

File: 23052-KCC-XX-XX-A-RP-0007-Design
Statement
Author: AD
Status: S4
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Date: 18-Mar-25

Comhairle Contae Chill Dara
Kildare County Council



PART 8 Design Statement

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

Planning and Development Regulations 2001 (as amended) - Part 8

Craddockstown Social Housing

Ref: P82025.02



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Date of Issue:

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Part 8 Planning Application – Cover Note

Project Name	Craddockstown Social Housing
Project Number	23-052
Project Type	Social Housing
Planning Reference	P82025.02
Site Location	Craddockstown Road, Naas, Co.Kildare
Site Zoning	Residential
Site Area	0.858ha
Proposed Density	33 units/ha
Total Units and parking	28no Units, 33no total parking
MD Area	Naas MD
Housing Mix	7 x 1 Bed Unit 14 x 2 Bed Units 6 x 3 Bed Units 1 x 4 Bed Unit Of which 6no. UD units
Design Team	Donnacha Reynolds – <i>Senior Executive Engineer</i> Alex Dutczak – <i>Executive Architect</i> Hayes Higgins Partnership – <i>C&S Engineer, PSDP</i> RMDA – <i>Landscape Architect</i>

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Description of site and context

The site is located in the south east area of Naas, in Craddockstown. The site is zoned residential and borders and existing housing development of Eustace Demesne to the north, greenfield land to the south and 2no. private residential properties at the junction with Craddockstown Road.

The site is relatively flat and is bound by some existing boundary walls to the neighbouring properties. The proposal will include a pedestrian/cycle link to the Eustace Demesne development to the north, which will further link with the new proposed cycling infrastructure at Craddockstown Road.



Fig1. Proposed Site Location



Fig2. Proposed Site Plan

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Design intent

The proposal includes 28no residential units. The proposed units are distributed around the perimeter of the site, providing the residents with private outdoor space. A generous central green space is created as a shared amenity for the residents. A 3 storey own-door apartment block marks the entrance to the development, with 2 storey semi-detached and terraced housing, and own door apartments spread across the rest of the site.



Fig3. Approach from Eustace Demesne

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Housing Mix

The proposed housing mix consists of 28no. units, of which 6no. are Universal Design compliant, which is aligned with the KCC requirement of 20%. The housing mix was developed in conjunction with the Allocations Team to suit current need.

The housing mix is split across:

Type A – 3 storey block of 3no. 1-bed 2-person own door apartments (Ground Floor UD unit)

Type B – 14no. 2-bed 4-person 2-storey homes

Type B1 – 2no. 3-bed 6-person UD units with a Ground Floor bedroom.

Type C – 4no. 1-bed 2-person own-door apartments across 2 storeys (of which 2no. are UD units)

Type D – 4no. 3-bed 4-person 2-storey homes

Type E – 1no. 4-bed 7-person special 2-storey home unit with Sensory Room



Fig4. Example Site Elevations

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Landscape

The landscape design was completed by RMDA. It features a central green space as a shared amenity for the residents. It includes areas for kick-about, natural mounds and play equipment for children.

The Public Open Space (POS) provision is 17%, which is well above minimum required by Kildare County Council.

The SuDs strategy has been developed in line with KCC recommended guidance.

A pedestrian and cycling link will be provided to the neighbouring housing estate to the north.



Fig5. Representation of the Central Green Space

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Materiality

The material palette for the project has been developed in line with the Design Manual for Quality Housing. It incorporates a range of materials of co-ordinated colours and textures to add interest to the elevations, ensure durability and desirable aesthetics.

The use of different brick textures, bonds, colours and protrusions has been employed throughout the project to break up larger façades and add sense of human scale.



Fig6. Material Board

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Description of consultation to date

Kildare County Council have held a number of consultations as part of the Part 8 development process.

These have included:

- Meetings with the existing residents of neighbouring properties
- Presentation and discussion with the Naas MD councillors
- Meeting with the internal KCC planning department
- Feedback from various internal departments
- Co-ordination with the adjoining PPP site management at Eustace Demesne

The proposed Part 8 development has taken cognisance of feedback received from all stakeholders.



Fig7. Birdseye view of development