to the proposed development. 8. A root management plan shall be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads. 9. The proposed landscaping shall not interfere with public lighting, sight visibility and should not damage infrastructure where a Root Management Plan should be submitted. 			<ol style="list-style-type: none"> 4) Independent Tester to be employed to oversee the PPP, testing to be carried out including pendulum testing on paving materials. 5) Noted 6) Noted and to be included in detailed design 7) Noted-lighting design is provided as part of the planning submission.-subject to detailed design by PPP Co 8) Noted 9) Noted and to be considered in detailed design
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		<p>10. Footpaths shall be dished at junctions to facilitate wheelchairs and buggies.</p> <p>11. Existing land and roadside drainage shall not be impaired; changes at the entrance shall be designed and shaped to ensure the uninterrupted flow of existing roadside drainage. Additional gullies shall be provided as necessary.</p> <p>12. No surface water runoff from the site shall be discharged onto the public road.</p> <p>13. The manner in which surface water runoff is collected and disposed of for the application site shall comply with SUDS. Storm water runoff attenuation to be located under public open space and not under trafficked areas.... A KCC SUDS Guidance Document has now been published.</p> <p>14. Perneability links shall be provided to adjoining lands and developments where possible with design for permeability links for vulnerable road users to include passive surveillance, public lighting, line and level and cross section and a 3m minimum width of vrus..... A draft KCC Permeability Guidance Document has now been published.</p> <p>15. A Stage 2 Road Safety Audit shall be carried out by an independent approved and certified Auditor for the proposed</p>			<p>10) Noted</p> <p>11) Noted-SuD's drainage proposed to limit requirement for gullies</p> <p>12) Noted</p> <p>13) SuD's drainage system proposed with attenuation pond provided as an alternative to an underground attenuation tank. Detailed design to consider the KCC SuD's Guidance document for detailing purposes.</p> <p>14) Permeability Link is provided to Coolaghknock Park. The link will be suitable for use by vulnerable road users and is overlooked and lit.</p> <p>15) Roads Safety Audit Stage 2 to be completed on the detailed design and provided with planning compliance submission prior to commencement.</p>
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		<p>development and the infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p> <p>16. A Stage 3 Road Safety Audit shall be carried out by an independent approved and certified Auditor on the completed works including the public lighting being fully operational for the proposed development and the infrastructure works . The implementation of the RSA recommendations shall be incorporated into the detailed design.</p> <p>17. Vehicular access to the site will be off the Melitta Road where the sight visibility at this access shall be in compliance with the DMURS standards.</p> <p>18. Parking and cycle spaces shall be provided accordance with the Kildare County Development Plan 2023-2029 and ducting for electric charging points shall be provided with details to be agreed beforehand by the Planning Authority, KCC Housing Dept and KCC Roads Sections.</p> <p>19. The future EV Chargers shall be compatible with the Sustainable Energy Authority of Ireland's Triple E Register. Elevation details to be indicated at scales of 1:25.</p>			<p>16) Stage 3 RSA to be completed on the final constructed project and any issues highlighted addressed to close out as recommended by the auditor.</p> <p>17) Noted</p> <p>18) Noted-cycle parking spaces are provided in accordance with the CDP at all units and in public areas. EV ducting proposed to the public parking spaces with ducting to the curtilage parking spaces provided at the affordable units in accordance with current CDP requirements.</p> <p>19) Noted-On curtilage parking spaces will have ducting to the house. Where chargers are provided they will be compatible with Triple E Register</p>
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		<p>20. New footpaths shall be a minimum of 2m in width and tie into existing footpaths and the internal roads access shall be a minimum of 5.5m in width...</p> <p>21. Prior to the commencement of development, a licence from the Planning Authority is required for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.</p> <p>22. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Municipal District Area Office through the MRL system to ensure the following items are assessed:</p> <p>a) Contractors' experience and competency to carry out such works.</p> <p>b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition).</p> <p>c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.</p> <p>d) Relevant Insurance's to carry out such works.</p>			<p>20) Noted</p> <p>21) Licence application will be made for site hoarding if required</p> <p>22) Noted-any road openings will be subject to Road Opening Licence</p>
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		<p>23. Turning movements shall be checked for HGVs (including refuse trucks and emergency vehicles) at the new access point (entry and exit) and within the development using software such as AUTOTRACK, there shall be no encroachment by HGVs onto footpaths or grass verges...</p> <p>24. An Acoustic Noise Assessment shall be carried out on the proposed development and an Acoustic Design Statement shall be issued which shall contain noise amelioration / mitigation measures (as required) and a concluding statement for the overall development indicating full compliance with the Kildare County Council Third Noise Action Plan 2019 – 2023 and the British Standards BS 8233:2014 and shall take into account the noise from the adjacent public road.</p> <p>25. A Construction Traffic Management Plan shall be submitted before the works commence to be agreed with the Planning Authority, KCC Housing Dept, KCC Roads and Kildare Newbridge MD Sections which shall include the following:</p> <ul style="list-style-type: none"> • All haul routes to and from the site. • Delivery times for plant and materials and waste collection shall have consideration to 			<p>23) Noted-autotrack drawing provided for site layout. Detailed Design will again be subject to autotrack review.</p> <p>24) Noted</p> <p>25) Construction Management Plan will be prepared by the successful PPP Co. This plan will deal with construction traffic and the items noted in report.</p> <p>26) Finalised lighting design and layout report to be provided as part of planning compliance submission to the Planning Authority following detailed design and prior to commencement on site.</p>
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		<p>morning and evening peak school times in the area and peak traffic periods.</p> <ul style="list-style-type: none"> • The plan shall contain mitigation measures to minimize the effects the proposed development would have on the immediate public road network and existing traffic movements. • Wheel wash arrangements or similar type facility to keep the existing road and footpath free of dirt and debris shall be provided. • Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the residential amenity of properties in the area). • Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual for the overall development. • Hours of operation during the construction phase shall be 08.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours Saturday with no work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area). • Parking facilities for construction staff which should be within the site and not on the public road and footpath. <p>26. A Lighting Report and a Site Lighting Layout drawing at a scale of 1:500 demonstrating the development shall not</p>			
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		<p>be a source of light pollution to adjacent lands, property and the public road network. Calculations are required to be submitted demonstrating that they have satisfied the requirements of ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) in relation to the impact of lighting design on the adjoining public roads, lands and properties. The Applicant shall be required to review the existing outdoor lighting arrangements on the adjacent public road network and submit proposals for the upgrade of outdoor lighting (as deemed required). The lighting scheme is to be in accordance with the Kildare County Council Lighting Policy Street Lighting Technical Specification June 2019</p>			
External					
Eamonn Augustine O Duibhgeannain	Post	<p>I object to the site and the situation. I object to the scale and the scope. Our nation is in the midst of another unsustainable building boom, which nearly destroyed the country in 2008. A full and comprehensive review of this project must be undertaken, ranging from the quality of the cement used to the effect on the microbiome of the site.</p>	1/7/2024	1/7/2024	<p>Submission Noted</p> <p>The site is zoned New Residential-Phase 2 under the Kildare Local Area Plan 202-2029 The requirement for additional housing is outlined in the Kildare Housing Delivery Action Plan 2022-2026, and in the Housing Needs Demand Assessment which was undertaken as part of the Kildare County Development Plan 2023-2029. This clearly indicates a need for additional social and affordable housing to be provided in Kildare Town.</p>

					<p>These units are proposed for social housing stock and will be tenanted by persons on the Kildare County Council social housing list.</p> <p>The tendering PPP Companies will complete the detailed design and may utilise modern method of construction to deliver these units as efficiently as possible.</p> <p>Appropriate Assessment and Environmental Impact Assessment screening reports have been undertaken by a Consultant Ecologist and Planner in accordance with the requirements of Part XAB and XI of the Planning and Development Act 2000 and the Habitats Directive and EIA Directive and the Determinations have indicated that full AA and EIA screening are not required.</p> <p>Significant “Green” criteria will be included in the Quality Assessment for the selection of the preferred PPP Company to deliver this project.</p>
Imelda Ryan	Email – CRM	I as many other residents are concerned about the planning in place, dated 21may 2024,for our estate, the traffic is going to heavy, loud and very much dangerous,only one way in and out is some what worrying, there's kids around and the play on the green area in front of my house,	29/05/2024	2905/2024	<p>Submission Noted.</p> <p>Drawing SHB4-CGK-DR-MOR-CS-P3-155 outlines the format of the Conagh Road. The proposed road layout is not altered by the new development and will remain as currently constructed.</p>

		<p>I have been getting the grass cut out of my own pocket for the last 10 years and being in touch with council in the past just trying to keep things right in our little estate, I myself have no young kids but I do have teenagers and they use both sides of the road in front of my house for cars both kids and my family visiting they have cars, like many of the people along my road there kids have cars as you see by the pictures, I'm concerned about the traffic that will be now going up and down during the mornings afternoons and night, the noise is going to be horrendous, where are we meant to park our cars as the road is full in the evenings, the traffic coming in and out is very much worrying to all of us here, at the moment what is it going to be like when the new building starts, noise of cars at present going up and down is extremely noisy at night,</p> <p>I do believe there will be a meeting in a couple of weeks and I hope to bring this to the attention of the planning,</p> <p>Please see pictures I've taken over some days</p> <p>I do hope we will be listened to as we are living here a long time and it's our home and we love it and the area</p> <p>I do hope you will have the time to read and acknowledge my concerns as it's very much worrying time for me and many other residents here</p>			<p>Linemarking will be refreshed and surfacing completed to the raised tables along the Connagh Road.</p> <p>The Traffic Mobility Plan Chapter 5 outlines the impact of traffic from the proposed development. The development consists of 131 new units and estimates that the peak impact is the PM Peak Hour 17:15-18:15 with 46 arrivals and 30 departures from the new development. The conclusion is that the impact of the development on the surrounding road network will be negligible, however we acknowledge there will be an increase in traffic along the Connagh Road which is inevitable.</p> <p>Prior to the construction phase the developer will be required to prepare a construction management plan which will outline management procedures for minimising impact to local residents on the Connagh Road from construction traffic.</p> <p>A Stage 1 Road Safety Audit is provided as part of the document 41 Quality Audit with the planning application. This is an independent Audit by ORS Consulting Engineers of the Road Design and Layout completed by Malone O Regan Consulting Engineers. The audit reviewed the road layout inside the new development as well as the Connagh Road proposals. The RSA was conducted as per TII Road Safety Audit Standard GE-STY-01024.</p>
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				<p>The Road Safety Audit highlighted the issue with existing line-markings along the Coonagh Road, these will be addressed by the PPP Co developer.</p> <p>As part of the Road Safety Audit procedure there will be a Stage 2,3 and 4 audit undertaken at various stages of the development. Stage 2 will be completed at detailed design stage, Stage 3 will be completed immediately prior to the scheme opening and Stage 4 will be taken a number of months after the scheme is opened to review how the scheme is performing from a road safety perspective.</p> <p>The existing speed limit along the Coonagh Road is 30km/hr. There are several "Slow" signs proposed within the new development and road layout has been designed with horizontal deflection to slow down vehicles.</p> <p>It is also envisaged that the provision of relatively low levels of parking will encourage walking and cycling from the development. The proposed pedestrian connection to Coolaghknock Park will also provide a permeability link which will be a shortcut to locals schools and will help discourage short trips via car.</p> <p>Road surfacing will be Stone Mastic Asphalt (SMA) which is a low noise surface and will minimise traffic noise as much as possible.</p>
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