

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	Oldtown Mill Road, Celbridge, Co. Kildare
Development proposed by	Housing Department
Display period	Advertised in the Liffey Champion on 23 rd March 2024 Part 8 site notices were fixed at the site on 21 st March 2024 Public display period from 21 st March 2024 to 19 th April 2024 Submissions to be made by 7 th May 2024
Submissions/observations	15 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

1. Site Location & Context

The application site is located to the north west of Celbridge Town Centre with access to the site via Oldtown Mill Road. Phase 3 of the new residential development of Manor Mill View (granted permission under Pl. Ref. 19/1282) is located to the north of the site. The surrounding area is generally characterised by residential development. The western boundary of the site comprises mature hedgerows and tress and agricultural lands. The site has a stated area of 1.7 Hectares.



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



Figure 2– Aerial view of subject site

2. Description of the Proposed Development

The proposed development comprises of:

- i. 60 no. residential units including 40 no. houses and 20 no. apartments comprising 20 no. one bed units; 15 no. two bed units; 21 no. three bed units; and 4 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. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; and (c) new pedestrian and cycle connections;
- iv. 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
- v. all associated site development works, including removal of existing spoil from the site in advance of construction 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
- Design Report
- Building Life Cycle Report
- Engineering Report and Drawings
- Desktop Flood Risk Assessment
- Traffic Mobility Plan

- Construction Environmental Management Plan
- Quality Audit Report
- Resource and Waste Management Plan
- Site Investigation Report
- Landscape and Biodiversity Masterplan and details
- Landscape Report
- Climate Action Plan
- 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 2 of the report. There were 15 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. Sinead Loughrey
 - b. John and Angela Moran
 - c. Jean Auden
 - d. John Lawlor
 - e. Christina Breslin
 - f. Alan Kelly
 - g. Sandra Casey
 - h. Rachel O'Connell
 - i. Glenda Byrne
 - j. Wayne Bowes
 - k. Valerie Dunne
 - l. Gillian Gaynor
 - m. Valrie Leonard
 - n. Lesley Shakeshaft
 - o. Aisling and David Purcell

- Kildare County Council Internal Sections Consultation:
 - a. Roads Design – No objection, subject to conditions
 - b. Heritage Officer – No objection
 - c. Fire Services Section – No objection, subject to conditions
 - d. National Roads Design Office – No observation
 - e. Environment – No objection, subject to conditions
 - f. Water Servies – No objection, subject to conditions
 - g. Parks – No objection, subject to conditions

- Prescribed Bodies
 - a. Inland Fisheries Ireland – No objection, subject to conditions
 - b. TII – No observations
 - c. Environmental Health Officer – No objection, subject to conditions
 - d. DHLGH Development Applications Unit – No objection

5. Planning History

The subject site and the adjoining land to the north was subject to Stage 2 Strategic Housing Development (SHD) consultation (ABP 300948-18) in April 2018. The development sought to construct Phase 3 of Oldtown Mill and provide for 123 no. dwellings. This application never proceeded to the final application stage.

The following is of relevance:

19/1282- Permission granted to Aterna Developments Ltd, for the construction of 75 no. residential dwellings consisting of 51 no. two storey houses; 12 no. 2 bed own door duplex units contained in a three-storey block (Block 1) and 12 no. own door/duplex apartment units (6 no. 2 bed duplex units and 6 no. 1 bed apartment units) contained in a two storey block (Block 2). The proposed house units are comprised of 5 no. 4 bed, end of terrace units (Type A2); 17 no. 3 bed, semi-detached and end of terrace units (Type B1); 21 no. 3 bed, mid-terrace units (Types B2 and B5) and 8 no. 3 bed, end of terrace units (Type B4 and B4.1). The proposed development also includes the creation of a vehicular and pedestrian access from the Oldtown Mill Road with associated works; together with ancillary exterior bin and bike storage for the duplex/apartment blocks; public open space; internal roads; car parking; infrastructure; boundary treatments and all associated site and development works on a site measuring approx. 2.2ha. Revised by significant further information consisting of; (a) revision of the red line boundary of the site and an increase in the overall site area (increase from approx. 2.2 ha to approx. 2.3 ha) to accommodate the removal of a portion of a hedgerow along the southern boundary of the site; (b) revision of the proposed unit mix due to the replacement of 2 no. three-bedroom houses (reduction from 46 to 44 no. 3 bed units) with 2 no. four-bedroom houses (increase from 5 to 7 no. 4 bed units); (c) together with associated and ancillary revisions to the site layout and levels, boundary treatment, landscaping, internal storage within the proposed house units, bin storage provision, parking provision, drainage and services infrastructure and all associated site and development works.

14/979 – Steven Dunne sought permission for an Extension of Duration of Planning Ref. No. 09/996 Alterations to previously approved development (Reg Refs: 06/1265) comprising modifications to previous site layout consisting of replacement of Block Type B (comprising 2no. 2-bedroom units & 2no. 3-bedroom units) with Block Type A (comprising 4no. 3-bedroom units) on plots 27, 28, 29 & 30, and all associated site development works – granted.

09/996 – Manticor Ltd sought permission for alterations to previously approved development (Reg Refs: 06/1265) comprising modifications to previous site layout consisting of replacement of Block Type B (comprising 2no. 2-bedroom units & 2no. 3-bedroom units) with Block Type A (comprising 4no. 3-bedroom units) on plots 27, 28, 29 & 30, and all associated site development works – granted with conditions.

06/1265 – Shelester Properties Ltd sought permission for 30 houses comprising: 18 no two storey 3 bed terraced houses in 3 block of 4 houses & 2 blocks of 3 houses, 6 no two storey 2 bedroom terraced houses and 6 no two storey 3 bed terraced houses in 3 blocks containing 2 no 2 bed and 2 no 3 bed houses – granted with conditions.

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

Celbridge is a self-sustaining growth town and will continue to attract a moderate level of jobs and services, therefore the development plan will seek to deliver sustainable growth in the area.

Identified as a Tier 3 Self Sustaining Town in the settlement hierarchy for the county, Celbridge is recognised in the Kildare Development Plan 2023 –2029 as having a high level of population growth and a weak employment base. The town is identified for population growth. With a population of 20,601 persons in 2022, the growth in population slowed to 1.5 per cent in the last inter census period. The Kildare Development Plan 2023 -2029(CDP) strategically plans for the future growth of the town with a housing target of 914 no. housing units between Q1 2023 –Q4 2028.

It is the objective of the Council to:

CS 05 Promote compact growth and the renewal of towns and villages through the development of underutilised town centres and brownfield sites, and where appropriate, pursue through active land management measures a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, vacant sites and under-utilised areas in cooperation with state agencies, while also maintaining a 'live' baseline dataset to monitor the delivery of population growth on existing zoned and serviced lands to achieve the sustainable compact growth targets of 30% of all new housing within the existing urban footprint of settlements.

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.

Celbridge Local Area Plan 2017-2023

The subject site is located on land use zoned 'C New Residential' where the stated Zoning objective is '*to provide for new residential development.*'

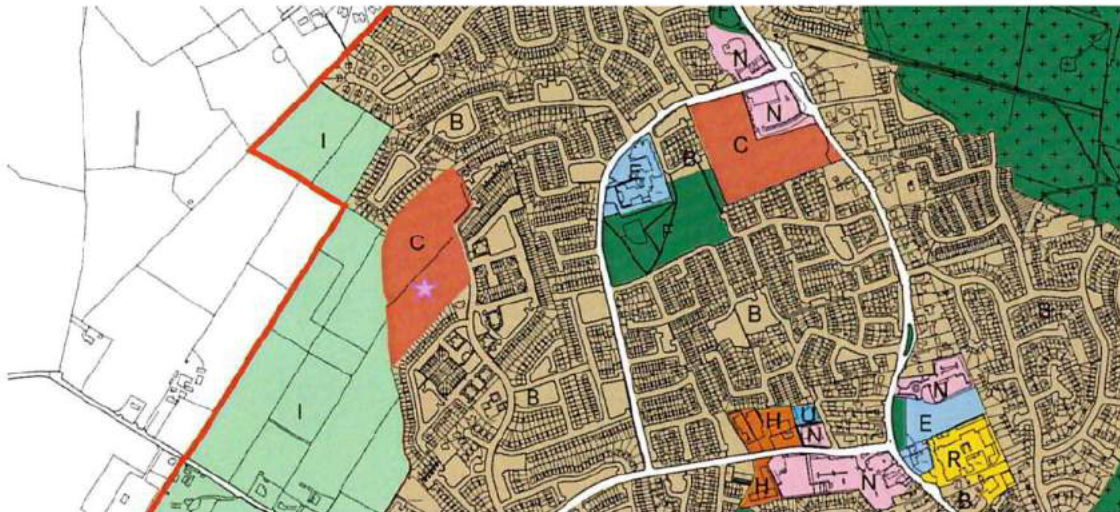


Figure 4 – Land Use Zoning Map (Celbridge Local Area Plan)

The following policies/objectives of the Celbridge Local Area Plan are of particular relevance to the proposed development:

Policy RD1 – Residential Development: Capacity and Delivery

It is the policy of the council to ensure that sufficient zoned land continues to be available at appropriate locations in Celbridge to satisfy the housing needs of the town and that each household has access to good quality housing that is appropriate to its circumstance.

Policy RD2 – Residential Density, Mix and Design

It is the policy of the Council to require that all new residential development provides for a sustainable mix of house types, sizes and tenures and that new development complements the existing residential mix.

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.
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. The site is not located near any major open watercourse. The most significant hydrological feature is the River Liffey which is located approximate 1.5km to the southeast of the site.

7. Assessment

The proposed development comprises of the construction of 60 no. residential units (40 no. houses and 20 no. apartments) with a breakdown as follows:

- 20 no. 1-bedroom units (33%)
- 15 no. 2-bedroom units (25%)
- 21 no. 3-bedroom units (35%) and
- 4 no. 4-bedroom units (7%)

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

As outlined above, the application site is zoned 'C New Residential' where the stated Zoning objective is *'to provide for new residential development'*. Therefore, the principle of the development of 60 no. residential units 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. There is an urgent need to provide for new housing, especially social housing throughout Ireland, particularly in Co. Kildare.

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 Planning Report submitted as part of the application documents states that *"this bundle of social housing is currently programmed to deliver homes to be occupied by 2026. Under the 25-year PPP Company maintenance agreement, this means that the homes will be returned to the State after 2050 which coincides with the target date for reaching carbon neutrality."*

Design & Layout

The proposed development comprises a mix of 40 no. 2- storey houses and 20 no. own-door apartment units which are proposed to be located off a central 'spine' avenue. The development provides for three areas of public open space as follows:

- i) A small landscaped area at the front of the site creating a natural set back/buffer to the public road,
- (ii) A new 'community courtyard' in the centre of the site surrounded on all sides by new dwellings and
- (iii) A nature based parkland to the southwest of the site incorporating the existing and mature trees, hedgerow and SUDS pond.

Public open space equates to 20.7% of the overall site area.



Figure 5 – Indicative Layout

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.



Figure 6 – 3D views

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.

Car Parking

With regard to car parking, the Planning Report submitted as part of the application documents states the following:

“On-street car parking (75 no.) is provided throughout the development in general accordance with the provisions of Table 15.8 of the KDP. Whilst a total of 77 no.

spaces are required as per Development Plan requirements, a total of 75 no. are provided, having regard to the fact that all apartment units are one beds only and are unlikely to generate 1.5 spaces per unit as per the requirement in the Development Plan. In accordance with the requirements of the KDP EV ducting infrastructure has been provided.”

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

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

A report has been received from the Water Services section of Kildare County Council noting no objection to the proposal, subject to conditions.

8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2023 – 2029,
- The Celbridge Local Area Plan 2017-2023
- 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 Celbridge Local Area Plan 2017-2023 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 Celbridge – Leixlip 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 21/03/2024, 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. The proposed development shall not impair existing land or road drainage.
4. The naming of the scheme shall reflect the local cultural/natural heritage of the area and shall be agreed in writing with the Planning Authority prior to the commencement of development.
5. a) Prior to the commencement of development, revised elevations shall be submitted for the duplex units Type A-D (drawing number 1B2P-1B2P-1) whereby the railing balcony is replaced by a fully glazed balcony. The façade shall be fully brick and details of the type of brick to be used throughout shall be agreed in writing with the Planning Authority.

- b) The finishes to the dwelling units shall be as per indicated on the drawings placed on public display on 21/03/2024, unless otherwise agreed in writing with the Planning Authority.
6. Boundary treatments shall be as indicated on the drawings placed on public display on 21/03/2024, unless otherwise agreed in writing with the Planning Authority.
 7. All service lines and cables servicing the proposed development shall be located underground except where otherwise agreed in writing with the Planning Authority.
 8. 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.
 9. 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.
 10. The proposed development shall comply with the requirements and modifications of Water Services, Kildare County Council.
 11. The requirements as detailed in the Environment Section report and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
 12. 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 commencement of development.
 13. 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 commencement of development.
 14. 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.

Signed:

Catherine Dunne
Assistant Planner

Date: 27/06/2024

Signed:

Leanne Dunne
A/Senior Executive Planner

28/06/2024

Alan Dunne
Alan Dunne
Director of Services Planning

Sonya Kavanagh
Sonya Kavanagh
Chief Executive

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

Oldtown Mill Residential Development

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct 60 no. residential units, including 40 no. houses and 20 no. apartments in Oldtown Mill in Celbridge, Co. Kildare.

The site comprises former agricultural fields that have since been used for the disposal of spoil overrun with colonizing vegetation. The overall site is defined by a mature hedge field boundary with some mature trees to the north and west. The southern portion of the site is level, however, there is a large mound of spoil material at the western end and a degree of standing water. A metal gate and wire fencing with intermittent hedgerow planting defines the interface between the site and the existing housing areas to the east.

The proposed development includes:

- i. 60 no. residential units including 40 no. houses and 20 no. apartments comprising 20 no. one bed units; 15 no. two bed units; 21 no. three bed units; and 4 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. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; and (c) new pedestrian and cycle connections.
- iv. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switch rooms; (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
- v. all associated site development works, including removal of existing spoil from the site in advance of construction 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, Kildare County Council, as the Competent Authority, determines that the

proposed residential development in Oldtown Mill Celbridge, 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.



Kehinde Oluwatosin
Senior Executive Planner
06/03/2024



Aoife Brangan
A/SP
06/03/24



6/3/2024

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

Date: 7th March 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 XAB
Planning and Development Regulations 2001 (as amended) – Part 8**

Oldtown Mill Residential Development

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to construct 60 no. residential units, including 40 no. houses and 20 no. apartments in Oldtown Mill in Celbridge, Co. Kildare.

The site comprises former agricultural fields that have since been used for the disposal of spoil overrun with colonizing vegetation. The overall site is defined by a mature hedge field boundary with some mature trees to the north and west. The southern portion of the site is level, however, there is a large mound of spoil material at the western end and a degree of standing water. A metal gate and wire fencing with intermittent hedgerow planting defines the interface between the site and the existing housing areas to the east.

The proposed development includes:

- i. 60 no. residential units including 40 no. houses and 20 no. apartments comprising 20 no. one bed units; 15 no. two bed units; 21 no. three bed units; and 4 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. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; and (c) new pedestrian and cycle connections.
- iv. Associated site and infrastructural works including provision for (a) 2 no. ESB substations and switch rooms; (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
- v. all associated site development works, including removal of existing spoil from the site in advance of construction works.

A description of the proposed development has been provided in the Section 2 of the Screening for Appropriate Assessment Report prepared by NM Ecology Ltd forming part of 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 Screening for Appropriate Assessment report (the Screening Report) prepared by NM Ecology Ltd, on behalf of Kildare County Council, as the Competent Authority, determines that the proposed residential development in Oldtown Mill Celbridge, 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 nearest European site to the Proposed Development is the Poulaphouca Reservoir SPA (004063), which is located approximately 18km north of the subject site. There are no other European Sites close to the proposed development. There is no connectivity to any other European sites within or outside the guideline 15km potential Zone of Influence. The consideration of all potential direct and indirect impacts that may result in significant effects on the conservation objectives of a European site, taking into account the size and scale of the Proposed Development have been carried out in the AA Screening, prepared by NM Ecology Ltd, on behalf of Kildare County Council.

No risks to the conservation objectives of any other Natura 2000 sites are considered likely due to one or more of the following, lack of ecological or landscape connectivity between the proposed works areas and the designated area, significant buffer between the proposed works area and the designated area, the nature of the site's conservation objectives, no impact or change to the management of the designated area or; and no change to chemical or physiological condition of the designated site as a result of the proposed development.

Works are not proposed within or near European site. No direct or indirect connectivity exists from the project works areas to any European site. Given the lack of any potential connectivity and given the location of the works and the nature and scale any construction related impacts that the proposed project could potentially generate, it is considered that the proposed project will not result in any effects on any European sites.

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.



Kehinde Oluwatosin
Senior Executive Planner
06/03/2024



Aoife Brangan
A/SP
06/03/24

Handwritten signature
06/03/2024

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

Date: 7th March 2024



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 Housing Development, Oldtown Mill, Celbridge, Co. Kildare.

Part 8 Housing Report
including submissions received

Part 8 Reference P8 2024.08

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
21st May 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 Oldtown Mill, Celbridge, Co Kildare

It should be noted that a Part 8 (Ref. P82024.08) was launched for the development on 21st March 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. P82024.08 and included at Appendix A.

As per the Regulations, public consultation commenced on 21st March 2024 and plans and particulars of the proposed development were available for inspection from 21st March 2024 until 19th April 2024 (both dates inclusive). The closing date for submissions and observations was 7th May 2024

4 submission was received from the prescribed bodies, 5 reports/comments were received from internal departments within KCC and 15 submissions were received from members of the public:

Part 8 Ref P82024.08

Submissions and Reports Received

- Public Representatives
 - none
- Kildare County Council Internal Sections:7
 - Heritage Officer
 - National Road Design Office
 - Environmental Health Officer-HSE
 - Environment
 - Water Services Planning
 - Parks
 - Roads Transportation & Public Safety Department
- Prescribed Bodies: 4
 - Inland Fisheries Ireland
 - TII
 - Environmental Health Officer-HSE
 - Development Applications Unit-DHLGH
- Public Submissions:15
 - Sinead Loughrey

- John & Angela Moran
- Jean Auden
- John Lawlor
- Christina Breslin
- Alan Kelly
- Sandra Casey
- Rachel O Connell
- Glenda Byrne
- Wayne Bowes
- Valerie Dunne
- Gillian Gaynor
- Valerie Leonard
- Lesley Shakeshaft
- Aisling & David Purcell

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 Oldtown Mill 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 Celbridge Town, located within Kildare County Councils administrative boundary. The settlement of Celbridge Town had a population of 20,601 persons in 2022. The site comprises an infill site adjacent to “The Glen” housing estate on the Oldtown Mill Road. To the north of the site lies a new housing estate currently under construction “Manor Mill View” and to the south are existing houses known as “The Orchard”. Open agricultural land extends westwards from the site. A neighbourhood shopping centre is located approximately 1.3 kilometres to the south-east and Celbridge town centre lies approximately 2.2 kilometres to the south.

The proposed site area of this development is 1.7 hectares (approx.) and is zoned: New Residential.

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) 60 no. residential units including 40 no. houses and 20 no. apartments comprising 20 no. one bed units; 15 no. two bed units; 21 no. three bed units; and 4 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) Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; and (c) new pedestrian and cycle connections;
- iv) 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
- v) all associated site development works, including removal of existing spoil from the site in advance of construction 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 street car parking (75no) in general accordance with the provisions of Table 15.8 of the CDP. Although the CDP only requires EV ducting infrastructure to be provided, the proposed development seeks to provide EV ducting plus 20% of car parking spaces with chargers.

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 5 no Sheffielded bicycle stands are provided to accommodate the visitor cycle parking.

Purpose of Scheme

The identified population in Celbridge was at 20,601 in the 2022 census.

In Kildare County Council, the housing waiting list for social housing in Celbridge currently stands at 1418 approved applicants (as per March 2024). This figure excludes HAP

households and those on the transfer list. The breakdown of the applications can be seen below:

Celbridge	
One Bed	631
Two Bed	514
Three Bed	222
Four Bed	48
One Bed Adapted	1
Three Bed Adapted	2

Kildare County Councils proposal comprises of the the construction of 60 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 social housing development at 60 social housing units at Oldtown Mill, Celbridge, 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 60 social housing units at Oldtown Mill, Celbridge

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 60 social housing units at Oldtown Mill, Celbridge 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 60 social housing units at Oldtown Mill, Celbridge. The proposed split of unit types is based on the latest social housing need figures for Celbridge

HO O1

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 60 social housing units at Oldtown Mill, Celbridge

Housing Supply

HO P4

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

The site is zoned: New Residential.

HO O2

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.

HO O3

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 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 O4

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 vacant site and reinforce the street pattern along the Oldtown Road.

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. It increases overlooking and the security of the adjacent Manor Mill estate and the pedestrian connection between both. There are several unit types and sizes to be provided in the development which will create sustainable community. The proposed estate is generally surrounded by private estates. 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. The development is on an infill site and has regard to the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

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 an infill development that increases 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 excellent transport links. The proposal includes for 20% universally

designed units that will add to the mix of unit types available in the area.

HO O10

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 O11

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 O12

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.

This is an infill development using a currently underutilised site at Oldtown Mill, Celbridge

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 twenty 1 -bed units, fifteen 2-bed units, twenty-one 3 bed units and four 4 bed units that are lacking in the area. 17 of the 60 proposed units are designed as accessible units. (8 x 1 bed apartments and 9 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 twenty 1 -bed units, fifteen 2-bed units, twenty-one 3 bed units and four 4 bed units that are lacking in the area.

Statement of Housing Mix is provided with the application. 17 of the 60 proposed units are designed as universally design accessible units. (8 x 1 bed apartments and 9 x 3 bed houses)

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 20 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.

17 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.

17 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.

17 of the units are designed to UD standards. 8 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 O21

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.

17 of the units are designed to UD standards. 8 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 O22

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.

17 of the units are designed to UD standards. 8 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 O23

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.

17 of the units are designed to UD standards. 8 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 O24

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.

**17 of the units are designed to UD standards. 8 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 O25

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 O26

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

17 of the units are designed to UD standards. 8 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 O27

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.

17 of the units are designed to UD standards. 8 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 O28

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.

17 of the units are designed to UD standards. 8 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. 17 of these units are UD (universally designed) and 8 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.

17 of the units are designed to UD standards. 8 of these are 1 bed apartments on ground floor and would be suited to older persons This is 28% 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.

The proposed 60 units 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 60 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

HO O31

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 proposal is not for Traveller specific housing.

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).
N/A

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
N/A

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
N/A

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 60 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 O37

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 O38

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.

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 for 100% social 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 100% social housing 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 is for 100% social housing units

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 for 100% social housing units.

HO O42

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 100% social housing units to be developed by Kildare County Council through a Public Private Partnership contract.

Sustainable Rural Housing

HO O43-O59

HP P11-P27

HO A7-A9

N/A this is an urban project

Access and Entrances

HP P28-P32

N/A

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 Celbridge Local Area Plan 2017-2023

POLICY

RD1 –Residential Development: Capacity and Delivery

HC1

It is the policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations in Celbridge to satisfy the housing needs of the town and that each household has access to good quality housing that is appropriate to its circumstance.

RDO1.1

To promote and facilitate the phased development of identified Key Development Areas in accordance with the guidance set out in Chapter 12

The proposed development is not within the Key Development Areas identified.

RDO1.2

To secure the provision of social infrastructure and community and recreational facilities in tandem with residential development in accordance with the implementation strategy described in Chapter 13

Recreational play area and public open spaces will be provided as part of this development and will be developed in tandem with the residential units.

RDO1.3

To encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the LAP subject to compliance with the relevant development management standards of the County Development Plan

This is an infill residential site.

RDO1.4

To focus the majority of new housing in Celbridge within walking or cycling distance of a school cluster, the town centre, neighbourhood centre or transport routes.

The proposed development is located on infill site within existing surrounding residential developments within walking and cycling distance to school, neighbourhood centre and transport links.

RDO1.5

To manage the provision of one off housing on lands zoned as "Agricultural". Limited one off housing will be permitted in this zone subject to compliance with the rural housing policy (Chapter 4) of the

CDP. Documentary Evidence of compliance with this policy must be submitted as part of the planning application, including a separate statement by the applicant on the need to reside in the area.

N/A

RDO1.6

To ensure that, notwithstanding compliance with the policy RDO1.5, applicants comply with all other formal siting and design considerations.

N/A

POLICY

RDO2 - Residential Density, Mix and Design

It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.

It is an objective of the Council to:

RDO2.1

To require all new residential developments meet the standards and guidance set out in

- The Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities DEHG (2009)
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2015)
- The Design Manual for Urban Roads and Streets, DTTS and DECLG (2013)
- The policies, objectives and development management standards contained in this LAP and the Kildare County Development Plan

The proposed development is designed in accordance with the standards referenced.

RDO2.2

To ensure that a good mix of housing types and sizes is provided in each Key Development area to meet the future needs of the population of Celbridge.

Although this development is not within a KDA, there is a good mix of unit types provided, 1,2,3 and 4 bed units with 17 units being Universally Designed.

RDO2.3

To require the submission of Design Statement (CDP Section 17.3 refers) and Housing Mix Statement (CDP 17.4.3 refers) with applications for residential development in accordance with the provisions of the County Development Plan

Design Statement and Housing Mix Statement have been provided as part of the Planning Application

RDO2.4

To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt for the provisions of Part V)

This development is 100% social housing.

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 Liffey Champion which was published on the 21st March 2024, the display period was 21st March until 19th April 2024 (both dates inclusive). A Site notice was placed at 1 location on the site 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 at **Oldtown Mill Road, Celbridge, Co. Kildare**

The proposed development includes:

- i. 60 no. residential units including 40 no. houses and 20 no. apartments comprising 20 no. one bed units; 15 no. two bed units; 21 no. three bed units; and 4 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. Landscaping works including provision of (a) open space and kick about areas; (b) natural play features; and (c) new pedestrian and cycle connections;
- iv. 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
- v. all associated site development works, including removal of existing spoil from the site in advance of construction 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 Ref No P82024.08 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 21st March 2024 and ending on 19th April 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 4.30pm on 07th May 2024.** Submissions should be titled "Proposed Residential Development at Oldtown Mill, Celbridge".

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 Celbridge	Ronan Linnane, Municipal District Engineer, Celbridge Leixlip Municipal District
Housing	Siobhan Scully A/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 Celbridge/Leixlip Municipal District:

Members: Celbridge/ Leixlip Municipal District

- Councillor Bernard Caldwell.
- Councillor Michael Coleman.
- Councillor Ide Cussen.
- Councillor Rupert Heather.
- Councillor Nuala Killeen.
- Councillor Vanessa Liston
- Councillor Joe Neville

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 60 Residential Development at **Oldtown Mill, Celbridge 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 60 unit Residential Development proceeds to detailed design and construction.

Prepared by:

DocuSigned by:
Donnacha Reynolds
E037E5FBB7564FC

Donnacha Reynolds, BE CEng MIEI
Senior Executive Engineer
Date: 21st May 2024

Endorsed:

Patrick Henderson
24/5/2024 | 3:35 PM BST

Patrick Henderson, MRIAI
A/Senior Architect
Date: 21st May 2024

Appendix A

Submissions Report

Kildare County Council launched Part 8 Ref P82024-08 for Proposed Residential Development at Oldtown Mill, Celbridge, Co. Kildare.

4 submission was received from the prescribed bodies, 5 reports/comments were received from internal departments within KCC and 15 submissions were received from members of the public:

Part 8 Ref P82024.08

Submissions and Reports Received

- Public Representatives
 - none
- Kildare County Council Internal Sections:7
 - Heritage Officer
 - National Road Design Office
 - Environmental Health Officer-HSE
 - Environment
 - Water Services Planning
 - Parks
 - Roads Transportation & Public Safety Department
- Prescribed Bodies: 4
 - Inland Fisheries Ireland
 - TII
 - Environmental Health Officer-HSE
 - Development Applications Unit-DHLGH
- Public Submissions:15
 - Sinead Loughrey
 - John & Angela Moran
 - Jean Auden
 - John Lawlor
 - Christina Breslin
 - Alan Kelly
 - Sandra Casey
 - Rachel O Connell
 - Glenda Byrne
 - Wayne Bowes
 - Valerie Dunne

- Gillian Gaynor
- Valerie Leonard
- Lesley Shakeshaft
- Aisling & David Purcell

Part 8 Public Display Drawings and documents.

Link to Part 8 plans and particulars on KCC website:


[P82024.08 - Oldtown Mill road, Celbridge - Kildare County Council \(kildarecoco.ie\)](#)

Submissions Received P82024-08 – Oldtown Mill, Celbridge.

Name	Address	Observation	Date received	Ack	Housing Department Response
Prescribed Bodies					
Rcisin O'Callaghan – Inland Fisheries Ireland	Portal	<ul style="list-style-type: none"> The development is in the catchment of the River Liffey. The River and its tributaries are exceptional in the area in supporting Atlantic Salmon (<i>Salmo salar</i>, listed under Annex II and V of the EU Habitats Directive) in addition to resident Brown trout (both <i>salmo trutta</i>) populations. The Liffey River also supports populations of the Freshwater Crayfish (<i>Austropotamobius pallipes</i>) and Lamprey (<i>Lampetra</i> sp.) species listed under Annex II of the EU Habitats Directive. This highlights the sensitivity of local watercourses and the Liffey catchment in general. Ground preparation and associated construction works, including large-scale topographic alterations and the infilling of the site (as proposed), have significant potential to cause the release of sediments and pollutants into surrounding watercourses. Any top soil material which is to be stored on site must have mitigations in place to prevent any deleterious material entering the surface water network. Drainage from topsoil storage area may need to be directed to a settlement area for treatment 	22/03/2024	22/03/2024	<p>Submission Noted.</p> <p>Construction Management Plan will outline measures to prevent impact to the surrounding watercourses through protection measures and construction methods.</p> <p>Uisce Eireann have indicated that the existing foul network has capacity to accept predicted discharge volumes. Ref CDS 23008427 Pre Connection Enquiry -Appendix to Engineering Report</p> <p>KCCs Technical Advisors as part of the design process have undertaken capacity assessment on the receiving storm water network and identified that there is sufficient capacity available. Ref Appendix F to Engineering Report</p> <p>All discharges will be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010.</p>

		<p>and silt fences around stockpiles may be required.</p> <ul style="list-style-type: none"> It is essential that the receiving foul and storm water infrastructure has adequate upgraded capacity to accept predicted volumes from this development with no negative repercussions for quality of treatment, final effluent quality and the quality of receiving waters. All discharges must be in compliance with the European Communities (Surface Water) Regulations 2009 and the European Communities (Groundwater) Regulations 2010. 			
TII	Portal	No observations to make	26/03/2024	26/03/2024	Submission Noted
DAU DHLGH	Portal	<p>I refer to correspondence received on 22nd March in connection with the above.</p> <p>Outlined below are archaeological observations/recommendations co-ordinated by the Development Applications Unit.</p> <p>The Department has reviewed the desk-based Archaeological Impact Assessment (AIA) report submitted in support of this Part VIII planning application. The report, prepared by John Purcell Archaeological Consultancy, (dated June 2023) provides an assessment of the proposed development based on cartographic and historical research together with a site inspection. The Department notes that significant groundworks have</p>	01/05/2024	01/05/2024	Submission Noted

		<p>Proposed residential development at oldtown mill celbridge</p> <p>I am concerned regarding the country council seeking permission to develop the land behind the purple penguin and numbers 1 -18 the Orchard.</p> <p>There are many beautiful wildlife that live in this green area.</p> <p>The dwelling will be quite close to the back of our houses. I would be concerned about privacy and lack of privacy.</p> <p>Over population.</p> <p>Not having adequate infrastructure and amenities in celbridge for increased population.</p>		<p>The land is zoned Residential.</p> <p>AA screening and EIA screening reports have been completed and submitted with this application in conjunction with ecological impact assessment. The conclusion is that Appropriate Assessment and Environmental Impact Assessment reports are not required. AA and EIA Determination have also concluded that AA and EIA assessments are not required. The mitigation measures in the Ecological Impact Assessment will ensure that the proposed development has no impact on birds.</p> <p>The recently published Sustainable and Compact Settlement Guidelines for Planning Authorities now recommend a separation distance of at least 16 metres between opposing windows serving habitable rooms. This development exceeds this 16m requirement. This proposal also complies with the Kildare CDP Chapter 15 requirement for minimum 22m setback distance between opposing windows serving habitable rooms.</p> <p>Where units 27,38,42 and 53 have side elevation facing close to the boundary wall, there are no windows in any habitable rooms on these elevations.</p> <p>The planning report submitted with the application and social infrastructure</p>
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					audit indicate that there is adequate social infrastructure to service this development. The development proposes over 20% public open space with high quality amenity areas and play area being provided for the residents.
John & Angela Moran	Portal	<p>John and Angela Moran,  Planning Department, Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F 6th May 2024</p> <p>Planning Application P82024.08 Proposed Residential Development at Oldtown Mill, Celbridge. Dear Sir/Madam, We wish to make the following comments on the above numbered planning application. We believe that the proposed development would have an extremely negative effect on the lives of people living in the area should it proceed.</p>	6/5/2024	6/5/2024	Submission Noted

		<p>Proposed development removes any potential for a second entrance into the Oldtown Mill estate.</p> <p>The current Local Area Plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MTO3.1). Most recent TMP (2009) includes proposal for link road from Crodaun roundabout to Oldtown Road/Church Road (L2). The Draft LAP had this road running past the rear of Oldtown Mill with a link from Oldtown Mill to L2 in the plan for the Oldtown KDA. While this section of the LAP was removed, it would be premature to develop the subject site until KCC have completed a Traffic Management Plan and the new LAP. The 2009 TMP included modelling showing that several key junctions would be at/above capacity in 2017. The subjective experience of Celbridge residents is that these junctions are above capacity, and a full traffic analysis of Celbridge should be completed prior to adding any new vehicle movements to the road network.</p> <p>Need for a Traffic Impact Assessment The planning statement says that the proposed development will not have a negative impact on the</p>		<p>The proposed development contains a spine road that could potentially be extended to the adjoining lands to the west/rear to facilitate a future access or development to the rear. It has intentionally been designed as such. The lands to the rear are currently zoned agricultural and there is no Roads Objective in the LAP to connect a second entrance into this estate.</p> <p>The Traffic Management Plan for Celbridge (2009) highlighted in submission (2009) predates the current LAP. The proposal for a link road from Crodaun roundabout to Oldtown Road/Church Road (L2) comes from this 2009 TMP. This is not currently a proposal/objective under the current LAP.</p> <p>As outlined in Section 5.2.1 of the Traffic Mobility Management Plan, the proposed development falls short of the various thresholds above which a</p>
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		<p>transport network. This is based on information from the Traffic Mobility Plan, which assumes that providing for a low number of parking spaces in the proposed development will result in less people using cars within the development. The report also assumes that there will not be any parking outside of the marked spaces. This does not reflect the current experience of the residents of Oldtown Mill who are already dealing with overspill of vehicles from the estates' current apartments and single space houses. The planning proposal suggests that there is no need for a traffic impact assessment. This is not the case. The existing infrastructure is already above capacity, with significant delays entering and exiting Oldtown Mill at a number of times during the day. The survey data used as the baseline is from 2017. It does not take into account the development of Oldtown Woods, and the traffic assessment does not mention the (as yet incomplete) development to the north of the proposed site.</p>		<p>Traffic Impact Assessment is typically required. The number of vehicle trips generated by the proposed development was estimated using TRICS data and the impact on Shackleton Road was determined using existing traffic surveys from adjoining sites. This approach was agreed with Kildare County Council Road Design department prior to submission of planning documentation. TII Traffic and Transport Assessment Guidelines 2014 sets out a number of thresholds above which a Transport Impact assessment must be completed. This development of 60 units does not exceed any of these criteria.</p> <p>The vehicle traffic impact potential proposed by the development is considered to be negligible.</p> <p>Baseline data used is from the 2017 surveys completed by the adjoining development to the north. (Aterna Developments Ltd). The predicted vehicle movements from this KCC proposed development are added to the figures from the development to the north. Annual growth factors are applied to these estimates for +5 and +15 years using a baseline completion date of 2025 and TII National Traffic Growth Forecasts are used. This provides a worst case scenario for traffic growth in the area factoring into account this proposed development + the development to the north referenced in submission.</p>
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				<p>The estimates are sub- threshold impact on local junctions so no further analysis of the junctions are required.</p> <p>Note that Traffic Report provided as Part of the Oldtown Wood Phase 2 planning application (2460371) utilises traffic count data from January 2024. This report looks at the impact of the Oldtown Woods Phase 2 on the Shackleton Rd/Oldtown Mill junction. This report shows that the junction is operating well below junction capacity.</p> <p>The 2022 census for Celbridge showed that 57.5% of residents travel to work school, college or childcare either on foot, bicycle or on public transport. This figure is in contrast to the 26.6% national figure and demonstrates a willingness of residents in the town to use a means of transport other than private car. The development has been estimated to generate an additional population of circa 139 persons.</p> <p>On-street car parking (75 no.) is provided throughout the development in general accordance with the provisions of Table 15.8 of the Kildare County Development Plans. Whilst a total of 77 no. spaces are required as per Development Plan requirements, a total of 75 no. are provided, having regard to the fact that all apartment units are one-bed units and are therefore unlikely to</p>
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		<p>Need for a second Vehicular Liffey crossing The LAP also includes objective MTO3.12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years, and Kildare County Council have not progressed it. There have been a number of attempts to reduce delays on traffic crossing the bridge, but these have not been successful. Development in Celbridge should be suspended until the new bridge is in place.</p> <p>Social Infrastructure Audit is inaccurate and process defined in Kildare County Development Plan has not been followed Kildare County Development Plan SC O86 requires "development proposals for more than 20 residential units or over 2,000sqm in the case of commercial developments (including office/industrial developments) to prepare and submit a social infrastructure audit detailing the level of childcare</p>		<p>generate 1.5 spaces per unit as per the requirement in the Development Plan. This seeks to balance the need to promote walking, cycling and public transport against the need for parking for residents. The provision of parking is considered sufficient to cater for the needs of the proposed development and there is not expected to be any adverse impacts associated with overspill parking within adjoining estates.</p> <p>It is envisaged that the planning application for a second vehicular River Liffey crossing in Celbridge will be made to An Bord Pleanala in Q4 2024. Ongoing development in Celbridge is not contingent on provision of the bridge.</p> <p>As clearly stated in the SIA, in the first instance, the provision of 60 units is below the 75no. unit threshold for consideration of a requirement for a childcare facility as per the Childcare Facilities Guidelines for Planning Authorities (2001). Further, if one removes the 20 no. 1 bed units within the</p>
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		<p>infrastructure in the catchment which shall outline available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers."</p> <p>The Social Infrastructure Audit provided by Kildare County Council contains some inaccuracies, which would be impossible to obtain if this process was followed correctly.</p> <ul style="list-style-type: none"> - OT8 is closed permanently, and the facility is used by OT9. - OT3 and OT6 have the same name: Tir na nÓg. OT3 is located on Ballymorris Road, which isn't even in County Kildare, it is in Portarlington, County Laois. OT6 a semi-detached bungalow in a Beatty Park, and we are expected to believe that this has an enrolment of 115 pupils. <p>The proposed development is 60 units, but other developments in the estate since the last childcare facility should be taken into consideration. These include Planning Ref. 191282 (75 units) and Planning Ref. 062165 (30 units). If the proposed development is allowed to proceed then this would mean that 165 units would have been added since the last childcare facility was provided in the estate.</p> <p>The requirement for childcare from all of these additional units should be considered when determining the necessity to mandate the provision of a childcare facility.</p>		<p>development (as per the Apartment Guidelines) the number of units for the purposes of assessing the requirement for childcare facilities, falls to 40 no. units. Applying the 0.26 childcare space requirement per unit, generates a requirement of 10 no. childcare spaces only. Thus, the development is not of such scale that it would require the construction of a dedicated childcare facility. Further there is an existing Childcare Facility serving the area immediately adjoining the site, Purple Penguin Creche, with capacity for circa 100 no. children. The provision of a second creche facility immediately neighbouring this facility would not be commercially viable.</p> <p>Gathering data for Childcare Services in an area is difficult give the commercial sensitivities around capacity and enrolment data. As a result, data / information is sourced from TUSLA Inspection reports and from POBAL. The creche facility located at The Green in Oldtown is registered as two separate businesses with two separate TUSLA ID numbers. Having regard to the third party observation that Happy Days Montessori is closed this would remove 49 spaces from the overall availability of childcare spaces but it would not impact capacity availability as the creche facility was acknowledged as having no capacity. Creche facility OT3 identified as Tir na nÓg on the Ballymorris Road with capacity for 13 no. children is</p>
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		<p>Uisce Eireann agreed water supply adequate for 50 units, planning is sought for 60. There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann pre-connection confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed.</p>		<p>acknowledged as an error. However, this does not impact the overall conclusion of the assessment, which confirms that within a 15 minute walk of the site there is sufficient capacity to accommodate the 10 no. child requirement from the proposed development. This position is further confirmed in a letter from the Kildare Childcare Committee, dated 15th May 2023, which confirmed that in March 2023 there were 20 no. childcare services with a total of 554 children registered for the ECCE. There are only 477 no. children availing of the National Childcare Scheme, which means there are 77 no. ECCE spaces available in the wider town.</p> <p>The discrepancy in the Confirmation of Feasibility results from a typographical error. The Pre-Connection enquiry form submitted to Uisce Eireann was based on conservative assumptions for housing occupancy. Water supply and foul water loadings stated in the form were calculated based on 233 people. Uisce Eireann's Code of Practice states that 2.7 persons per dwelling should be assumed which would equate to 60 x 2.7 = 162 people. The 233 persons advised to UE and upon which their assessment was based is therefore a conservative assessment</p>
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		<p>Access to Castletown House has been severely curtailed by the OPW so should not be used as counting towards Public Open Space.</p> <p>In the Social Infrastructure Audit, the availability of public open space in Celbridge is discussed. The report (and the LAP) acknowledge that the grounds of Castletown House provide the only significant area of public open space in Celbridge. At the moment, access to these grounds has been severely curtailed by the Office of Public Works, who have even suggested that the grounds may be closed completely. It is not appropriate to consider the grounds of Castletown House to be providing adequate public open space in these circumstances and their inclusion in the planning proposal should be removed until full public access has been restored.</p> <p>Inaccurate Ecological Impact Assessment</p> <p>The Ecological Impact Assessment states that "Some common and widespread bird species were recorded at the Site, but no species of conservation importance." We have been recording birdsong using the Merlin app, and have identified several species that are on the amber and red endangered species lists, including robin, linnnet and meadow pipit. The proposed development location is an area that has naturally rewilded over the last twenty years and is surrounded by land that is either developed or actively farmed. There isn't a close-by equivalent area to which these birds and any animals that are on site can migrate. The amount of time this land has been untouched is several lifespans for the relevant bird species, so this land has been a refuge for the birds resident there for their entire life. A complete and detailed analysis of the birds and animals resident on the site should</p>		<p>The reference to 50 units is a typo in the Uisce Eireann letter confirming feasibility.</p> <p>Castletown House is managed by the OPW.</p> <p>The Castletown Estate which provides the public open space is open at present from 9:30 to 16:30.</p> <p>The proposed development provides for 20.8% of the overall site as public open space with a significant area located at the north west of the site, adjoining planned open space on the adjoining site to the north. The proposed development will contribute to the provision of such facilities through provision of localised open space.</p> <p>Consultant Ecologist has visited the site and prepared the AA screening report as well as the Ecological Impact Assessment.</p> <p>The current conservation status of Irish birds is presented in Birds of Conservation Concern in Ireland 2020 – 2026 (Gilbert et al, 2021). Meadow pipit is currently included on the red list, linnnet on the amber list, and robin on the green list. The status of meadow pipit and linnnet is due primarily due to population declines at a global scale, not to any current declines in Ireland.</p>
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		<p>be completed prior to any development occurring.</p> <p>New development is to be higher than The Orchard houses, elevation of runoff pond to be higher than some houses in The Orchard (risk of flooding).</p> <p>In relation to the issue of surface water runoff, the ground level of the proposed development is being increased to above the ground level of existing houses. In some cases, the proposed houses will have a floor level 1m higher than the nearest existing house. The Malone O'Regan engineering report highlights that the land has poor permeability, which will result in increased runoff into the existing properties. There are already issues with the gardens remaining wet after heavy rain, and this will</p>		<p>Meadow pipits nest on the ground in long grass, heather or other low-growing vegetation. Linnets, robins and most other passerine species nest in hedgerows. Impacts on nesting birds will be avoided by scheduling all site clearance outside the nesting season (September to February, inclusive). This is a standard best practice measure that will ensure that the nests of these species will not be affected.</p> <p>Most bird species will find alternative nesting sites in gardens and agricultural hedgerows nearby. Meadow pipits will move to other areas of meadow or abandoned farmland in the broader surroundings; it is a highly mobile species that can easily disperse long distances.</p> <p>Therefore, the mitigation measures in the Ecological Impact Assessment will ensure that the proposed development has no impact on these birds.</p> <p>The existing site includes a number of areas where imported material has been deposited in stockpiles. There is a large quantity of stockpiled material in the southwestern area of the site which has been placed such that there is a steep gradient falling down to the back of the houses within The Orchard. Topographical surveys show that the level of the top of this stockpiled</p>
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		<p>get worse. The proposal involves diverting surface water into an attenuation system which is at a higher level than the existing houses. It seems inevitable that this will result in flooding in properties in homes backing onto the proposed development which would leave Kidare County Council open to legal action.</p> <p>Thank you for considering our comments.</p>			<p>material is at +73.50m approx. i.e. up to 4.7m above the finished floor level of the existing houses. It is likely that the presence of this stockpiled material is resulting in significant volumes of rainwater runoff being directed towards the boundary wall between the subject site and The Orchard.</p> <p>The proposed works will involve the removal of this stockpiled material, reducing ground levels in the site and reducing the volume of runoff. More significantly, development of the site will include the construction of a new drainage network which will capture surface water runoff from the various areas of hardstanding (roofs of houses, roads, footpaths etc) and direct this water towards a lined attenuation pond. This will further reduce the runoff falling towards the boundary with The Orchard.</p> <p>There is also a 2m high concrete wall between the new development at the rear gardens in the Orchard this will limit direct flow from one site to the other.</p> <p>Desktop Flood Risk assessment has been provided that concluded that the proposed development "is not expected to result in an adverse impact to the existing hydrological regime of the area or to result in an increased flood risk elsewhere."</p>
Jean Auden	Portal	Title:	6/5/2024	6/5/2024	

		<p>Proposed development removes any potential for a second entrance into the estate</p> <p>The current Local Area Plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MTO3.1). Most recent TMP (2009) includes proposal for link road from Crodaun roundabout to Oldtown Road/Church Road (L2). Draft LAP had this road running past rear of Oldtown Mill with a link from Oldtown Mill to L2 in the plan for the Oldtown KDA. While this section of the LAP was removed, it would be premature to develop the subject site until KCC have completed a Traffic Management Plan and the new LAP. The 2009 TMP included modelling showing that several key junctions would be at/above capacity in 2017. The subjective experience of Celbridge residents is that these junctions are above capacity, and a full traffic analysis of Celbridge should be completed prior to adding any new vehicle movements to the road network.</p> <p>part 8</p> <p>Title: Need for a Traffic Impact Assessment</p> <p>The planning statement says that the proposed development will not have a negative impact on the transport network, but the Traffic Mobility Plan, which it references, says that it is assumed that given the low number of parking spaces there will be no impact and that there is no requirement to assess for an impact. This does not take into account that the existing infrastructure is already above capacity, with significant delays entering and exiting Oldtown Mill, and on Shackleton Road at a</p>		<p>Refer to response to John & Angela Morans submission.</p>
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	<p>number of times during the day. The survey data used as the baseline is from 2017. It does not take into account the development of Oldtown Woods, and the traffic assessment does not mention the (as yet, incomplete) development to the north of the proposed site. The report also assumes that there will not be any parking outside of the marked spaces.</p> <p>part 8 Title: Need for a second Liffey crossing The LAP also includes objective MTO3.12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years, and Kildare County Council have not progressed it. There have been a number of attempts to reduce delays on traffic crossing the bridge, but these have not been successful. Development in Celbridge should be suspended until the new bridge is in place.</p> <p>part 8 Title: Social Infrastructure Audit is inaccurate and process defined in Kildare County Development Plan has not been followed Kildare County Development Plan SC O86 requires "development proposals for more than 20 residential units or over 2,000sqm in the case of commercial developments (including office/industrial developments) to prepare and submit a social infrastructure audit detailing the level of childcare infrastructure in the catchment which shall outline available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers." The Social Infrastructure Audit provided by Kildare County Council contains some inaccuracies, which would</p>			
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	<p>be impossible to obtain if this process was followed correctly. OT8 is closed permanently, and the facility is used by OT9. OT3 and OT6 have the same name: Tír na nÓg. One of these facilities is located on Ballymorris Road, which isn't even in Kildare, it is in Portarlington. The other is located in a semi-detached bungalow in a Beatty Park, and we are expected to believe that this has an enrolment of 115 pupils. The proposed development is 60 units, but other developments in the estate since the last childcare facility should be taken into consideration: Planning Ref: 191282 - 75 units Planning Ref: 062165 - 30 units This gives 165 units since the last childcare facility was added to the estate, and the requirement for childcare from all of these units should be considered when determining the necessity to mandate the provision of a childcare facility.</p> <p>part 8 Title: Access to Castletown House has been severely curtailed by the OPW so should not be used as counting towards Public Open Space Also in the Social Infrastructure Audit, the availability of public open space in Celbridge is discussed. The report (and the LAP) acknowledge that the grounds of Castletown House provide the only significant area of public open space in Celbridge. At the moment, access to these grounds has been severely curtailed by the Office of Public Works, who have even suggested that the grounds may be closed completely. It is not appropriate to consider the grounds of Castletown House to be providing adequate public open space.</p> <p>part 8 Title: Inaccurate Ecological Impact Assessment</p>			
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	<p>• Inaccurate Ecological Impact Assessment The Ecological Impact Assessment states that "Some common and widespread bird species were recorded at the Site, but no species of conservation importance." However, I have been recording birdsong using the Merlin app, and it has identified several species that are on the amber and red endangered species lists, including robin, linnet and meadow pipet. The proposed development location is an area that has naturally rewilded over the last twenty years and is surrounded by land that is either developed or actively farmed. There isn't a close equivalent area to which these birds and any animals that are on site can migrate. The amount of time this land has been untouched is several lifespans for the relevant bird species, so this land has been a refuge for the birds resident there for their entire life. A complete and detailed analysis of the birds and animals resident on the site should be completed prior to any development occurring</p> <p>part 8 Title: New development is to be higher than The Orchard houses, elevation of runoff pond to be higher than some houses in The Orchard (risk of flooding Surface Water Runoff – Ground level is being increased to above the ground level of existing houses. In some cases, the proposed houses will have a floor level 1m higher than the nearest existing house. The Malone O'Regan engineering report highlights that the land has poor permeability, which will result in increased runoff into the existing properties. There are already issues with the gardens remaining wet after heavy rain, and this will get worse. The proposal involves diverting surface water into an attenuation system which is at a higher level than the existing houses.</p>			
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		<p>part 8 Title: Uisce Eireann okayed water supply for 50 units, planning is sought for 60. There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann preconnection confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed.</p>			
John Lawlor	Portal	<p>I am against any new development of new housing at Orchard Oldtownmill. As I believe this development will create more traffic issues which are already a problem within this estate and further more make it more dangerous for our children. As effectively this will create a situation were traffic will us the spine road as a short cut to the interchange at apple green. Which in turn will create higher pollution levels and buy building these units will increase the risk of higher water levels and flooding that would directly effect me. As I live in Number 10 The Orchard. This is why I am against this development</p>	6/5/2024	6/5/2024	Refer to response to John & Angela Morans submission.
Christina Breslin	Portal	<p>I am living in number 9 the Orchard Oldtown mill, the proposed housing development means that we will have a house built approximately 3 meters from our boundary wall. The proposal involves diverting water into an attenuation system which is at a higher level than the existing houses. I am concerned about flooding, we already have issues with the gardens remaining wet after heavy rain. The engineering report highlights the land poor permeability which will increase run off into existing properties. The original proposal for a link road from Crodaun roundabout to oldtown road passing the rear of old town mill has not happed, i am concerned about the increase of traffic through the estate as the proposed development removes any potential for a second</p>	6/5/2024	6/5/2024	<p>Refer to response to John & Angela Morans submission.</p> <p>The required 22m separation distance between opposing upper floor rear windows between dwellings is provided as per requirements of Chapter 15 of the Kildare County Development Plan</p> <p>The recently published Sustainable and Compact Settlement Guidelines for Planning Authorities now recommend a separation distance of at least 16 metres between opposing windows serving habitable rooms.</p>

		entrance to the estate. I would welcome a traffic impact assessment for the area taking into account the new housing developments.			Where units 53 has side elevation facing close to the boundary wall with No 9 The Orchard, there are no windows in any habitable rooms on these elevations.
Alan Kelly	Portal	<p>Title: Traffic Current traffic volumes leaving the estate in the morning are very significant after 8am and frequently lead to tailbacks into the estate. The addition of a large number of new residents with small children will increase this traffic substantially. Consideration should be given to a slight widening the estate exit to facilitate a lane for drivers turning right that are blocking those behind when they are unable to exit due to congestion on Shackleton Road. A clearly defined pedestrian and cycle crossing may also be required. Celbridge traffic infrastructure is seriously underdeveloped. It can take up to 20 minutes to get to the junction to turn left from the Aghards road onto the Maynooth road on school mornings. When CCS and other schools are moved to the new school campus at Ballyoulster, there is no provision to facilitate the 500+ school kids that will need to cross the river. A promised cyclist / pedestrian bridge has not materialized and we are still awaiting a second bridge that was first seriously proposed in the 1980's. A cyclist / pedestrian bridge urgently needs to be built at the slipway at Castletown Gates to facilitate these kids getting to school.</p> <p>part 8 Title: Permeability</p>	6/5/2024	6/5/2024	<p>Refer to response to John & Angela Morans submission.</p> <p>There are no current formal pedestrian permeability links from the Oldtown Mill estate onto the Aghard Road. Any</p>

		<p>The only two original pedestrian entrances to the Oldtown Mill estate on the Aghards Road were closed off without proper consultation with residents in the newer parts of the estate some years back. It is not clear if this was done with the proper planning permission and approvals in place. This has added an extra 15 minutes for schoolkids to walk to Aghards primary, Salesians and CCS, directly flouting KCC's permeability guidelines. It also results in additional traffic as parents frequently drive their children to school as the walk is too long. The original estate permeability should be restored to facilitate school attendance for the children of all future residents that will face the same issue. KCC's permeability guidelines are outlined in this document: https://kildarecoco.ie/AllServices/Planning/DevelopmentGuidelines/Permeability%20Guidelines%20KCC.pdf.</p> <p>part 8 Title: Ecological Impact The Ecological assessment focuses on the flora in the development zone which it describes as "insignificant" and gives insufficient weight to the importance of this area for wildlife. The small</p>		<p>previous links were informal and non-planned. In instances where they have developed following complaints from local residents they been closed by erecting fencing. This is an issue as it increases the distance and time that cyclists/pedestrians must travel towards Scoil Mochua and the Maynooth Road. It is KCC policy to improve permeability links. The proposed development has permeability good links to the adjoining estate to the north. The scope of these permeability improvements Oldtown Mill-Aghard Road are beyond the scope of this Housing project.</p> <p>This point made is certainly valid and will be raised with the Kildare County Council Active Travel Team to investigate if improvements can be made which would certainly contribute to active travel/permeability and reduce car usage in the area, however the improvements suggested are beyond the scope of this housing development.</p> <p>AA screening and EIA screening Reports have been completed by Consultant Ecologist and Consultant Planner. An Ecological Impact Assessment has also been provided. This has focused on Habitats and Flora and Fauna within the site</p>
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		<p>wooded area and hedgerows support a healthy population of hedgehogs, foxes and pipistrelle bats as well as substantial numbers of birds and several species of bees. The survey does concede that "the removal of these habitats will result in a net loss of biodiversity from the proposed development site". I believe it will have a very significant impact on biodiversity in this area. Areas of biodiversity like this are rare in a suburban context and so much of the ecological heritage of this area has already been lost. Every effort should be made up to and including consideration of restricting the extent of the estate to ensure the continuation of the biodiversity of this area.</p> <p>part 8 Title Flooding Risk The proposal to build houses on a raised level relative to the existing houses on The Orchard immediately adjacent, coupled with the removal of the natural drainage afforded by the existing undeveloped land is likely to result in a flood risk for houses on the Orchard beside the site. These houses have long had issues with drainage in their gardens and these problems are likely to be exacerbated up to and including inundation in the event that the development proceeds as planned. Due consideration should be given to the addition of additional drainage without incurring additional environmental impact.</p>		<p>The conclusion is that subject to the successful implementation of the mitigation measures, we conclude that the proposed development will not cause any significant negative impacts on designated sites, habitats, legally protected species, or any other features of ecological importance.</p> <p>The site is zoned residential.</p> <p>The existing site includes a number of areas where imported material has been deposited in stockpiles. There is a large quantity of stockpiled material in the southwestern area of the site which has been placed such that there is a steep gradient falling down to the back of the houses within The Orchard. Topographical surveys show that the level of the top of this stockpiled material is at +73.50m approx. i.e. up to 4.7m above the finished floor level of the existing houses. It is likely that the presence of this stockpiled material is resulting in significant volumes of rainwater runoff being directed towards the boundary wall between the subject site and The Orchard. The proposed works will involve the removal of this stockpiled material, reducing ground levels in the site and reducing the volume of runoff. More</p>
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					significantly, development of the site will include the construction of a new drainage network which will capture surface water runoff from the various areas of hardstanding (roofs of houses, roads, footpaths etc) and direct this water towards a lined attenuation pond. This will further reduce the runoff falling towards the boundary with The Orchard.
Sandra Casey	Portal	<p>Proposed development removes any potential for a second entrance into the Estate and the further impact on traffic in the area</p> <p>The proposed development removes the possibility of a second entrance into the Estate The estate has already maxed it's capacity for traffic with huge delays both leaving and entering the estate at rush hour & school times. As a person who works in Dublin City Centre, my commute to Hazelhatch train station can take up to 40 minutes with much of that time taken queuing to exit the estate.</p> <p>A full traffic analysis of Celbridge as a whole should be completed before any new housing estates should be added to the road network. The town is at a standstill for many hours of the day. Public transport is not a very viable option with every bus facing huge delays particularly when trying to access the village.</p> <p>Title: Flood Risk</p>	6/5/2024	6/5/2024	Refer to response to John & Angela Morans submission.

		<p>The new development is set to be high than the houses than some of the houses in The Orchard, Oldtown Mill.</p> <p>This elevation and as per the engineering report the land has poor permeability which increases the risk of excess off water running into the existing properties in the Orchard. The gardens already struggle to recover from heavy rainfall.</p> <p>Title: The impact on the Ecology of the area There is currently a wide range of bird species alongside foxes and rabbits in the proposed development area. The removal of this land will push these animals away with no local equivalent area to where these animals can migrate. The neighboring fields are farmed.</p> <p>A complete and detailed analysis of the all species that are resident here should be completed before any development should begin.</p> <p>Title: Discrepancy in water supply. There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann pre-connection confirmation confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed.</p>			
Rachel O Connell	Portal	<p>Good Afternoon</p> <p>Whilst I accept the need for housing in the Kildare region, I am concerned about the impact of the development of an additional 60units, with potentially up to 80-90 more vehicles, will have the traffic in the estate. Currently it is very difficult to get in and out of the estate at peak times. The Traffic</p>	6/5/2024	6/5/2024	Refer to response to John & Angela Morans submission.

		<p>Management report is dated 2017, there have been more houses built in the meantime, in Oldtown Mill and the surrounding areas, including Oldtown Woods.</p> <p>Secondly, I am concerned about the height of some of the new proposed buildings, which are planned to be over 1m higher than the existing houses in the Orchard. I think this will have a detrimental effect on the aesthetic of the estate and also poses a flood risk. The proposed height is also affects residents privacy in their gardens in the Orchard and that of the young children in the Purple Penguin creche .</p> <p>Finally I am concerned about the lack of social infrastructure. The report references childcare facilities that are duplicated or outside Celbridge. The two childcare facilities in the estate are already full with long waiting lists.</p>			
Glenda Byrne	Portal	<p>Title: Proposed Development removes any potential for a second entrance into the estate The current LAP includes an objective that a Traffic Management Plan for Celbridge needs to be completed in advance of the addition of another 60 units into an already busy estate and town with junctions that are already above capacity.</p> <p>part 8 Title: Potential Flood risk Objection on the grounds of potential increased flood risk. Ground level of the proposed development is being increased to above the ground level of the existing houses. In some cases the above houses will have a floor level 1m higher</p>	7/5/2024	7/5/2024	

	<p>than the nearest existing house. There are already issues with gardens remaining wet after heavy rain, and serious flooding took place some years ago with the only solution taken at the time being to dig a trench behind the boundary wall. The Malone O'Regan engineering report highlights that the land has poor permeability, which will result in increased runoff into the existing properties, many of which will be at a lower level.</p> <p>part 8 Title: Discrepancy in Uisce Eireann feasibility There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann preconnection confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed.</p> <p>part 8 Title: Access to Castletown House has been severely curtailed by the OPW so should not be used as counting towards Public Open Space Also in the Social Infrastructure Audit, the availability of public open space in Celbridge is discussed. The report (and the LAP) acknowledge that the grounds of Castletown House provide the only significant area of public open space in Celbridge. At the moment, access to these grounds has been severely curtailed by the Office of Public Works, who have even suggested that the grounds may be closed completely. It is not appropriate to consider the grounds of Castletown House to be providing adequate public open space</p> <p>part 8 Title:</p>			
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		<p>Social Infrastructure Audit is inaccurate and process defined in Kildare County Development Plan has not been followed</p> <p>Kildare County Development Plan SC O86 requires "development proposals for more than 20 residential units or over 2,000sqm in the case of commercial developments (including office/industrial developments) to prepare and submit a social infrastructure audit detailing the level of childcare infrastructure in the catchment which shall outline available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers."</p> <p>The Social Infrastructure Audit provided by Kildare County Council contains some inaccuracies, which would be impossible to obtain if this process was followed correctly.</p> <p>OT8 is closed permanently, and the facility is used by OT9.</p> <p>OT3 and OT6 have the same name: Tir na nÓg. One of these facilities is located on Ballymorris Road, which isn't even in Kildare, it is in Portarlinton. The other is located in a semi-detached bungalow in a Beatty Park, and we are expected to believe that this has an enrolment of 115 pupils.</p>			
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		<p>The proposed development is 60 units, but other developments in the estate since the last childcare facility should be taken into consideration:</p> <p>Planning Ref: 191282 - 75 units</p> <p>Planning Ref: 062165 - 30 units</p> <p>This gives 165 units since the last childcare facility was added to the estate, and the requirement for childcare from all of these units should be considered when determining the necessity to mandate the provision of a childcare facility</p> <p>part 8 Title: Need for a second Liffey crossing The LAP also includes objective MTO3.12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years, and Kildare County Council have not progressed it. There have been a number of attempts to reduce delays on traffic crossing the bridge, but these have not been successful. Development in Celbridge should be suspended until the new bridge is in place</p> <p>part 8 Title: Need for a Traffic Impact Assessment The planning statement says that the proposed development will not have a negative impact on the transport network, but the Traffic Mobility Plan, which it references, says that it is assumed that given the low number of parking spaces there will</p>			
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	<p>be no impact, and that there is no requirement to assess for an impact. This does not take into account that the existing infrastructure is already above capacity, with significant delays entering and exiting Oldtown Mill, and on Shackleton Road at a number of times during the day. The survey data used as the baseline is from 2017. It does not take into account the development of Oldtown Woods, and the traffic assessment does not mention the (as yet, incomplete) development to the north of the proposed site. The report also assumes that there will not be any parking outside of the marked spaces</p> <p>part 8 Title: Proposed Development removes any potential for a second entrance into the estate The current Local Area Plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MTO3.1). Most recent TMP (2009) includes proposal for link road from Crodaun roundabout to Oldtown Road/Church Road (L2). Draft LAP had this road running past rear of Oldtown Mill with a link from Oldtown Mill to L2 in the plan for the Oldtown KDA. While this section of the LAP was removed, it would be premature to develop the subject site until KCC have completed a Traffic Management Plan and the new LAP. The 2009 TMP included modelling showing that several key junctions would be at/above capacity in 2017. The subjective experience of Celbridge residents is that these junctions are above capacity, and a full traffic analysis of Celbridge should be completed prior to adding any new vehicle movements to the road network</p> <p>part 8 Title:</p>			
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		<p>Proximity to other dwellings Objection on the basis of proximity to other dwellings. In some cases new dwellings are less than 1 meter from the boundary wall and overlooking current houses and will result in a in a loss of privacy and natural light. The potential raised elevation of the new dwellings will add to this.</p> <p>part 8 Title: Ecological impact: The Ecological Impact Assessment states that "Some common and widespread bird species were recorded at the Site, but no species of conservation importance." However, several species that are on the amber and red endangered species lists, including robin, linnets and meadow pipit have been identified at this location. The proposed development location is an area that has naturally rewilded over the last twenty years and is surrounded by land that is either developed or actively farmed. There isn't a close equivalent area to which these birds and any animals that are on site can migrate. The amount of time this land has been untouched is several lifespans for the relevant bird species, so this land has been a refuge for the birds resident there for their entire life. A complete and detailed analysis of the birds and animals resident on the site should be completed prior to any development occurring.</p>			
Wayne Bowes	Portal	<p>I am against any new development of new housing at The Orchard Oldtownmill. As I see the ground level of the proposed development is being increased to above the ground level of existing houses. In some cases, the proposed houses will have a floor level of 1m higher than the nearest existing house which I live right beside. The engineer report already highlights that the land has</p>	7/5/2024	7/5/2024	Refer to response to John & Angela Morans submission.

		<p>poor permeability, which will result in increased runoff into the existing properties. There are already issues with the gardens remaining very very wet after heavy rain, and this will get worse. The proposal involves diverting surface water into an attenuation system which is at a higher level than the existing houses. So this is why I'm against this development</p>			
Valerie Dunne	Portal	<p>Title: Proposed Residential Development in Oldtown Mill, Celbridge</p> <p>I am opposed to the planning permission request for development in Oldtown Mill, Celbridge. Current traffic at peak times in Oldtown Mill makes leaving the estate difficult with increased queues to exit the estate. Adding further traffic congestion to the estate will not help - no additional exit for the estate has been included in the planning.</p> <p>Additionally concern for existing housing with the plan to elevate the ground level for new housing. This increases risk of flooding for existing houses.</p>	7/5/2024		Refer to response to John & Angela Morans submission.
Gillian Gaynor	Portal	<p>Title: Proposed Residential Development at Oldtown Mill, Celbridge</p> <p>Proposed development removes any potential for a second entrance into the estate The current Local Area Plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MTO3.1). Most recent TMP (2009) includes proposal for link road from Crodaun roundabout to Oldtown Road/Church Road (L2). Draft LAP had this road running past rear of</p>	7/5/2024	7/5/2024	Refer to response to John & Angela Morans submission.

	<p>Oldtown Mill with a link from Oldtown Mill to L2 in the plan for the Oldtown KDA. While this section of the LAP was removed, it would be premature to develop the subject site until KCC have completed a Traffic Management Plan and the new LAP. The 2009 TMP included modelling showing that several key junctions would be at/above capacity in 2017. The subjective experience of Celbridge residents is that these junctions are above capacity, and a full traffic analysis of Celbridge should be completed prior to adding any new vehicle movements to the road network.</p> <ul style="list-style-type: none"> • Need for a Traffic Impact Assessment The planning statement says that the proposed development will not have a negative impact on the transport network, but the Traffic Mobility Plan, which it references, says that it is assumed that given the low number of parking spaces there will be no impact, and that there is no requirement to assess for an impact. This does not take into account that the existing infrastructure is already above capacity, with significant delays entering and exiting Oldtown Mill, and on Shackleton Road at a number of times during the day. The survey data used as the baseline is from 2017. It does not take into account the development of Oldtown Woods, and the traffic assessment does not mention the (as yet, incomplete) development to the north of the proposed site. The report also assumes that there will not be any parking outside of the marked spaces. • Need for a second Liffey crossing The LAP also includes objective MTO3.12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years, and Kildare County Council have not progressed it. 			
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		<p>New development is to be higher than The Orchard houses, elevation of runoff pond to be higher than some houses in The Orchard (risk of flooding) Surface Water Runoff – Ground level is being increased to above the ground level of existing houses. In some cases, the proposed houses will have a floor level 1m higher than the nearest existing house. The Malone O'Regan engineering report highlights that the land has poor permeability, which will result in increased runoff into the existing properties. There are already issues with the gardens remaining wet after heavy rain, and this will get worse. The proposal involves diverting surface water into an attenuation system which is at a higher level than the existing houses.</p> <ul style="list-style-type: none"> • Uisce Eireann okayed water supply for 50 units, planning is sought for 60. There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann preconnection confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed. 			
Valerie Leonard	Portal	<p>The current Local Area Plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MTO3.1). Most recent TMP (2009) includes proposal for link road from Crodaun roundabout to Oldtown Road/Church Road (L2). The Draft LAP had this road running past the rear of Oldtown Mill with a link from Oldtown Mill to L2 in the plan for the Oldtown KDA. While this section of the LAP was removed, it would be premature to develop the subject site until KCC have completed a Traffic Management Plan and the new LAP. The 2009 TMP included modelling showing that several key junctions would be at/above capacity in 2017. The subjective experience of Celbridge residents is that these junctions are above capacity, and a full traffic analysis of Celbridge should be completed</p>	7/5/2024	7/5/2024	Refer to response to John & Angela Morans submission.

		<p>prior to adding any new vehicle movements to the road network.</p> <p>part 8 Title: Need for a Traffic Impact Assessment The planning statement says that the proposed development will not have a negative impact on the transport network. This is based on information from the Traffic Mobility Plan, which assumes that</p> <p>providing for a low number of parking spaces in the proposed development will result in less people using cars within the development. The report also assumes that there will not be any parking outside of the marked spaces. This does not reflect the current experience of the residents of Oldtown Mill who are already dealing with overspill of vehicles from the estates' current apartments and single space houses. The planning proposal suggests that there is no need for a traffic impact assessment. This is not the case. The existing infrastructure is already above capacity, with significant delays entering and exiting Oldtown Mill at a number of times during the day. The survey data used as the baseline is from 2017. It does not take into account the development of Oldtown Woods, and the traffic assessment does not mention the (as yet incomplete) development to the north of the proposed site.</p> <p>part 8 Title: Need for a second Vehicular Liffey crossing The LAP also includes objective MTO3.12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years, and Kildare County Council have not progressed it.</p>			
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		<p>There have been a number of attempts to reduce delays on traffic crossing the bridge, but these have not been successful. Development in Celbridge should be suspended until the new bridge is in place.</p> <p>part 8 Title: Social Infrastructure Audit is inaccurate and process defined in Kildare County Development Plan has not been followed Kildare County Development Plan SC O86 requires "development proposals for more than 20 residential units or over 2,000sqm in the case of commercial developments (including office/industrial developments) to prepare and submit a social infrastructure audit detailing the level of childcare infrastructure in the catchment which shall outline available capacity and types of service provided in each facility which must be verified in writing by the relevant service providers."</p> <p>The Social Infrastructure Audit provided by Kildare County Council contains some inaccuracies, which would be impossible to obtain if this process was followed correctly - OT8 is closed permanently, and the facility is used by OT9.</p> <p>- OT3 and OT6 have the same name: Tír na nÓg. OT3 is located on Ballymorris Road, which isn't even in County Kildare, it is in Portarlinton, County Laois. OT6 a semi-detached bungalow in a Beatty Park, and we are expected to believe that this has an enrolment of 115 pupils.</p>			
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	<p>The proposed development is 60 units, but other developments in the estate since the last childcare facility should be taken into consideration. These include Planning Ref. 191282 (75 units) and Planning Ref. 062165 (30 units). If the proposed development is allowed to proceed then this would mean that 165 units would have been added since the last childcare facility was provided in the estate. The requirement for childcare from all of these additional units should be considered when determining the necessity to mandate the provision of a childcare facility.</p> <p>part 8 Title: Uisce Eireann agreed water supply adequate for 50 units, planning is sought for 60. There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann pre-connection confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed</p> <p>part 8 Title: Access to Castletown House has been severely curtailed by the OPW so should not be used as counting towards Public Open Space. In the Social Infrastructure Audit, the availability of public open space in Celbridge is discussed. The report (and the LAP) acknowledge that the grounds of Castletown House provide the only significant area of public open space in Celbridge. At the moment, access to these grounds has been severely curtailed by the Office of Public Works, who have even suggested that the grounds may be closed completely. It is not appropriate to consider the grounds of Castletown House to be providing adequate public open space in these</p>			
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	<p>circumstances and their inclusion in the planning proposal should be removed until full public access has been restored.</p> <p>Title: Inaccurate Ecological Impact Assessment The Ecological Impact Assessment states that "Some common and widespread bird species were recorded at the Site, but no species of conservation importance." We have been recording birdsong using the Merlin app, and have identified several species that are on the amber and red endangered species lists, including robin, linnnet and meadow pipet. The proposed development location is an area that has naturally rewilded over the last twenty years and is surrounded by land that is either developed or actively farmed. There isn't a close-by equivalent area to which these birds and any animals that are on site can migrate. The amount of time this land has been untouched is several lifespans for the relevant bird species, so this land has been a refuge for the birds resident there for their entire life. A complete and detailed analysis of the birds and animals resident on the site should be completed prior to any development occurring.</p> <p>Title: New development is to be higher than The Orchard houses, elevation of runoff pond to be higher than some houses in The Orchard (risk of flooding). In relation to the issue of surface water runoff, the ground level of the proposed development is being increased to above the ground level of existing houses. In some cases, the proposed houses will have a floor level 1m higher than the nearest existing house. The Malone O'Regan engineering</p>			
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		report highlights that the land has poor permeability, which will result in increased runoff into the existing properties. There are already issues with the gardens remaining wet after heavy rain, and this will get worse. The proposal involves diverting surface water into an attenuation system which is at a higher level than the existing houses. It seems inevitable that this will result in flooding in properties in homes backing onto the proposed development which would leave Kildare County Council open to legal action.			
Lesley Shakeshaft	Portal	<p>Proposed Development eliminates any potential second entrance in the estate The current local area plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MT03.1). The most recent TMP(2009) includes proposed link road from Crodaun roundabout to Oldtown Road/Church Road(L2). The draft has this road running past rear of Oldtown Mill L2,. The 2009 TMP showed that several key junctions would be above capacity in 2017. The residents have noted that these junctions are above capacity. A full traffic repaort should be completed prior to adding new vehicle movements to the road.</p> <p>part 8 Title: Need for Traffic Impact Assessment The infrastructure is already above capacity with significant delays entering and existing oldtown mill and on the Shackleton road at a number of times during the day. The survey data used as the baseline in 2017, this does not take into account the development of Oldtown Woods and the traffic assessment does not mention the yet incomplete development to the north of the proposed site</p>	7/5/2024	7/5/2024	Refer to response to John & Angela Morans submission.

		<p>part 8 Title: Second Liffey Crossing The LAP also includes objective MT03 12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years.</p> <p>part 8 Title: Social Infrastructure Audit is inaccurate The Social Infrastructure Audit has some inaccuracies which would be impossible to get if this process was followed correctly.</p> <p>OT8 is closed permanently and facility used by OT9</p> <p>OT3 and OT6 have the same name Tir na nOg. One of these facilities is located on Ballymorris Road which is not in Kildare the other is a Bungalow located in Beatty Park and we are expected to believe this has capacity for enrollment for 115 pupils. 165 units have been built since the last childcare facility was added to estate.</p> <p>part 8 Title: Inaccurate Ecological Impact Assessment The ecological impact assessment states that common birds and widespread species were found at the site but no species of importance, however several species have been identified using the Merlin App and it has identified several species that are on the amber and red endangered species including the Linnet, Robin, Meadow pipit. The site that is proposed has been naturally untouched for over 20 years and is surrounded by land that is developed or actively farmed. There is no site close for those these birds to go to.</p>			
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		<p>part 8 Title: New Development higher than Houses already on The Orchard Oldtown Mill Ground level is being increased to above the ground level of the existing houses on the Orchard. The proposed houses will have a floor level 1 metre higher than the nearest existing house. The Malone O'Regan engineering report highlights that the land has poor permeability which will have an increased runoff into existing properties. There are already issues with the gardens remaining wet after heavy rain and this will get much worse</p> <p>part 8 Title: Uisce Eireann Uisce Eireann okayed water supply for 50 units and the planning is for 60 units, there is a discrepancy in water supply and foul water analysis the pre connection confirmation from Uisce Eireann is 50 unit. development</p>			
Aisling & David Purcell	Portal	<p>Whilst acknowledging the real and immediate need for housing in Kildare it is imperative that correct and sustainable planning be utilised to achieve this. It is our submission that the following headings must be addressed.</p> <p>1. Need for an up-to date Traffic Impact Statement with a particular focus on rush hour. Oldtown Mill has been developed on a phased basis since its beginning. Residents currently experience significant delays exiting the estate particularly in</p>	7/5/2024	7/5/2024	Refer to response to John & Angela Morans submission.

		<p>the morning. This situation has worsened considerably since the last set of data was collated.</p> <p>The planning statement says that the proposed development will not have a negative impact on the transport network, but the Traffic Mobility Plan, which it references, says that it is assumed that given the low number of parking spaces there will be no impact, and that there is no requirement to assess for an impact. This does not take into account that the existing infrastructure is already above capacity, with significant delays entering and exiting Oldtown Mill, and on Shackleton Road at a number of times during the day. The survey data used as the baseline is from 2017. It does not take into account the development of Oldtown Woods, and the traffic assessment does not mention the (as yet, incomplete) development to the north of the proposed site. The report also assumes that there will not be any parking outside of the marked spaces.</p> <p>The proposed development removes any potential for a second entrance to the estate. Oldtown Mill Residents currently experience significant delays exiting the estate. Adding more cars as is proposed in this development without a second exit will add to the established difficulty. We would also contend that the reestablishment of 2 pedestrian exits would help and provide ease of access to schools and public transport.</p> <p>The current Local Area Plan includes an objective that a Traffic Management Plan for Celbridge needs to be completed (LAP MTO3.1). Most recent TMP (2009) includes proposal for link road from Crodaun roundabout to Oldtown Road/Church Road (L2). Draft LAP had this road running past rear of Oldtown Mill with a link from Oldtown</p>			
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	<p>Mill to L2 in the plan for the Oldtown KDA. While this section of the LAP was removed, it would be premature to develop the subject site until KCC have completed a Traffic Management Plan and the new LAP. The 2009 TMP included modelling showing that several key junctions would be at/above capacity in 2017. The subjective experience of Celbridge residents is that these junctions are above capacity, and a full traffic analysis of Celbridge should be completed prior to adding any new vehicle movements to the road network.</p> <p>New Development is to be higher than The Orchard homes, elevation of run-off pond to be higher than some houses in The Orchard and so poses a flooding risk.</p> <p>The back gardens of The Orchard homes (1-18) have an established poor permeability issue. Many of these gardens flood during wet weather. It is concerning that the new development will have an increased ground level.</p> <p>Surface Water Runoff – Ground level is being increased to above the ground level of existing houses. In some cases, the proposed houses will have a floor level 1m higher than the nearest existing house. The Malone O'Regan engineering report highlights that the land has poor permeability, which will result in increased runoff into the existing properties. There are already issues with the gardens remaining wet after heavy rain, and this will get worse. The proposal involves diverting surface water into an attenuation system which is at a higher level than the existing houses.</p>			
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	<p>Uisce Eireann okayed water supply for 50 units. Planning is sought for 60 There is a discrepancy in the water supply and foul water analysis. The Uisce Eireann pre-connection confirmation of feasibility is for a 50 unit development, not a 60 unit development as is proposed.</p> <p>Inaccurate Ecological Impact Assessment The Ecological Impact Assessment states that "Some common and widespread bird species were recorded at the Site, but no species of conservation importance." However, local bird enthusiasts have been recording birdsong using the Merlin app, and it has identified several species that are on the amber and red endangered species lists, including robin, linnnet and meadow pipet. The proposed development location is an area that has naturally rewilded over the last twenty years and is surrounded by land that is either developed or actively farmed. There isn't a close equivalent area to which these birds and any animals that are on site can migrate. The amount of time this land has been untouched is several lifespans for the relevant bird species, so this land has been a refuge for the birds resident there for their entire life. A complete and detailed analysis of the birds and animals resident on the site should be completed prior to any development occurring.</p> <p>Access to Castletown House has been severely curtailed by the OPW and as such cannot be used as counting towards Public Open Space. In the Social Infrastructure Audit, the availability of public open space in Celbridge is discussed. The report (and the LAP) acknowledge that the grounds of Castletown House provide the</p>			
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		<p>only significant area of public open space in Celbridge. At the moment, access to these grounds has been severely curtailed by the Office of Public Works, who have even suggested that the rounds may be closed completely. It is not appropriate to consider the grounds of Castletown House to be providing adequate public open space.</p> <p>Need for a second Liffey crossing The LAP also includes objective MTC3.12, which is the development of a new bridge crossing the Liffey. This has been proposed for in excess of 20 years, and Kildare County Council have not progressed it. There have been a number of attempts to reduce delays on traffic crossing the bridge, but these have not been successful. Development in Celbridge should be suspended until the new bridge is in place. Thank you for considering this submission,</p> <p>Le meas,</p> <p>Aisling & David Purcell</p>			
Internal Reports					

<p>Planning Heritage</p>		<p>HERITAGE DESIGNATIONS</p> <p>(RPS/NIAH/SAC/RMP) REF:</p> <p>ASSESSMENT:</p> <p>1. Appropriate Assessment</p> <p>An Appropriate Assessment Screening was undertaken. The following were considered in the assessment of the AA screening Natura Impact Statement</p> <ul style="list-style-type: none"> • The basis for the assessment. • The findings of the Appropriate Assessment Screening • Description of the proposed activity • Description of the Footprint and Scope of influence. • Description of Natura 2000 sites within the scope of influence of the proposed activity. • Identification and evaluation of likely significant effects of the project alone, in- combination with other project on Natura 2000 sites • Finding of No significant Impact (FONSI) <p>1.1. The basis for the assessment The basis for the AA Screening and Natura Impact Statement clearly explained. It has been identified that the proposal is neither connected to nor necessary for the management of any SAC. The consenting process and the consenting authority have been identified. The guidance and reference material which has been relied upon in the assessment has been stated.</p> <p>1.2. Description of the proposed activity and description of the footprint and scope of influence of the proposed development</p>	<p>09/04/2024</p>	<p>10/04/2024</p>	<p>Submission Noted</p>
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	<p>A comprehensive description of the proposed development and associated process has been provided in the NIS. Adequate detail of the proposed development and associated documentation and the receiving environment to allow the competent authority to assess the impact of the activity on any European site have been provided. The scope of influence of the proposed activity has been provided. A comprehensive description of the receiving environment has been provided. The footprint and scope of influence of this project has been defined within the NIS Screening</p> <p>1.3. Description of European site within the scope of influence of the proposed activity A comprehensive description of the receiving environment and conditions present has been provided.</p> <p>1.4. Identification and Evaluation of Likely significant effects. Potential impacts on the receiving environment, their potential zone of influence, have been provided within the NIS. European Sites within the zone of influence of the proposed development and likely significant effects in terms of changes to the baseline conditions of one or more the qualifying interest features for which any of the identified SACs have been identified. Potential impacts and timescales over which effects have been considered have been clearly defined.</p> <p>The likely impacts, based on the development and vulnerabilities of SACs, that might affect the qualifying interests for which the European site within the vicinity of the proposed development were identified.</p>			
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		<p>1.5. Identification and Evaluation of Likely Significant in-Combination or Cumulative Impacts</p> <p>Cumulative impacts have been discussed in the NIS. Existing conditions and background trends in environmental quality have been considered. Boundaries for the identification of in combination effects have been defined and justified.</p> <p>1.6. FONSI</p> <p>It has been objectively concluded following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted effects from the proposed development, that the proposed development will not, either alone or in combination with other plans or projects, be likely to have significant effects on the conservation objective of the qualifying interest of any natura 2000 site.</p> <p>RECOMMENDATION No further comments</p>			
NRDO		<p>KNRO have reviewed this application in the context of any effects on the National Road Network (NRN) only.</p> <p>Development of 60 residential units circa. 1.5km south of M4.</p> <p>No comment on the development.</p>	11/04/2024	11/04/2024	Submission Noted
EHO	Email	<p>1. Construction Management Plan Please ensure that the submitted Construction & Environmental Management Plan (ORS) reduces any adverse impacts from construction and</p>	24/04/2024	24/04/2024	Submission noted. The successful bidder/PPP Co who is undertaking this development shall prepare a Construction Stage - Construction Management Plan and

		<p>demolition on the environment and health and that any temporary emissions during the construction and demolition phases are controlled to prevent nuisance or adverse health effects. The plan should take into account all of the following: Waste Management, Staff welfare facilities, Pest Control Management, Dust impacts, Excessive noise and emissions to Surface/Ground Water.</p> <p>(a) Noise The following measures shall be taken to prevent nuisance from noise at construction and demolition sites: The hours of operation on all construction sites shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening. If there is any occasion when work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement.</p> <p>(b) Air-Quality The following measures shall be taken to prevent nuisance from air pollution at construction and demolition sites: No outdoor burning shall occur on site. Site must be secured to prevent access by vandals who may cause air pollution nuisance due to carelessness.</p>		<p>take into account the points highlighted in this submission.</p> <p>Our Design Team have prepared and submitted a Construction Management Plan as part of the planning application.</p> <p>PPP Company Construction Management Plan to consider the points in relation to</p> <ul style="list-style-type: none"> • Noise • Air Quality • Ventilation • Lighting • Waste Refuse/Pest Control <p>Contractor to employ best practicable means to manage the environmental issues raised during construction stage.</p>
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	<p>During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc. Protective hoarding screens should be erected around construction activities to reduce dust- blow from the site</p> <p>A temporary wheel-wash facility should be installed close to the location of the site entrance to prevent the dragging of silt and mud onto the local road surface by trucks departing from the site.</p> <p>Exposed surfaces and entrances to the site should be dampened during dry windy conditions in the interest of controlling fugitive dust.</p> <p>Any spillage of material from vehicles departing from the site should be promptly removed to prevent re-suspension of silt from the road surface by passing vehicles.</p> <p>Dust control measures should be active on equipment used for drilling or pavement cutting, grinding of block surfaces and similar types of stone finishing is taking place as significant fine particulate emissions can be generated which may cause a local nuisance.</p> <p>Bulk fine sized aggregates and other similar building materials that may easily become airborne by the wind should not be stored in uncovered stockpiles.</p> <p>Truck speeds should be controlled within the redevelopment area to prevent high levels of dust being re-suspended from the construction area.</p> <p>Vehicles and plant machinery operating on site should be properly maintained to prevent excessive</p>			
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	<p>emissions of particulates and other pollutants from the exhaust-pipes. All site vehicles and machinery should be switched off when not in use- no idling. In the interests of both public health and the environment the above guidelines should be included in the work policy of those undertaking all large and small building projects. These details must be made known to all developers, contractors and sub-contractors.</p> <p>2. Ventilation All internal areas throughout the development are to be adequately ventilated. Furthermore, WC (water closet) and bathroom areas shall be separately and independently ventilated directly to the external air by either natural or mechanical means. Where mechanical extract ventilation is provided, the listed minimum air changes are necessary: -WCs - 3 air changes per hour - Bathroom/ensuite – 6 to 10 air changes per hour</p> <p>3. External Lighting To prevent light pollution and the creation of a nuisance: • Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential properties in close proximity to the site. • All external lighting shall be of a type that ensures deflection of lighting downwards.</p> <p>4. Waste/Refuse Facilities & Pest Control Please ensure that the proposed refuse storage facilities are suitable and sufficient and include recycling facilities and waste segregation. Such storage facilities must be pest proof and secure, the</p>			
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		<p>area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area. Also, please refer to the Sustainable Urban Housing: Design Standards for New Apartments Planning Guidelines issued by the Department of Environment, Climate and Communications 2022, notably sections 4.8 and 4.9 regarding refuse and waste storage.</p> <p>Should you require clarification on any of these matters please do not hesitate to contact me on 045-920208.</p>				
Environment	Email	Reference Number:	Part 8	01/05/2024	Environment Section	Submission Noted
		Name of Applicant:	Oldtown Mill Celbridge		Planning Report	
		<p>1. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.</p>				<p>1) Prior to the commencement of development, the successful PPP contractor will prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols.</p> <p>2) All foul sewage will be discharged to the public network.</p> <p>3) Clean uncontaminated surface water only shall be discharged</p>

		<p>Reason: In the interest of proper planning and sustainable development.</p> <p>2. All foul sewage and soiled water shall discharge to the public foul sewer system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development.</p> <p>3. Only clean, uncontaminated surface water shall discharge to the surface water system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development</p> <p>4. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. Reason: In the interest of public health, to avoid pollution, and to ensure proper development.</p> <p>5. Noise Control The following noise limits shall apply to construction activities: 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time following completion of the site development works. Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution</p> <p>6. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction phase of the development, through the provision and proper maintenance, use and operation of all</p>		<p>to the public SW network. An extensive SuDs drainage system is proposed which deals with surface water quality and will have a positive impact on the final effluent to be discharged.</p> <p>4) The final SuDs/drainage layout is subject to detailed design by the PPP contractor. It is envisaged that the SuDs features will have the effect of removing any hydrocarbons from the surface water through the settlement properties of the various features along the SuDs train so that a petrol interceptor is not required.</p> <p>5) Noise control limits and time noted and shall apply to construction activities.</p> <p>6) PPP Co will be mandated to use Best Practicable Means to prevent and minimise dust and noise. This will be dealt with in greater detail in Construction Stage Construction Management Plan.</p> <p>7) OWMP to be prepared by PPP Co for approval of KCC prior to occupation of the units.</p>
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		<p>machinery, all to the satisfaction of the Planning Authority.</p> <p>Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.</p> <p>7. An operational waste management plan (OWMP) in accordance with the Kildare County Council Waste Presentation Byelaws is to be prepared by a competent person and issued for approval prior to occupation. The OWMP shall consider the domestic waste management needs of the proposed occupants, the storage needs for receptacles including in shared locations, in accordance with the byelaws, and the servicing needs with regards to domestic waste for the long-term.</p> <p>Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.</p>			
Water Services David Hall	Email	<p>WSP have no objections to the proposed development based on the submitted documentation and recommend that the following recommendations for modifications to the submitted Part 8 documentation be included in the Chief Executive's report:</p> <p>1) Surface Water Drainage: a) Final drainage-SuDS strategy design shall consider the following items: i) Maximising SuDS provision, including roadside bioretention swales, pervious pavements in public areas eg roadways, footpaths and cycleways and subject to new KCC SuDS Guidance Document and Taking in Charge requirements where these public areas will be transferred to KCC.</p>	03/05/2024	07/05/2024	<p>Submission Noted</p> <p>1) (a) Surface Water Design</p> <p>The final detailed drainage layout will be completed by the successful PPP Company. Final detailed design to consider the points noted in submission from WSP.</p> <p>(b) Prior to commencement of development, the existing Oldtown Mill</p>

		<p>ii) The proposed mobilisation of infiltration in the eastern half of the site (Engineering Report section 2.8) should be subject to expert geotechnical and hydrogeological review in light of both SI reports, particularly the very mixed soil infiltration results, shallow bedrock and groundwater level information.</p> <p>(1) WSP recommend that infiltration should not be mobilised and SuDS should be lined with impermeable membranes where expert review confirms that the risk of pluvial flooding outweighs the benefit of infiltrating runoff to ground.</p> <p>iii) Proposed bioretention system-rain gardens and wetlands-pond SuDS shall be designed in accordance with CIRIA SuDS Manual, including Chapters 18 and 23 and the bioretention system-rain gardens shall be provided with a perforated pipe underdrain as infiltration is not feasible.</p> <p>(1) Proposed pond-wetlands outlet should be at max water level with flow control NOT pond base level.</p> <p>iv) Proposed roadside rain gardens should be checked for their suitability in treating runoff from roads and replaced with suitable SuDS where necessary eg bioretention systems which can deal with runoff from trafficked areas.</p> <p>v) Where road runoff discharges directly to SuDS, gullies should be omitted where deemed feasible and suitable linear SuDS eg proposed roadside bioretention swales should convey runoff without drainage pipes and manholes where deemed feasible.</p> <p>vi) Agreement shall be reached with Roads, Development Control and Parks departments' on final strategy.</p>		<p>surface water drainage network between the site and Shackleton road shall be subject to a CCTV survey and report to be submitted to Roads department.</p> <p>2) Flood Risk Flood Risk Mitigation Plan to be prepared by PPP Co addressing the points made in WSP submission. The final site detailed design to have cognisance to the points made in WSP report.</p>
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		<p>vii) SuDS especially those which store runoff at surface level either temporarily or permanently shall be designed for safety in accordance with CIRIA SuDS Manual, including Chapter 36 and each such individual SuDS measure shall be subject to a design risk assessment especially the risk of unsupervised, young children entering even shallow depths of water unobserved.</p> <p>(1) If such SuDS have to be fenced off, their designation as useable open space can be rescinded and their inclusion shall be reviewed.</p> <p>viii) Strategy and design shall cater for design exceedance and failure events and protect underground sub-structures and services from water ingress.</p> <p>ix) A robust pollution prevention strategy in accordance with CIRIA SuDS Manual, including Chapters 26 and 27 shall be implemented to protect groundwater and downstream surface water quality. NB downstream Uisce Eireann public water supply reservoir at Leixlip.</p> <p>x) 20% climate change and 10% urban creep factor shall be applied, including to surface water drainage pipe network simulation 2, 5, 30 and 100 year return period events.</p> <p>(1) 30 and 100 year event network simulations for GDSDS Volume 2 Chapter 6 Stormwater Drainage Design Criterion 3 Compliance shall consider storm event durations up to and including 10,080 minutes.</p> <p>(2) Sustainable pipe sizes should be used ie predicted flow rates should not be significantly less than pipe flow capacities and excessively deep manholes and pipes should be avoided.</p>		
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		<p>b) Prior to the commencement of the proposed development:</p> <ul style="list-style-type: none"> i) the existing Oldtown Mill surface water drainage network between the site and Shackleton road shall be subject to a CCTV survey and report to be submitted to Roads department. ii) The applicant shall submit details of any upgrade works to the existing network as agreed with Roads department. <p>c) Prior to the occupation of any units:</p> <ul style="list-style-type: none"> i) Works as item b) ii) above shall be carried out by the applicant to the satisfaction to Roads department and written confirmation shall be submitted. <p>2) Flood risk:</p> <ul style="list-style-type: none"> a) Flood Risk Mitigation Plan based on the submitted SSFRA shall be implemented by the applicant until such time as the development is taken in charge by KCC and shall address the following: <ul style="list-style-type: none"> i) The implications of the proposed reduction in site ground levels as per submitted SSFRA section 2.4 on pluvial flood risk ii) Impact of proposed development including changes in existing site ground levels and existing boundary treatments on pre-existing overland surface water flows and ensure that flood risk on adjoining properties and roads is not increased. iii) House FFLs shall comply with GSDS Volume 2 Chapter 6 Stormwater Drainage Design Criterion 3 regarding a minimum 500mm freeboard above Top Water Levels in the drainage-SuDS system ie for the 100 year plus 30% (20% for climate change and 10% for urban creep) factor. 			
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		<p>(1) House FFLs shall be set at an appropriate level above adjacent finished site ground levels to afford a suitable freeboard above potential Drainage-SuDS design exceedance and failure event levels and shall have regard to HEFS fluvial flood levels in watercourses in the area including Kilwoghan stream taking into account intervening topography levels and flood flow paths.</p> <p>iv) groundwater flood risk taking recorded GW levels and expert geotechnical and hydrogeological advice into account.</p> <p>v) residual flood risks associated with drainage system mechanical failure and human error and effect of extreme ie greater than 100 year +30% rainfall events on drainage-SuDS system and discharge of runoff to existing Oldtown Mill drainage network which may itself be surcharged during these extreme events.</p> <p>vi) Emergency vehicle site access and egress shall not be compromised during reference rainfall events and consider impact of extreme rainfall events.</p>			
NRO M Whelan	Email	We have assessed the Part 8 in terms of the National Road Network only and have no comments to make on this development	07/05/2024	07/05/2024	Submission Noted
Fire Service N O Riordan	Email	<p>A Chara,</p> <p>Kildare Fire Service has no objection to this planning application subject to the following conditions:</p> <p>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.</p>	01/05/2024		<p>Submission Noted</p> <p>Successful PPP Company to include requirements for points 1 & 3 below.</p>

		<p>2. The Applicant shall obtain Fire Safety Certificates in accordance with the requirements of the Building Control Act.</p> <p>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.</p>			<p>In the first instance KCC Design Team are to obtain Fire Safety Certificates in accordance with Building Control Acts.</p> <p>PPP Co to obtain relevant Fire Certification if the detailed design proposes changes to buildings requiring alterations to the existing Fire Certificate.</p>
Transportation	Email	<p>Re: Part 8 Planning Ref P82024.08 – Proposed 60 Social Housing Residential Units at Oldtown Mill, Celbridge, Co. Kildare by Kildare County Council. The Kildare County Council Transport, Mobility & Open Spaces Department has examined the Part 8 documentation and drawings for the proposed development which comprises the construction by Kildare County Council of 60 Social Housing Residential Units at Oldtown Mill, Celbridge, Co. Kildare.</p> <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> <p>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.</p> <p>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 Celbridge MD Sections prior to the commencement of the development.</p>			<p>Submission Noted</p> <ol style="list-style-type: none"> 1) Consulting Engineer will be employed by PPP Company to carry out the final detailed design of the works, and independent consulting engineering firm will be employed by the Employing Authority to supervision of the works on site. 2) Detailed Design can be submitted for agreement of KCC Housing, Roads and Celbridge MD office prior to commencement of the development. 3) Noted and will be carried through to detailed design 4) Noted and will be carried through to detailed design and construction stage 5) 4 Disabled Parking spaces are provided in the design currently as part of 75 parking spaces. 6) DMURS compliance will be ensured during the detailed design. Note Quality Audit submitted with the planning

		<p>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> <p>4. Paving materials shall have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester shall be carried out,</p> <p>5. Access and facilities for disabled persons shall be provided.</p> <p>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.</p> <p>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.</p> <p>8. A root management plan shall be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.</p> <p>9. The proposed landscaping shall not interfere with public lighting, sight visibility and should</p>		<p>application is an audit of DMURS compliance undertaken by independent consulting engineer.</p> <p>7) Noted</p> <p>8) Noted -will follow through to detailed design stage</p> <p>9) Noted -will follow through to detailed design stage</p> <p>10) Noted</p> <p>11) Noted</p> <p>12) Noted</p> <p>13) Surface Water attenuation will be via pond and will be accessible in the public open space.</p> <p>14) Permeability is provided at two locations through to the estate to the north. The estate to the south (The Orchard) has rear gardens backing onto this development so is not possible to install permeability links here.</p> <p>15) RSA stage 2 will be completed on detailed design.</p> <p>16) RSA Stage 3 will be completed on the finished works.</p> <p>17) Noted</p> <p>18) The current proposal is in compliance with the Kildare County Development Plan 2023-2029</p> <p>19) Only EV ducting is being provided as required by the Kildare County Development Plan 2023-2029</p> <p>20) Noted- detailed design to note</p>
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		<p>not damage infrastructure where a Root Management Plan should be submitted.</p> <p>10. Footpaths shall be dishd 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. Permeability 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 development and the infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p>		<p>21) Noted -successful PPP Co to comply with this requirement</p> <p>22) Noted -successful PPP Co to comply with this requirement</p> <p>23) Noted -successful PPP Co to comply with this requirement</p> <p>24) Swept Path autotrack analysis to be undertaken on the final detailed design by PPP Co</p> <p>25) Construction Traffic Management Plan to be prepared by the successful PPP Co to address the points noted in this point,</p> <p>26) Lighting Report and Lighting layout drawing was submitted as part of the planning application. Final Detailed design Lighting Layout and Lighting Report to be included as part of planning compliance submission.</p>
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	<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 Oldtown Mill 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 electric charging points shall be provided with details to be agreed beforehand by the Planning Authority, KCC Housing Dept and KCC Roads Sections. Our Department has no objection to the proposed car parking and cycle parking proposals and the proposed EV ducting.</p> <p>19. Electric charging points shall be provided at the parking bays. Dual electrical charge points shall be provided within curtilage spaces for the house units to allow for the night-time charging of Electric Vehicles (EVs), linked to the individual domestic electricity meter. The EV Charger shall be compatible with the Sustainable Energy Authority of Ireland's Triple E Register. Elevation details to be indicated at scales of 1:25. It is noted that only EV ducting infrastructure is being provided.</p> <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... it is noted that the spine road is 6m in width.</p>			
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	<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>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... it is noted that a swept path analysis has been carried out.</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</p>			
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	<p>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.</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 Celbridge 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 morning and evening peak school times in the area and peak traffic periods. • 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). 			
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		<ul style="list-style-type: none"> • 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 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>		
Parks	Email	<p>The proposals are satisfactory in principle for the proposed residential development at Oldtown Mill, Celbridge. No objection.</p> <p>The following items are required in relation to the landscape proposals:</p> <p>1.0 Trees and Hedgerows</p> <p>1.1 Retention of the services of a qualified Arborist as an Arboricultural consultant for the entire period of construction activity.</p> <p>1.2 An Arboricultural Impact Assessment of the trees located on and adjacent to the proposed development site has been submitted.</p>		<p>Submission Noted</p> <p>1.1) Noted</p> <p>1.2) Noted -this is to be taken into the detailed design. Arboriculture Method Statement and Tree Protection Plan to be submitted by PPP Co at construction stage.</p> <p>1.3) Noted- detailed design to include these requirements. Arboriculture Method Statement and Tree Protection Plan to be submitted by</p>

		<p>The Tree Protection Plan indicates the locations of the tree protection fencing. The location of the tree protection fencing shall be indicated on all Layout and Section drawings and in the site Construction Management Plan. There is a conflict between drawings inter alia Tree Protection Plan, Landscape Plan, and Proposed Drainage Layout. It is a requirement of the Parks Section that the following are implemented:</p> <p>Specific recommendations relating to Arboricultural Works</p> <ul style="list-style-type: none"> - All recommendations pertaining to tree retention, tree protection, and tree works as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report shall be implemented in order to ensure the protection of trees/hedges on the site. - All tree felling, surgery, and remedial works shall be completed prior to the completion of construction works on site. - All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998: 2010 Tree Work – Recommendations. - The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000. - The Arborist shall carry out a post-construction tree survey and assessment of the condition of the retained trees. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in 		<p>PPP Co at construction stage to include these requirements.</p> <ul style="list-style-type: none"> 2.1) PPP Co to employ a Landscap Architect/qualified landscape design for the detailed design and construction stage. "Independent Tester" will be employed on behalf of the Contracting Authority (KCC) to verify that works have been undertaken in accordance with design. 2.2) Noted-detailed design to consider this point 2.3) Noted-detailed design to consider this point 2.4) Final PPP Co design to include this point that <p>It is a requirement of the Parks Section that a tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways in/adjacent open space in the interests of safety, longevity and to minimise future maintenance costs. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use inter alia maintenance, emergency. Timber edging is not permitted. Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing. The Landscape Proposals shall provide details of the bound surface type and edge detail. Details shall include written</p>
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	<p>line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Planning Authority for written agreement upon completion of construction works on site.</p> <p>- A Final Completion Certificate shall be signed off by the Arborist when all tree/hedge works are fully completed to the satisfaction of the Planning Authority and in accordance with the permitted landscape proposals and all of the recommendations in the tree reports and plans. The certificate shall be submitted to the Planning Authority for records.</p> <p>1.3 Prior to commencement of development (i.e. as soon as Commencement Notice served, and prior to site clearance (including tree felling), protective fencing shall be erected around all retained trees, as shown on the arborist's Tree Protection Plan. The fencing shall be as shown in BS 5837: 2012 or as specified by the Arboricultural Consultant and agreed with Kildare County Council Parks Section. Notices shall be fixed to the fence(s), stating that the enclosed trees within the fence are protected. The fenced areas shall be an exclusion zone: no construction activities, services, compound(s), site office(s), plant, equipment, materials storage, spoil, or soils shall be stored within the protection areas; and there shall be no incursions of machinery into areas, unless by prior agreement with the Arboricultural Consultant, who shall notify Kildare County Council Parks Section of any such agreement.</p> <p>In locations where trees are to be retained all Tree Protection Fencing shall be fixed in place (non-movable) with appropriate signage. See sample images (Figures 1 to 3) for information.</p>		<p>specifications, plan, and section drawings</p> <p>2.5) PPP Co detailed design to ensure that seating shall be constructed of stone, metal or recycled composite timber. Recycled composite timber should be used rather than timber surfacing.</p> <p>2.6) Noted-detailed design to consider</p> <p>2.7) Noted-detailed design to consider</p> <p>2.8) PPP Co will have responsibility for the maintenance of the Parks within the development for 25 years</p>
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	<p>Figure 1: Source: BS 5837 (2012)</p> <p>Figure 2: Source: Kildare County Council, Parks Section</p> <p>Figure 3: Source: Kildare County Council, Parks Section</p> <p>Prior to the commencement of works on site, photographs confirming that the tree protection fencing is secured (non-movable) in locations in compliance with the Tree Protection Plan shall be forwarded to the Planning Authority for records.</p> <p>Reason: To ensure the retention, protection, and sustainability of trees during and after construction.</p> <p>2.0 Landscape Design 2.1 Retention of 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 to the satisfaction of the Parks Section and in accordance with permitted landscape proposals.</p> <p>2.2 It is a requirement of the Parks Section that the landscape proposals detail precisely which locations</p>			
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	<p>utilise such systems as 'root barriers' which allow proposed trees to grow to their potential and avoid future conflict between roots, footpath surfaces and underground utility services. Reason: To minimise future maintenance costs.</p> <p>2.3 It is a requirement of the Parks Section that the landscape proposals detail precisely any tree pit details and proposed tree species in relation to SuDs. Details shall include written specifications, plan, and section drawings. Reason: To minimise future maintenance costs and promote healthy tree development.</p> <p>2.4 The Landscape and Biodiversity Masterplan by Mitchell + Associates indicates various proposed hard surface types. It is a requirement of the Parks Section that a tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways in/adjacent open space in the interests of safety, longevity and to minimise future maintenance costs. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use inter alia maintenance, emergency. Timber edging is not permitted. Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing. The Landscape Proposals shall provide details of the bound surface type and edge detail. Details shall include written specifications, plan, and section drawings. Reason: To minimise future maintenance costs.</p> <p>2.5 The Landscape and Biodiversity Masterplan by Mitchell + Associates indicates proposed seating.</p>		
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	<p>It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber. Recycled composite timber should be used rather than timber surfacing. It is also a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas.</p> <p>Reason: To minimise future maintenance costs.</p> <p>2.6 It is a requirement of the Parks Section that trees are planted a sufficient distance from public lighting so that when the canopies mature, they do not cover light standards.</p> <p>Reason: To ensure there is no future conflict between proposed tree planting and public lighting.</p> <p>2.7 The Landscape Plan shall detail locations of all proposed underground services e.g. foul sewer, water and SuDs. Landscape proposals shall provide details of the locations of all proposed underground services and associated manholes and ensure that their locations will not compromise existing trees, proposed trees, planting, and recreational facilities. The landscape proposals shall also ensure that the location of manholes will not sterilise areas of open space.</p> <p>Reason: To ensure that there is no future conflict between any proposed underground services and existing trees/hedgerows, proposed trees, planting, recreational facilities, and areas of open space.</p> <p>2.8 It is a requirement of the Parks Section that the landscape proposals provide an aftercare and maintenance plan for all landscaping and planting works for 24 months from the date of practical completion.</p>			
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	<p>Reason: To minimise future maintenance costs.</p> <p>3.0 Boundary Treatments 3.1 The Boundary Treatment Plan by MCORM Architecture and Urban Design indicates various proposed boundary types including:</p> <ul style="list-style-type: none"> • Railings. • Timber post and rail fence. <p>It is a requirement of the Parks Section that all proposed railings and gates shall be steel, galvanised, and powder-coated black.</p> <p>The proposed timber post and rail fence to site boundary locations is not acceptable. Proposals shall be revised to location-appropriate permanent boundary treatment type/s.</p> <p>Reason: To minimise future maintenance costs.</p> <p>4.0 Play Areas 4.1 It is a requirement of the Parks Section that children's play shall be provided for within such a prospective development in the form of a 'scale appropriate' natural play space/s. Play areas shall be designed to provide a variety of natural play opportunities and provide for universal access. Structures or items with swings, nets, ropes, and movable parts shall be omitted. The proposed Play Item No. 6 'Hu/Tipi' shall be revised to a more open unit or redesigned to be a more open unit, facilitating greater views into and out of the piece of equipment.</p>		<p>3.1) Noted PPP Co shall be responsible for the 25 year maintenance period.</p> <p>4.1) Noted PPP Co to consider this point in the final design of play equipment</p> <p>4.2) PPP Co to note for final detailed design</p> <p>5) The following KCC Parks documents are to be provided to the bidding PPP Companies and will be used to cross check final detailed design compliance</p> <ul style="list-style-type: none"> • Parks Section-Open Space & Landscaping Requirements • Natural Play Items-Edited Presentation
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	<p>4.2 Play areas in this proposed development shall essentially be a 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>Safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards.</p> <p>Proposed play items containing wood such as Robinia shall conform to European Standards.</p> <p>It is a requirement of the Parks Section that all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing are agreed prior to the commencement of development. Post installation certification by the Royal Society for the Prevention of Accidents is also a requirement.</p> <p>Reason: To minimise future maintenance costs and still cater for quality play provision.</p> <p>5.0 Parks Section Requirements</p> <p>5.1 Final open space proposals inter alia tree/hedgerow protection, landscape, boundary, services, drainage, SuDS, and play shall be crossed checked by the project design team to ensure that all aspects of the scheme adhere to the requirements outlined in the attached documents:</p> <ul style="list-style-type: none"> • Parks Section – Open Space & Landscaping Requirements. • Natural Play Items – Edited Presentation. Illustrating play requirements for housing developments. 			
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	<p>The following items are required:</p> <p>1.0 Trees & Hedgerows</p> <p>1.1 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>1.2 The Applicant is requested to provide the following: An Arboricultural Assessment report of the trees and hedgerows located on and adjacent to the proposed development site prepared by an independent, qualified Arborist as an Arboricultural Consultant shall include all of the following:</p> <ul style="list-style-type: none"> • Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof) shall be accurately plotted, tagged, and shown on a scaled drawing of a topographical survey of the site. • Tree Survey Schedule: a summary of the surveyed trees and hedges, giving a breakdown of their tag nos., species, size, age, condition, and useful life expectancy. • Arboricultural Impact Assessment: a thorough, detailed and realistic analysis and assessment of the likely impacts of the proposed development on the surveyed trees and hedges; along with a summary table of the tree population and quantification of impacts/losses etc. (total number surveyed and total numbers/percentage to be retained and felled respectively). • Tree Constraints Plan: a scaled site plan (1:500@A1) showing the impacts of all surveyed trees in relation to the site layout of the proposed development. 			
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		<ul style="list-style-type: none"> • Tree Protection Plan: a scaled site plan (1:500@A1) of the proposed development, clearly showing and distinguishing (by colour coding) those trees and hedges to be retained and protected and those to be removed ; showing alignments of Tree Protection Fencing and areas to be excluded from construction activities and compound(s), site office(s), plant, equipment and materials storage. Root Protection Areas (RPAs) of all trees and hedgerows to be clearly shown on this drawing. • Arboricultural Method Statement: clear and practically achievable measures to be used during the construction period, for the protection and management of all trees and hedges that are to be retained, as shown in the Tree Protection Plan. • Summary Table: Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages. • Arborist's name, arboricultural qualifications and contact details. • Date that the survey was carried out (surveys > 12 months are unacceptable). <p>Specific recommendations relating to Arboricultural Works</p> <ul style="list-style-type: none"> - The Arboricultural Consultant shall visit the site at a minimum on a monthly basis during construction works, to ensure the implementation of the recommendations in the tree reports and plans. - All recommendations pertaining to tree retention, tree protection and tree works as detailed in the Arboricultural Method Statement and Tree Protection Plan in the submitted tree report shall be implemented in order to ensure the protection of trees/hedges on the site. 		
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	<ul style="list-style-type: none"> - All tree felling, surgery and remedial works shall be completed prior to the completion of construction works on site. - All works on retained trees shall comply with proper arboricultural techniques conforming to BS 3998: 2010 Tree Work – Recommendations. - The clearance of any vegetation including trees and scrub should be carried out outside the bird-breeding season (1 March – 31 August inclusive) or as stipulated under the Wildlife Acts 1976 and 2000. - The Arborist shall carry out a post construction tree survey and assessment on the condition of the retained trees. 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. - A Final Completion Certificate is to be signed off by the Arborist when all tree/hedgerow works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals and all of the recommendations in the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement prior to taking in charge. <p>2.0 Landscape Design 2.1 Retention of the services of the qualified Landscape Architect (or qualified Landscape Designer) as a Landscape Consultant throughout the life of the construction works. The applicant shall</p>			
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		<p>inform the planning authority of that appointment in writing prior to commencement of development. A Practical Completion Certificate is to be signed off by the Landscape Architect when all landscape works are fully completed to the satisfaction of the Parks Section and in accordance with the permitted landscape proposals.</p> <p>2.2 A comprehensive Landscape Design Rational & Landscape Proposal prepared by a suitable and qualified Landscape Architect (or qualified Landscape Designer). The following shall be included;</p> <ul style="list-style-type: none"> • A scaled Landscape Masterplan with cross-sections (where appropriate) showing the general layout and hard and soft landscape treatment of all external areas/spaces (including front and rear gardens), boundaries, structures, and features. This shall be generally provided at a maximum scale of 1/200. • Details of Hard Landscape Design (where applicable) for boundaries, (walls, fences, screens), lighting, seating, kerbing, edging, surfacing. • Details of Soft Landscape Design: detailed Planting Plan(s) and Planting Schedule(s) [species/varieties, quantities, sizes, rootball presentation, spacings]. Proposed planting should have a wide variety of species/varieties, using both native planting and non-native planting. The overall objective of planting in areas that are anticipated to be taken in charge is that they are easily manageable, visually appealing, enhances biodiversity and is pollinator friendly. • A clearly outlined Landscape Plan which demonstrates that the proposed location of underground/over ground services will not impinge on the proposed trees or open space usage. 			
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	<p>2.3 The Landscape Proposals shall contain details of all open space areas. It is a requirement of the Parks Section that the finished topsoil level of all open space areas is flush with adjacent kerbing and any feature mounding/ground modelling shall have sloping gradients of minimum 1:16.</p> <p>It is also a requirement of the Parks Section that the finished topsoil depth (allowing for settlement) on all open space planting areas is minimum 500mm and that the finished topsoil depth (allowing for settlement) on all open space grass areas is minimum 250mm.</p> <p>The Landscape Proposals shall provide section drawings (north-south and east – west) through the proposed development to illustrate the existing and proposed finished topography and the finished topsoil depths (allowing for settlement) of open space areas. This is to provide enhanced amenity value to open space areas.</p> <p>2.4 The Landscape Proposals may indicate proposed tree planting in areas located adjacent and between roadways, footpaths, and car parking. The applicant shall be requested to submit landscape proposals that ensure the construction details for the root zone for these proposed trees are in accordance with best practise and to clarify which locations utilise such systems as 'root barriers' which allow the proposed trees to grow to their potential and avoid future conflict between roots, roads, footpath surfaces and underground utility services. This is to enhance the amenity value of the development and minimise future maintenance costs to the local authority.</p> <p>2.5 The Landscape Proposals shall detail proposed planting throughout the development. The inclusion of planting and or design features that benefit biodiversity and amenity of the open space areas are</p>			
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	<p>required. Some of the proposed planting should be pollinator friendly. Details of which can be found on Biodiversity Irelands, All Ireland Pollinator website. This is to provide enhanced biodiversity value and amenity to the open space.</p> <p>2.6 The Landscape Proposals shall ensure that in open space areas, where space permits, specimen parkland broadleaf and coniferous tree species shall be included in the tree planting mix. This is to provide enhanced amenity value to open space.</p> <p>2.7 The Landscape Proposals may indicate proposed pathways in open space areas of the development. It is a requirement of the Parks Section that a tarmacadam, resin bound gravel or concrete surface shall be provided on all pathways and cycleways in open space areas. Pathways shall provide for universal access. Pathways of 2.5m wide or greater shall be suitable for occasional vehicular use inter alia maintenance, emergency. Timber edging is not permitted. Tarmacadam pathway edges shall be bound by concrete kerbing. Resin bound gravel pathway edges shall be bound by a metal edge or concrete kerbing. The Landscape Proposals shall provide details of the bound surface type and edge detail. Submitted details should include written specifications, plan, and section drawings. This is to minimise future maintenance costs to the local authority.</p> <p>2.8 The Landscape Proposals may indicate proposed seating in open space areas. It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber and include 'anti-skateboard' rings/devise to deter skateboarders. It is also a requirement of the Parks Section that a bound surface shall be provided</p>			
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	<p>to seating locations in open space areas. The Landscape Proposals shall provide details of any proposed seating materials and the surrounding bound surface type. This is to minimise future maintenance costs to the local authority.</p> <p>2.9 The Landscape Proposals shall detail public lighting locations and ensure tree planting will not compromise any proposed street lighting. The landscape proposals shall ensure that the trees are planted a sufficient distance from any public lighting so that when the canopy matures it does not cover the light standard. This is to ensure there is no future conflict between any proposed tree planting and public lighting.</p> <p>2.10 The Landscape Proposals shall detail locations of all proposed underground services and associated manholes e.g. foul sewer, water and SuDs and their location in relation to proposed trees and planting. The Landscape Proposals shall ensure that the locations of all underground services will not compromise proposed trees and planting, and that the location of manholes will not sterilise areas of open space. This is to ensure that there is no future conflict between any proposed underground services and proposed trees, planting, and open space areas.</p> <p>2.11 The Landscape Proposals shall detail locations of any proposed underground attenuation located in the open space area. It is a requirement of the Parks Section that there is a sufficient depth of soil above underground attenuation so as not to sterilise areas of open space and to facilitate the possibility of planting inter alia wildflower meadow, bulbs, ornamental shrubs. The Landscape Proposals shall provide plans and section drawings (north-south and east – west) to detail the proposed depth of soil above underground attenuation. This is to provide</p>			
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	<p>enhanced amenity and biodiversity value to open space area and to ensure there is no future conflict between the underground attenuation any proposed landscaping or features.</p> <p>2.12 The Landscape Proposals shall detail locations of proposed wayleaves or rights of way through the open space areas of the proposed development. It is a requirement of the Parks Section that details of the location of any proposed wayleaves or rights of way through open space areas are detailed on the landscape plan in relation to existing or proposed planting, landscaping or play features. The Landscape Proposals shall provide details of the location of any proposed wayleaves or rights of way through the open space areas. This is to ensure that there is no conflict between any proposed wayleaves or rights of way and existing or proposed planting, landscaping or play features.</p> <p>2.13 The Landscape Proposals shall detail present or possible future pedestrian connections to provide pedestrian/cycle links and improve permeability between this, existing and possible future adjacent developments.</p> <p>2.14 The Landscape Proposals shall not contain details of proposed Ash (<i>Fraxinus excelsior</i>) planting. Due to the presence of Ash Dieback disease (<i>Chalara fraxinea</i>) in Ireland the plant species should be omitted. This is to minimise future maintenance costs to the local authority.</p> <p>2.15 The Landscape Proposals shall not contain details of proposed Cherry Laurel (<i>Prunus laurocerasus</i>) and Leyland Cypress (<i>x Cuprocyparis leylandii</i>) due to both being non-native species. These plant species should be omitted. This is to provide enhanced amenity and biodiversity value to</p>			
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	<p>open space and to minimise future maintenance costs to the local authority.</p> <p>2.16 The Landscape Proposals shall ensure that areas of proposed 'natural stone paving' do not pose a slip risk to pedestrians when new or over time due to wear. The applicant shall be requested to submit details of slip resistance rating 'r-rating' for proposed natural stone paving. This is to ensure pedestrian safety and minimise future maintenance costs.</p> <p>3.0 Open Space 3.1 The Site Layout Plan shall detail open space areas. It is a requirement of the Parks Section that open space is consolidated into a clear open space hierarchy network to provide larger spaces with a more useful range of active and passive recreational activity options rather than being left over 'incidental' or 'peripheral' spaces. Left over 'incidental', 'peripheral' or 'awkward' areas shall be designed out, to make larger more usable spaces. It is a requirement of the Parks Section that the housing layout plan ensures that the orientation of housing in the vicinity of open space is orientated to facilitate passive supervision. This is to enhance the amenity value of the development and to prevent the creation of a locations for anti-social behaviour.</p> <p>4.0 Boundary Treatments 4.1 It is a requirement of the Parks Section that existing hedgerows and trees are retained and protected as much as possible in order to inter alia preserve rural character where appropriate, retain and provide for biodiversity, retain and provide flora</p>			
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	<p>and fauna habitats and to give a sense of scale and maturity to the prospective development.</p> <p>The applicant is requested to submit boundary treatment, entrance area and landscape proposals that provide comprehensive details of all boundary treatments proposed and their locations and construction in relation to existing boundary hedgerows and trees and how the existing boundary hedgerows and trees are to be effectively retained and protected. Boundary treatment proposals shall provide details which clarify the extent of the land ownership and whether land ownership extends to inter alia the centre line of existing hedgerows or to the locations of proposed boundary treatments.</p> <p>Boundary treatment proposals shall also provide comprehensive details of how treatments will not render areas of inter alia land, hedgerow, trees, drainage ditches, or utility cabinets inaccessible or unable to be maintained or create areas of 'no man's land' between this and possible future adjacent developments.</p> <p>The boundary treatment, entrance area and landscape proposals shall also show a comprehensive suite of section drawings through all boundaries to illustrate existing and proposed finished topography of adjacent areas.</p> <p>Comprehensive details including a programme of works shall also be provided for remedial and improvement works to the existing boundary hedgerows and trees. This is to ensure the retention, protection, and sustainability of hedgerows/trees during and after construction of the development.</p> <p>This is to minimise future maintenance costs to the local authority.</p> <p>4.2 Timber fencing and timber post and rail fencing are not acceptable. It is a requirement of the Parks Section that any proposed railings shall be steel, galvanised and powder coated if coloured. This is to</p>			
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	<p>minimise future maintenance costs to the local authority.</p> <p>4.3 The Landscape Proposals shall provide details of any proposed railings. It is a requirement of the Parks Section that all proposed railings should be steel, galvanised and powder coated if coloured. This is to minimise future maintenance costs to the local authority.</p> <p>5.0 Play Areas</p> <p>5.1 It is a requirement of the Parks Section that children's play should be provided for within such a prospective development in the form of a natural play spaces. The applicant is requested to submit a landscape plan which details natural play areas located in the open space areas of the proposed development.</p> <p>All play areas shall be natural play spaces with landscaping and natural features e.g. logs, mounding, boulders, and sensory planting. Play areas shall provide for universal access and all play equipment shall not contain swings, nets, ropes, or movable parts.</p> <p>Proposed play safety surface areas shall be Safety Surface Grass Matting that conforms to European Standards.</p> <p>Proposed play items containing wood such as Robinia shall conform to European Standards. The applicant shall be requested to submit details of all proposed items of play equipment.</p> <p>Outdoor fitness equipment may be provided in the open space areas. Proposed outdoor fitness equipment shall conform to European Standards.</p> <p>The applicant shall be requested to submit and agree with Kildare County Council all details for the design, choice of equipment, safety surfacing, along with</p>			
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		specifications and proof that all equipment conforms to European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement. This is to minimise future maintenance costs when the development is taken in charge and still cater for quality play provision in residential developments.			
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