

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:	<p>Refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling including works to the party wall. Works also include construction of a new 3 bed single storey detached house on the remainder of the site.</p> <p>The proposed development involves construction of a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along the R448</p>
Site address	Skenagun, Castledermot, Athy, Co. Kildare
Development proposed by:	Housing Department
Display period:	Advertised in the Leinster Leader on 2 nd April 2024

	<p>Part 8 site notices were fixed at the site on 2nd April 2024</p> <p>Public display period from 3rd April 2024 to 2nd May 2024</p> <p>Submissions/observations due by 4pm on 16th May 2024</p>
Submissions/observations	Kildare County Council received 2 public submissions, 7 reports were received from internal departments within KCC and 3 reports/comments from Prescribed Bodies
Part 8 Reference Number	P8 2024-09

1. Site Location & Context

The application site is located along the R448 less than 500m to the north of the designated Small Town boundary of Castledermot. The site comprises a single storey semi-detached dwelling with a detached storage shed to the rear which is proposed to be demolished. There are existing dwellings to the north and south of the site while the lands bounding the site to the west are in agricultural use. The site has a stated area of c. 0.24 Ha.



Fig. 1 - Site Location – shaded in orange



Fig 2 - Site Location (shaded in orange)

2. Description of the proposed development

The proposed development comprises:

“The refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling including works to the party wall. Works also include construction of a new 3 bed single storey detached house on the remainder of the site.

The proposed development involves construction of a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along the R448.”

3. Planning History

None on the application site.

Lands adjoining the site to the north

Pl. Ref. 20/54 – Planning permission was **granted** for a single storey extension to the side of existing single storey dwelling, 2 no. roof lights to the front façade, use of existing onsite services and all associated site works at No. 478 Skenagun, Castledermot, Co. Kildare.

4. Supporting Documents

The proposal is accompanied by the required plans and particulars, in addition a number of documents have been included, namely:

- Kildare County Council Part 8 Application Form
- Newspaper Notice
- Site Notice
- Schedule of Documents
- Privacy Statement
- Circulation List
- EIA Screening and EIA Determination
- AA Screening and AA Determination
- Engineering Report
- Architectural Drawings

5. Referrals and Consultations

The referrals and consultation process are summarised and outlined in the 'Submissions Report' prepared by the Housing Department.

The following submissions have been received.

Internal KCC Departments/Sections

Water Services: No objection, subject to conditions

Transport Mobility & Open Spaces Department: No objection, subject to conditions

Environment: No objection, subject to conditions

Environmental Health Officer: No objection

Parks: No objection

Strategic Projects & Public Realm: No objection, concerns raised in relation to a number of items including the proposed layout. However, it is further noted in the submission that they are "*not strictly public realm issues*".

Fire Service: No objection

Prescribed Bodies:

EHO: No objection

Transport Infrastructure Ireland: No observations

Uisce Éireann: No objection, subject to conditions

Elected Representatives Submissions/Observations

None

Public submissions

- Michael Bolger
- Paddy Byrne

The response to each of the items raised in the third party submissions is contained in the report in Appendix 2.

6. Policy Context

Kildare County Development Plan 2023 – 2029

Chapter 2 – Core Strategy and Settlement Strategy

Chapter 3 – Housing

Chapter 5 – Sustainable Mobility and Transport

Chapter 13 – Landscape, Recreation & Amenity

Chapter 14 – Urban Design, Placemaking and Regeneration

Chapter 15 – Development Management Standards

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
- Flood Management Guidelines, 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009'
- Quality Housing for Sustainable Communities, 2007 Department of the Environment, Heritage and Local Government
- Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).
- Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)

- 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	None on site
Archaeological Heritage	None identified on or near site
Natural Heritage	c. 260m from the River Barrow and River Nore SAC
Landscape Character	Eastern Transition: Class 2 Medium Sensitivity. Areas with the capacity to accommodate a range of uses without significant adverse effects on the appearance or character of the landscape having regards to localized sensitivity factors.
Flood	The site is not located within a flood zone and there are no historical records of flooding at the site according to the OPW mapping

7. Assessment

Proposed Development

The proposed development consists of the following:

“The refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling including works to the party wall. Works also include construction of a new 3 bed single storey detached house on the remainder of the site.

The proposed development involves construction of a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along the R448.”

The site is located less than 500m to the north of the designated Small Town boundary of Castledermot on unzoned lands. The site has a stated area of c. 0.24 ha.

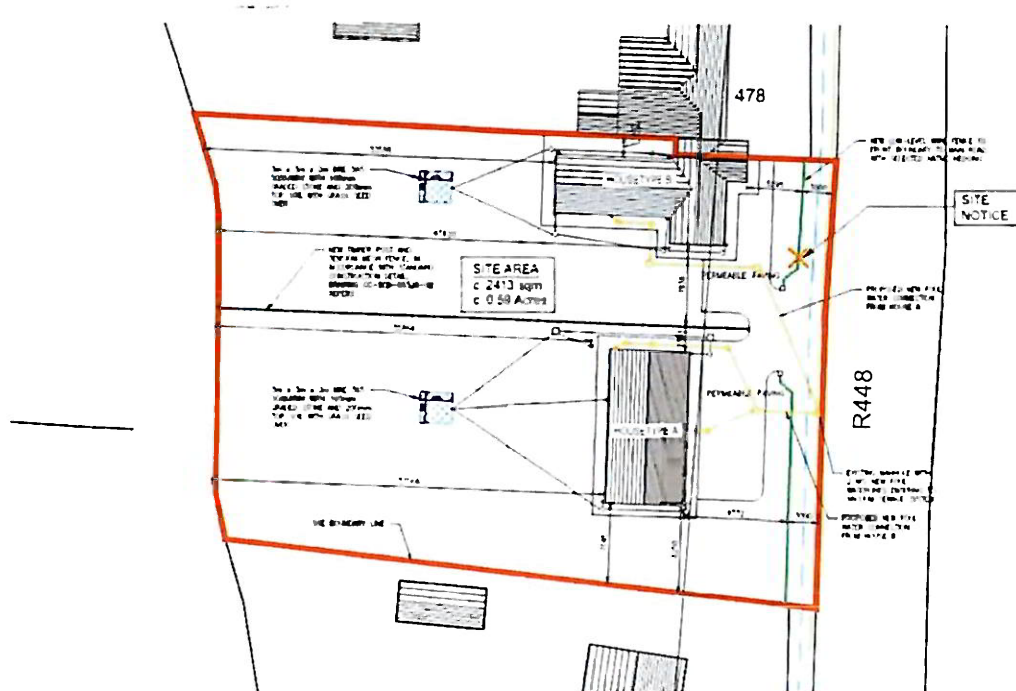


Fig 3 – Proposed Site Layout Plan

The proposed development includes the construction of a single storey detached dwelling with 3 no. bedrooms (Unit A). The proposed floor area of Unit A is 101.2 sqm.

It is also proposed to renovate an existing 1-bedroom single storey semi-detached dwelling (Unit B) to provide a 2-bedroom dwelling with wheelchair access. The proposed floor area of Unit B is 85.4 sqm. Sufficient storage space has been provided.

The existing building line is being maintained. External finishes include a mix of natural stone and render which is considered acceptable. The height of the proposed units (single storey) is considered acceptable.



Fig 4 – House Type A – Proposed Front Elevation



Fig 5 – House Type B – Proposed Front Elevation

It is considered that the proposed development would not significantly impact the visual or residential amenities of the surrounding areas.

Local Need

Policy HO P11 seeks to *“Facilitate, subject to all appropriate environmental assessments proposals for dwellings in the countryside outside of settlements in accordance with NPF Policy NPO 19 for new Housing in the Open Countryside in conjunction with the rural housing policy zone map (Map 3.1) and accompanying Schedule of Category of Applicant and Local Need Criteria set out in Table 3.4 and in accordance with the objectives set out below. Documentary evidence of compliance with the rural housing policy must be submitted as part of the planning application.”*

In this regard, compliance with Local Need Criteria as set out in Table 3.4 of the Kildare County Development Plan 2023-2029 will need to be demonstrated for the proposed new dwelling.

Landscaping

All private open space complies with the standards set out in the Kildare County Development Plan 2023-2029. A new low level wire fence with selected native hedging is proposed along the front boundary of the site. A new timber post and tension mesh fence and selected native hedging is proposed between the two dwellings. A third party submission received raised concerns in relation to the property division to the rear. The Housing Department in their response have stated that *“the corrugated iron sheeting can be removed and replaced with timber panel fence.”*

A report has been received from the Parks Department of Kildare County Council noting no objection to the proposal.

Access

There is an existing entrance to the existing cottage on site off the R448 road. The proposal provides for a new shared entrance for the 2 no. dwellings.

Reports have been received from the Transport Mobility & Open Spaces Department who have noted no objection, subject to conditions.

Water and Wastewater

It is proposed to discharge of foul and soiled water to the public wastewater pipeline.

The Water Services Department and the Environment Section of Kildare County Council have provided reports recommending no objection, subject to conditions.

Appropriate Assessment

An Appropriate Assessment Screening was completed 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 the proposed development would not give rise to any significant effects to designated sites.

EIAR

An EIAR screening report was also included with the application. The report concluded that in consideration of the above involving appraisal of characteristics and the location of the 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.

Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2023– 2029
- Kildare County Council internal departmental reports
- Prescribed Bodies reports
- The AA Screening report
- The EIA Screening Report
- The location of the proposed development
- The nature and extent of the proposed development;
- The recommendations set out below.

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2023 –2029 and would therefore be in accordance with the proper planning and sustainable development of the area.

Recommendation

It is recommended to the Mayor and Members of the Athy Municipal District that the proposed development 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 3rd April 2024, except where altered or amended by the following modifications.
2. The proposed development shall be occupied by persons who comply with Local Need Criteria as set out in Table 3.4 of the Kildare County Development Plan 2023-2029. Details of the intended occupants local need compliance shall be submitted to the Planning Authority for written agreement prior to the commencement of development.
3. The proposed development shall not impair existing land or road drainage.
4. Finishes shall be in accordance with the drawings submitted and details of finishes including doors, rainwater goods and window frames shall be agreed in writing with the planning office prior to their installation.
5. Boundary treatments shall be agreed in writing with the Planning Authority prior to their installation.
6. Final details regarding the requirements of the Council's Environment Department, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
7. Final details regarding the requirements of Uisce Éireann and the Water Services Department as set out in their report and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
8. Final details regarding the details of design and traffic management of the works, pavement materials, roads, vehicular access footpaths, parking and cycle spaces, public lighting etc as raised by the Transportation Department in their Reports and responded to by the Housing Department in its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
9. A Stage 2 and Stage 3 Roads Safety Audit shall be carried out by an independent approved and certified Auditor on the completed works as raised by the Transportation Department in their Reports and responded to by the Housing Department in its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
10. An Acoustic Noise Assessment will be carried out in accordance with Building Regulation requirements.
11. Final details regarding a root management plan and landscaping shall be agreed with Transportation Department to ensure that landscaping and roots

do not interfere and damage shared surfaces, prior to commencement of development.

12. A Construction Management Plan should be submitted before the works commence.

13. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays. Any alteration to these times shall be subject to the prior written consent of the Planning Authority.

Signed:



Assistant Planner

Date: 21/06/2024

Signed:



A/Senior Executive Planner

25/06/2024



Aoife Brangan

A/SP

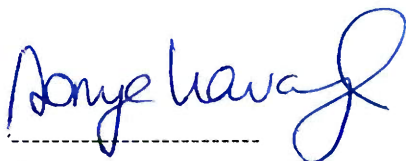
25/06/24



Alan Dunney

Director of Services

25/06/2024



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**

Development at Skenagun, Castledermot, Athy, Co. Kildare.

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing development at **Skenagun, Castledermot, Athy, Co. Kildare**. The development is comprised of the following:

The refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling. Works also include construction of a new 3 bed single storey detached house on the remainder of the site. The proposed development also includes a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along R448.

Having regard to EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), the guidance contained in: "*Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-Threshold Development*" (published by the Department of Environment, Heritage and Local Government in 2003); "*Environmental Impact - Assessment of Projects - Guidance on Screening*" (published by the European Commission in 2017); "*Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment*" (published by the Department of Housing, Planning and Local Government in 2018); and on the basis of an examination of the Part 8 drawings and documents and of the objective information provided in the *Environmental Impact Assessment Screening Report* by Mary O'Connor Consultant Ecologist/Environmental Scientist, Kildare County Council, as the Competent Authority, determines that the proposed residential development at Skenagun, Castledermot, Athy, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

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

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

Having regard to the foregoing and in particular:

- The location and environmental sensitivities of the site;
- 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.

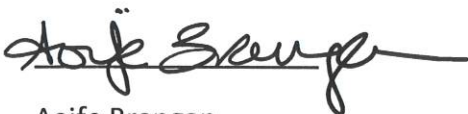


Abbie Baldwin
Assistant Planner
22/03/2024



Bébhinn O'Shea
Senior Executive Planner

25/03/2024



Aoife Brangan

A/SP

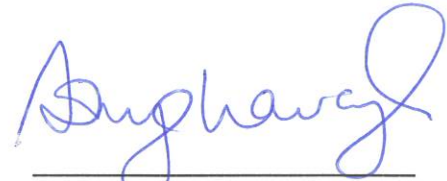
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25/03/2024

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

Date: 26/3/2024

A handwritten signature in blue ink, appearing to read 'Angharad', written over a horizontal line.

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**

Residential Development at Skenagun, Castledermot, Athy, Co. Kildare.

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing a residential development at Skenagun, Castledermot, Athy, Co. Kildare. The proposed development will involve the refurbishment of an existing 1 bed semi-detached single storey house to wheelchair accessible 2 bed dwelling. Works also include construction of a new 3 bed single storey detached house on the remainder of the site. The proposed development also includes a single shared entrance including new boundary hedges and fences, and carparking areas, site development works including landscaping, drainage, ancillary site services and reinstatement of public footpath along R448.

A description of the proposed development has been provided in Section 2 of the Appropriate Assessment Screening Report and with drawings provided with the Part 8 application.

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

Key points in the determination –

- The proposed development site is not located within any Natura 2000 sites, so there is no risk of habitat loss, fragmentation or any other direct impacts.
- The River Barrow and River Nore SAC is c. 250m from the site; all potential pathways surface water and groundwater pathways have been ruled out.
- Foul water from the proposed housing units will enter the public treatment system and treated under licence at Castledermot WWTP and surface water retained on site to infiltrate.

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

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

Signed:



Abbie Baldwin

Assistant Planner

22/03/2024



Bébhinn O'Shea
Senior Executive Planner

25/3/2024



Aoife Brangan

A/SP

25/03/24

L. L. L.
25/03/2024

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

Date: 26/3/2024



Chief Executive

APPENDIX 2

SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION

Submissions Received P82024.09 – Skenagun, Castledermot.

Name	Address	Observation	Date received	Ack	Housing Department Response
Prescribed Bodies					
TII		TII has no observations	09/04/2024	09/04/2024	Submission Noted
Irish water	Email	<p>Uisce Éireann's Recommendation: No Objection in Principle</p> <p>Uisce Éireann's Assessment/Observation(s): Uisce Éireann respectfully requests any grant of permission be conditioned as follows; The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.</p> <p>Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.</p> <p>Uisce Éireann's Standard Condition(s): The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to</p>	14/05/2024	15/05/2024	Submission Noted

				<p>the standards and conditions set out in that agreement.</p> <p>All development shall be carried out in compliance with Úisce Éireann's Standard Details and Codes of Practice.</p> <p>Úisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Úisce Éireann prior to any works commencing.</p> <p>Reason: To provide adequate water and wastewater facilities.</p> <p>Queries relating to the terms and observations above should be directed to planning@water.ie</p>			
External Submissions							
Michael Bolger	Post			<p>This property has been unoccupied for at least 20 years so the see the renovation of the property finally at the planning stage is a positive development. However, for this development to ensure our full support and co-operation. The following items must be guaranteed by Kildare County Council as follows and are redline issues for me:</p> <p>1. The installation of a complete dividing wall between both</p>	15/04/2024	22/04/2024	<p>Submission Noted</p> <ol style="list-style-type: none"> 1) Dividing "Party Wall" will be constructed as part of this project in accordance with Building Regulations. This will form firebreak between the proposed property and attached private dwelling to the north. 2) The semi-detached cottage will be refurbished and insulated to a high standard. BER rating of A3 or higher is required. 3) The property boundary as shown on drawings is as per the Folio outlined and

		<p>properties to act as a firebreak. Currently a dividing wall only exists up to ceiling level at present.</p> <p>2. Insulation at access point to be installed as we have endured constant dampness and rodent infestations for over twenty years due to Kildare County Council's failure to maintain/renovate this property and this has also led to a considerable devaluation of our properties value. Which was emphasised to us last year by the estate agent.</p> <p>3. The property division between both properties at the rear, needs to be positioned to divide both properties equally. The divide boundary is currently 1-2 meters on my side. Please note that all the above items were explained to Kildare County Council staff previously. A concrete wall is</p>		<p>registered with Land Registry. The property boundary between the House Type B and Mr Bolgers house currently consists of corrugated iron sheets on KCC side with timber fence on Mr Bolgers side. The section of fence transitions to a shared hedged to the rear of the garden.</p> <p>The concrete wall requested is not in line with Kildare County council rural housing design guide which seeks to retain as many boundaries as possible. The guide says to "avoid replacing boundaries with unsympathetic fencing, precast concrete blocks and artificial stone."</p> <p>HO P30 of the CDP <i>Require that proposals retain and maintain existing hedgerows in all instances, with the exception only of the section required to be removed to provide visibility at the proposed site entrance. On such cases, proposals for replacement hedgerows, including details of composition and planting must be submitted with any application which requires such removal.</i></p>
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		<p>a must here and is a redline issue for me.</p> <p>Additional comments:</p> <p>4. Skenagun, is a peaceful and well established community with an excellent community spirit and with good relations amongst all our neighbours. It is Kildare County Council's responsibility that this continues and as such that it will guarantee that the new tenants of the renovated property beside us and the new property will not cause any anti social behaviour and that no littering/dumping will occur at both properties. This has become an issue at the council houses at St Johns. There will be a zero tolerance approach from us and the other members of the Skenagun community, if this were to happen. This has also been a peaceful community with high civic values, so it is Kildare Council's responsibility that this continues, and any failure to do so will mean a rapid response from me and other</p>			<p>The corrugated iron sheeting can be removed and replaced with timber panel fence.</p> <p>4) Tenants will be allocated to the properties as per Kildare County Council standard procedures. The new semi-detached house will be subject to "local need" conditions of the Kildare County Development Plan 2023-2029</p> <p>Tenants will sign the standard Kildare County Council Tenancy Agreement which sets out their roles and responsibilities including in relation to anti-social behaviour and interaction with neighbouring properties.</p> <p>5) The proposed layout of the new properties and garden space will require the removal of much of the vegetation to the rear of the site. The tree lined boundary at the rear will be retained. The main private open space for each property is to the rear. This vegetation has been rewided on the site after many years of the house being derelict. AA and EIA screening reports have been completed. The EIA which</p>
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		<p>members of the Skenagun community.</p> <p>5. If it is possible, I would like to see as much of the blackthorn scrub and understorey of pramle at the rear of the site to be retained as a Bio Plot this is an excellent habitat for breeding birds and for insects/pollinators and is important edge habitat for local biodiversity, which we have recorded different species in for over 30 years. Several scarce/rare species of bird breed in this area including: Grasshopper Warbler, Garden Warbler, Blackcap, Willow Warbler, Chiffchaff and Yellowhammer. This area also supports a significant population of House Sparrow which are now declining locally. A pair of Swallows breed in the remnants of a pig sty onsite. A healthy population of Pipestrelle bats (up to 30 bats) are also present on site and use this site and our property as a foraging/breeding area from April till October so its important that as</p>			<p>was completed by a Consultant Ecologist concluded that "no habitat loss will be incurred due to the proposed development" It may be possible to retain a portion of the rewilded vegetation at the rear of the site possibly within 5m of the boundary. This can be included in the detailed design.</p> <p>Works to remove vegetation should be completed outside the bird nesting season as mitigation measure.</p>
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		<p>much as is possible of this scrub habitat is retained as a source of insect food. Butterflies that breed on the site include: Brimstone, Small Tortoiseshell, Peacock, Comma, Green-veined white, Small White, Large White, Speckled Wood, Meadow Brown, Dingy Skipper, Ringlet, Common Blue, Small Copper, Painted Lady. The following species of Dragonfly also occur at this site: Emperor, Brown Hawker, Migrant Hawker and Common Darter. A complete loss of this valuable scrub habitat will be very damaging for all the above species and no modern landscaping can hope to match the high nature value habitat that this established blackthorn/bramble scrub can provide. So a compromise between landscaping at the front of both properties and retaining as much of the blackthorn/bramble scrub at the rear of both properties would be the best compromise solution and be in keeping with the Kildare County Council's Biodiversity Action Plan. I</p>			
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Paddy Byrne	Portal	<p>would gladly liaise with the Kildare County Council's ecologist and biodiversity officer in relation to this matter.</p> <p>I ask Kildare County Council to please take note of the above points which are of great importance to my family and I and to keep in communication regularly with me throughout this planning process and going forward.</p>	14/05/2024	14/05/2024	<p>Submission Noted.</p> <p>It is not proposed to alter the existing boundary hedging between house type A and the property to the south. A concrete block wall as requested is not in keeping with the rural setting and the Kildare County Council Rural Design Guide which is appended to the Kildare County Development Plan 2023-2029. This is in keeping with all the adjoining cottages along this row of houses which also have hedges providing the boundary between each house.</p> <p>Some additional planting of native hedgerow can be provided along this boundary to form a "double hedge"</p>
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<p>Internal Reports Water Services</p>	<p>KCC</p>				<p>Report Noted</p> <ol style="list-style-type: none"> 1) Point noted and is currently as designed. 2) Point noted and will be included in detailed design requirements 3) Roadside drainage will not be impaired
		<p>03/04/2024</p>	<p>03/04/2024</p>		

1. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. No surface water system shall discharge to the Public wastewater system. All surface water shall be collected and disposed of to permeable paving, rainwater harvesting, rain gardens, infiltration trenches, soakways, etc. and designed and constructed in accordance with B.S. 8301:198 and BRE Digest 365 and provided with attenuation. The drainage system shall be designed and supervised by a qualified engineer who shall certify the works as compliant with regard planning, design and construction.
3. Roadside drainage shall be provided at the entrance which shall discharge to soakways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by the roads authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section. The entrance shall be drained to the surface

<p>Transport, Mobility & Open Spaces Department</p>	<p>Email</p>	<p>water system in order that no water discharges of to the public roadway.</p> <p>Refer to Uisce Eireann for Water and Wastewater items.</p> <p>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 2 Social Housing Residential Units Skenagun, R448 , Castledermot, 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> <ol style="list-style-type: none"> 1. A Consulting Engineer shall be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site. 2. A detailed design for the proposed works shall be submitted to the Planning Authority for approval. Details of the design and traffic management of the works shall be agreed in writing with the Planning Authority, KCC Housing Dept, KCC Roads and Athy MD 			<p>Submission Noted</p> <ol style="list-style-type: none"> 1) Consulting Engineer will be employed to complete the detailed design, tender and supervise works on site. 2) Detailed design can be submitted to Planning authority for approval 3) As per point 2 4) As per point 2 5) Both units are designed to be universally accessible. 6) Point noted 7) It is not proposed to alter the existing public lighting arrangement at this location. 8) Proposed hedging shall be set back sufficiently from public footpath so that roots do not interfere with the public footpath 9) Landscaping will not interfere with public lighting in this area 10) No footpath junctions proposed within the site. 11) Existing land drains will be repaired if intercepted. There will be no interruption to roadside drainage.
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		<p>Sections prior to the commencement of the development.</p> <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 TII. Document (DN-GEO-03060), 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 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>12) Surface water from within the site will be contained within the site and discharged to ground through permeable paving and into a soakaway.</p> <p>13) Stage 2 Road Safety Audit shall be carried out on the final detailed design</p> <p>14) Stage 3 road safety audit shall be carried out if necessary on completion of the works.</p> <p>15) The speed limit at this location is 60km/hr. Site lines will be as per TII guidance document. Length of sightline to be confirmed in detailed design submission.</p> <p>16) Parking spaces will be provided as per KCC Development Plan. Ducting will be installed for EV charge point at each house as per Part L requirements and KCC Development Plan requirements. Tenants will be able to utilise the low night rates for EV charging using domestic supply. EV charger to be provided by tenant if required.</p> <p>17) As per point 16 above</p> <p>18) Any alteration to public footpath will be minimum 2m wide. No internal roads.</p> <p>19) Noted</p>
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		<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 not damage infrastructure where a Root Management Plan should be submitted.</p> <p>10. Footpaths shall be ditched 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. A Stage 2 Road Safety Audit shall be carried out by an independent approved and</p>		<p>20) As per 19 contractor will need to apply for a Road opening Licence for alterations to footpath.</p> <p>21) No turning movement from HGVs proposed within this site.</p> <p>22) Acoustic Noise Assessment will be carried out in accordance with Building Regulation requirements.</p> <p>23) Construction Management Plan to be submitted by contractor for agreement by KCC Housing/Roads and Athy MD ahead of works commencing.</p>
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		<p>certified Auditor for the proposed development and the infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p> <p>14. 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>15. Vehicular access to the site will be off the R448 (within 60kph speed limit zone) where the sight visibility at this access shall be in compliance with the TII Document (DN-GEO-03060) standards and traffic calming measures may have to be installed on the R448 at the approaches to the site access to include measures to warn motorists of turning movements ahead and to reduce traffic speeds when approaching the proposed new access into the development.</p> <p>16. 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</p>		
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		<p>to be agreed beforehand by the Planning Authority, KCC Housing Dept and KCC Roads Sections.</p> <p>17. 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.</p> <p>18. New footpaths shall be a minimum of 2m in width and tie into existing footpaths and the internal roads access shall be a minimum of 5.5m in width.</p> <p>19. 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>20. 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</p>		
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	<p>MRL system to ensure the following items are assessed:</p> <ul style="list-style-type: none"> a) Contractors' experience and competency to carry out such works. b) Compliance with the Guidelines for Managing Openings in Public Roads (The Purple book, 2017 edition). c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area. d) Relevant Insurance's to carry out such works. 							
	<p>21. Turning movements shall be checked for HGVs (including refuse trucks and emergency vehicles) at the new access point (entry and exit) and within the development using software such as AUTOTRACK, there shall be no encroachment by HGVs onto footpaths or grass verges</p>							
	<p>22. An Acoustic Noise Assessment shall be carried out on the proposed development and an Acoustic Design Statement shall be issued which shall contain noise amelioration / mitigation measures (as</p>							

		<p>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>23. 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 Athy 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) 			
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	<p>Traffic Signs Manual for the overall development.</p> <ul style="list-style-type: none"> Hours of operation during the construction phase shall be 08.00 hours to 18.00 hours Monday to Friday and 0.800 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). <p>Parking facilities for construction staff which should be within the site and not on the public road and footpath</p>	01/05/2024	01/05/2024	Submission noted
Fire Service	<p>A Chara, Kildare Fire Service has no objection to this planning application.</p>	01/05/2024	01/05/2024	Submission noted
EHO	<p>Re: Part 8 Planning - Proposed Residential Development and associated ancillary and site development works at Skenagun, Castledermot, Co. Kildare, P82024-09 Dear Sir/Madam, This section is satisfied with the proposed plan. If you have any further queries, please do not hesitate to contact me on 045-920208.</p>	0205/2024	07/05/2024	Submission noted
Parks	<p>The proposals are satisfactory for the proposed residential development at Skenagun, Castledermot, Co. Kildare.</p>	16/5/2024	16/5/2024	Submission noted
Public Realm	<p>No objection Comments from the SPPR Team: In terms of the design of House A in particular, there are quite a few missed opportunities, especially as this is a brand new building. 1. The layout is not great since the entrance leads straight to the bedrooms. Any visitors will be led directly to the most private part of the house. The front door should be nearer the</p>	21/5/2024	21/5/2024	Submission Noted 1) House Type A-New 3 bed single storey house is based on DHLGH Design Manual for Quality Housing- Unit type A1 in keeping with the

		<p>living/kitchen. 2. The bedroom doors all swing against the wall, where they should swing into the rooms - this is commonly done for privacy. They can still be wheelchair accessible. 3. The windows on the elevations vary in design and do not have any consistency: some are single pane, some have mullions etc. 4. All windows are at the same cill height - this makes them all read as kitchen windows. 5. There are no opening lights to the bedroom windows - presumably an omission. 6. There are 2 areas of stone cladding to the front elevation: probably a reference to the stonework of House B, but the locations are arbitrary, especially of the left panel. 7. The areas of stone cladding are also not taken into account in the sections or side elevations. Showing how these panels are built would change the drawings, possibly materially. 8. The eaves are too shallow - there is increased potential for water ingress at the gutter. This is also impacted by the stone panels. Some of these issues also apply to House B. Not strictly public realm issues, but I think that more thought should be put into the design of a new house, however small. The introduction of a native hedge along the front boundary of the subject site is welcomed. It is recommended that native tree planting at appropriate intervals should be included along the front boundary and additional native tree and hedgerow planting should be incorporated into the overall layout of both sites.</p>		<p>size and scale of house along this section of road, as the most appropriate layout available within the design manual. The house is larger at 100m2 to meet the KCC Development Management standards including storage requirements.</p> <ol style="list-style-type: none"> 2) Bedroom doors swing against the wall as per DHLGH layout guidance, this is also to accommodate universal access. 3) All windows all to be single pane and standardised. (Drafting error on submission) 4) Window cills on the front elevation are all set at same level to blend with both of the adjoining properties which have the same detail. 5) Windows will be operable to allow for means of escape and will be standardised single panels. 6) Design detail for the stone panel will be further to detailed design/can be omitted if required? 7) Gutter detailing will be subject to detailed design. <p>Pitch of the roof is set to match adjoining properties and to ensure that the roof</p>
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Environment	Email	<p>No objection subject to the following conditions:</p> <ol style="list-style-type: none"> All foul sewage and soiled water shall discharge to the public foul sewer system as per the submitted plans. Reason: In the interest of public health, to avoid pollution, and to ensure proper development. 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 machinery, all to the satisfaction of the Planning Authority. Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance. 	01/05/2024	01/05/2024	<p>is not seen as "top heavy". Detailing of gutters will be subject to detailed design and constructed to prevent water ingress.</p> <p>8) Native Tree Planting along the front boundary has not been included due to overhead powerline in this location.</p> <p>New additional native hedgerow can be added along both the northern and southern boundaries to the rear of the houses.</p>
Submission Noted		<ol style="list-style-type: none"> Foul Sewage and soiled water will be discharged to public sewer. "Best practicable means" to prevent/minimise noise and dust shall be detailed in the Construction Management Plan by the contractor and implementation ensured by KCC site clerk of works during construction. Construction and Demolition Resource Waste Management Plan (RWMP) in 			

		<p>3. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B 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. A copy of this RWMP shall be retained onsite at all times for inspection purposes. Reason: In the interest of proper planning and sustainable development.</p> <p>4. The following limits shall apply to the construction phase of the development:</p> <p>(i) 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.</p> <p>(ii) Sound levels shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.</p> <p>Reason: In the interest of public health, to reduce the impact of construction activities on surrounding properties.</p>		<p>accordance with Appendix B of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021) to be prepared by the contractor for approval by KCC prior to construction.</p> <p>4) Noise levels indicated to be adhered to by contractor. Working hours noted also to be adhered to during construction phase. Methodology to be employed to ensure these noise limits to be addressed in the Construction Management Plan.</p>
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