



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

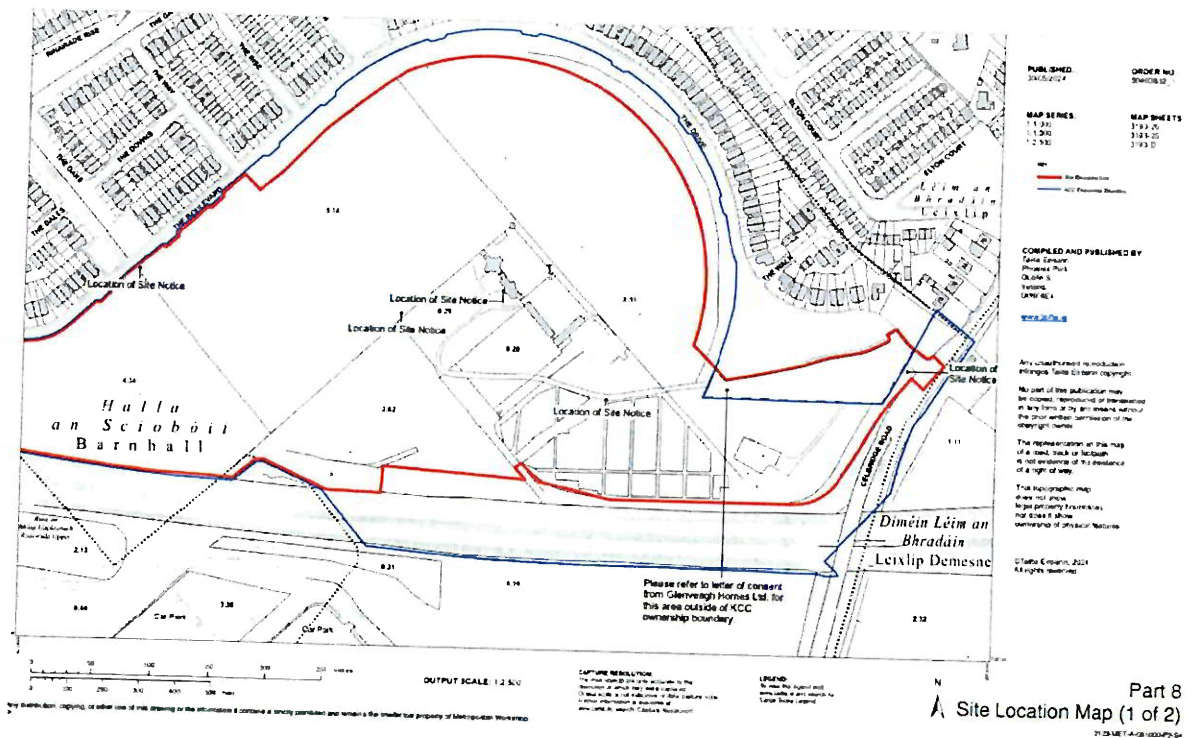
Report for submission to the members, prepared in accordance with Part XI, Section 179, Sub-section (3)(a) and (3)(b) of the Planning and Development Act 2000 as amended.

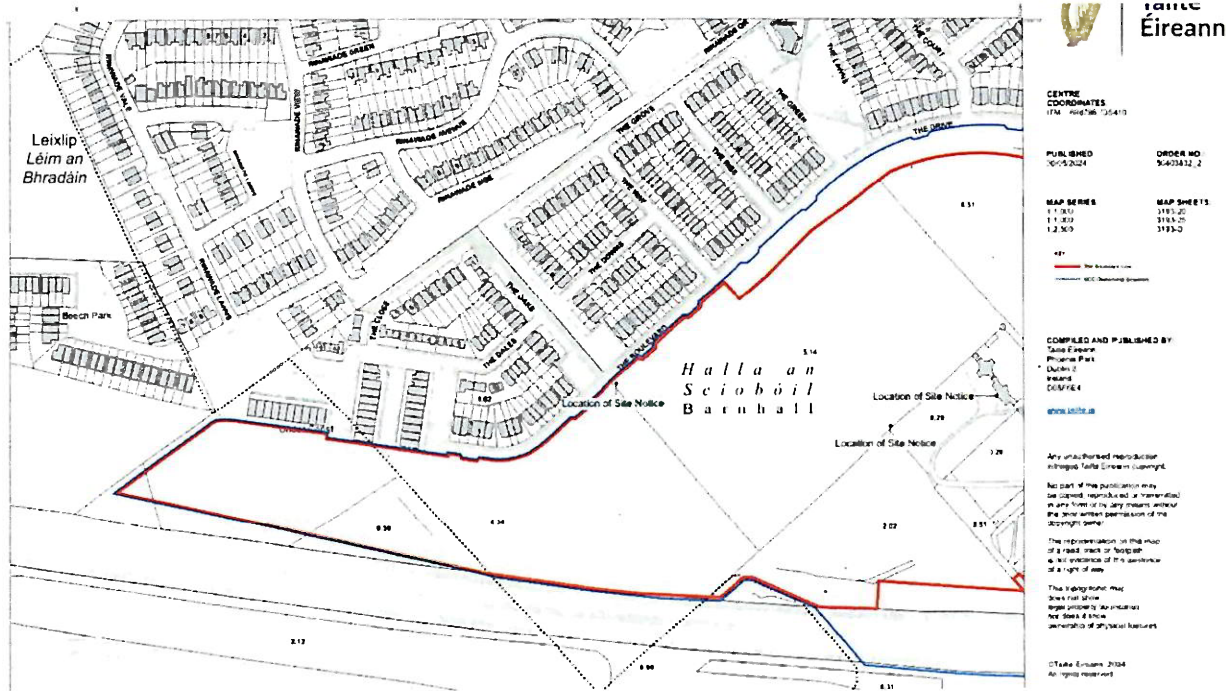
Type of Development	Redevelopment of The Wonderful Barn
Site Location	Barnhall, Leixlip, Co. Kildare
Development proposed by	Strategic Projects and Public Realm (SPPR)
Display period	Advertised in Liffey Champion on 8 th June 2024. 6 no. Part 8 site notices were fixed at and near the site. Public display period from 7th June 2024, up to and including 19th July 2024.
Submissions/observations	27 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 C
Part 8 Reference Number	P82024.10

1. Site Location & Context

The Part 8 site comprises c. 19.8ha and incorporates the protected structure of the Wonderful Barn and its ancillary building(RPS Number: B11-15 Wonderful Barn Complex), Barnhall House, two dovecotes, a walled garden and ranges of adjacent courtyards containing former farm buildings. The subject site is bounded to the north by Barnhall Meadows road and an existing residential development, to the south by the M4 motorway, to the east by Celbridge Road (R404), and to the west by residential dwellings and greenfields. Approximately 600 homes are be developed to the east and west of the wonderful barn at the Celbridge Road East Development Area and Leixlip Gate Key Development Area. The lands are zoned F-Open Space and Amenity.

Figures 1 & 2 – Site location (as submitted as part of the Part 8 documents)





2. Description of the Proposed Development

The proposed works comprise the following (as per public notices):

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Demolition of small quantum of existing fabric to reinstate integrity of protected structures to bring the building complex back into use.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the Kildare County Council Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.

- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new shared pedestrian and cycle route within the Wonderful Barn site. The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council.
- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the Northwest of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark and associated bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site works.

In terms of opening hours, it is indicated that the parklands will be accessible 24 hours a day, the courtyard gates, café, workshops, and exhibition spaces will typically close at 6pm daily. Occasionally the Wonderful Barn, gallery, workshops, and performance spaces may remain open after 6pm for scheduled events.

Figure 3 – Proposed Site Layout



Figure 4- Proposed Landscape Masterplan



Figure 5- Artists Impression of Proposal



3. Supporting Documents

The Part 8 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
- Architects Design Report
- Architectural Heritage Impact Assessment Report
- Archaeological Impact Assessment Report
- Landscape Design Reports
- Arboriculture Assessment & Tree Survey
- Infrastructure Report
- Drainage Layout and Suds Strategy
- Ecological Impact Assessment Report
- Public Lighting Report
- Energy and Sustainability and Servicing Strategy Report

- Traffic and Transport Assessment Report
- Acoustic Design Report
- Stage 1 Flood Risk Assessment
- Arboricultural Assessment and Impact Assessment

4. Referrals and Consultations

The referrals and consultation process has been summarised in the 'Submission Report' prepared by the SPPR team. It is considered that an appropriate response to submissions and issues raised is contained in Appendix B of this report. The closing date for the receipt of submissions and observations was 5:00pm on 19th July 2024. A total of 27 submissions were received, of which 15 were from individual members of the public, 4 from Groups/Organisations, 4 from Prescribed Bodies and 3 reports received from Internal Departments within Kildare County Council, 1 from an elected representative. Submissions were received from the following:

Submission Ref. No.	Submission received from	Representing
KCC-C254-WB-1	Úna Barrett	Individual
KCC-C254-WB-2	Pauline Darcy	Individual
KCC-C254-WB-3	Hilda Mulrennan	Individual
KCC-C254-WB-4	Susan O' Connor	Individual
KCC-C254-WB-5	Paul Barry	Individual
KCC-C254-WB-6	Joe Bergin	Individual
KCC-C254-WB-7	Hilda Mulrennan	Individual
KCC-C254-WB-8	Jenny Byrne	Individual
KCC-C254-WB-9	Gerard Brangan	Individual
KCC-C254-WB-10	Ian Byrne	Individual
KCC-C254-WB-11	Department of Transport	Prescribed Body
KCC-C254-WB-12	Uisce Eireann	Prescribed Body
KCC-C254-WB-13	Transport Infrastructure Ireland	Prescribed Body
KCC-C254-WB-14	Adrienne Pratt	Individual
KCC-C254-WB-15	Department of Housing, Local Government and Heritage	Prescribed Body
KCC-C254-WB-16	Friends of the Wonderful Barn	Community Group
KCC-C254-WB-17	Liffey Valley Park Alliance	Community Group
KCC-C254-WB-18	Anthony Larkin	Individual
KCC-C254-WB-19	Pauline Darcy	Individual
KCC-C254-WB-20	Neil Geraghty	Individual

KCC-C254-WB-21	MU Barnhall Rugby Club	Sports Club
KCC-C254-WB-22	Leixlip Tidy Towns Mary Foley	Community Group
KCC-C254-WB-23	Brian Mc Ardle	Individual
KCC-C254-WB-24	Cllr. Joe Neville	Elected Representative
KCC-C254-WB-25	KCC Parks Department	Internal Department
KCC-C254-WB-26	KCC National Road Design Office	Internal Department
KCC-C254-WB-27	KCC Fire Service	Internal Department

- Kildare County Council Internal Sections Consultation
 - a. Transportation – No objection, subject to conditions (report received following date of public submissions, however it is an internal report to the Planning Department and is therefore accepted and added to Appendix B of this report).
 - b. NRO: No objection, subject to conditions
 - c. Fire Services Section – No objection, subject to conditions
 - d. Parks Department– No objection, subject to conditions

- Prescribed Bodies
 - a. Department of Transport- no objections
 - b. Uisce Eireann- no objections
 - c. TII – Issues raised- refer to Subs report
 - d. DHLGH Development Applications Unit – No objection, subject to conditions

5. Planning History

There is no planning history traced directly to the subject site, but the following is of relevance regarding adjoining sites:

Site directly north of the Part 8 site: Part of the Wonderful Barn KDA lands:

18/300606: Permission granted to Ardstone Homes Limited by an Bord Pleanála for a STRATEGIC HOUSING DEVELOPMENT consisting of 450 no. new residential units; a childcare facility (538sqm); a new roundabout on the Celbridge Road (R404) and associated road realignment to facilitate vehicular access to the application site with revised entrance arrangement to the Wonderful Barn Complex (a Protected Structure), and incorporating landscape features and signage to the Wonderful Barn Complex (a Protected Structure); associated internal roads, pedestrian and cycle paths and linkages; open space; and, all associated site and development works.

This development has been constructed to completion (Barnhall Meadows).

Site to the south of the Part 8 site and south of the M4 motorway:

23/60047: Permission granted to Kildare Innovation Campus for demolition of existing Buildings No's 7, 8 and 9 (total gfa c. 84,838sqm)- Construction of 2 no. new deep tech buildings and 4 no. new data centre buildings, all including ancillary office spaces.

Site to the east (across Celbridge Road):

23/513: Permission granted to Glenveagh Homes for a large-scale residential development (LRD) of 237 no. houses and a two-storey creche on a 14.3 hectare site.

6. Policy Context

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,
- Sustainable and Compact Settlements: Guidelines for Planning Authorities, 2024, Department of Housing, Local Government and Heritage,
- 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),

Kildare County Development Plan 2023 – 2029

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

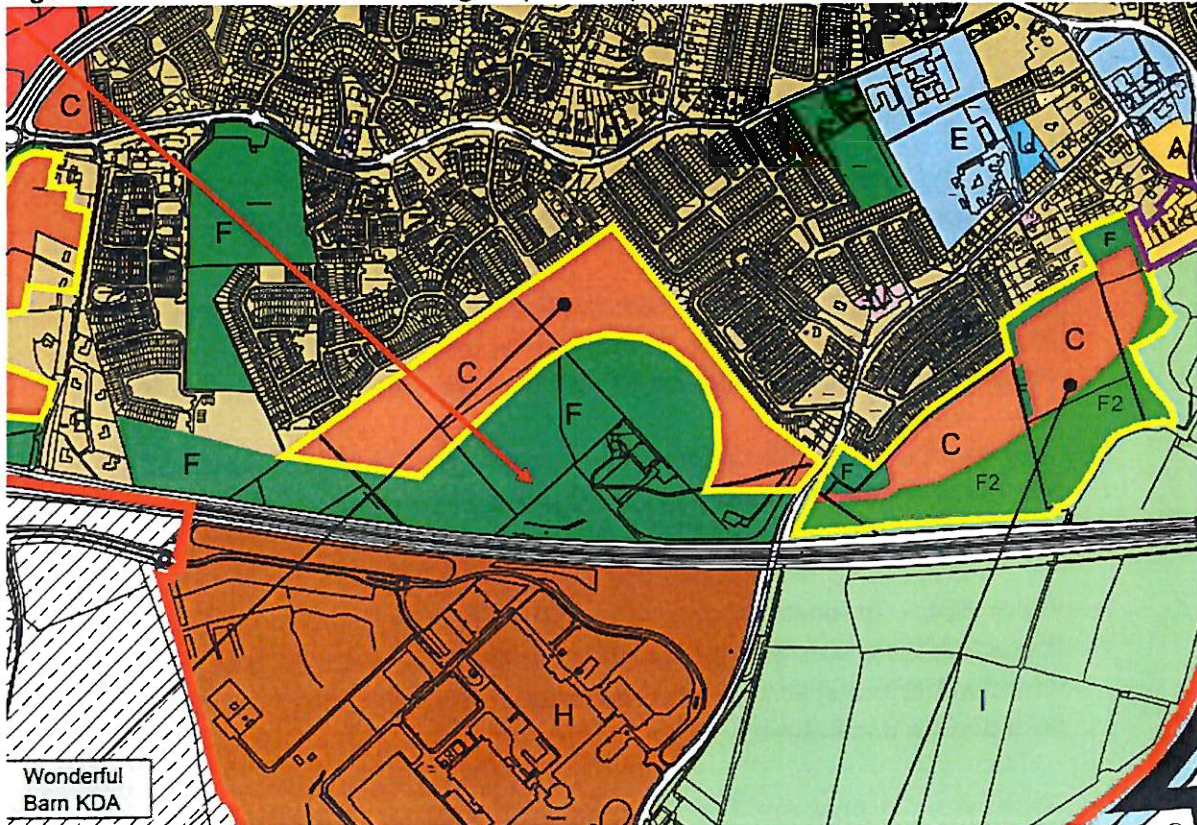
- Chapter 2- Core Strategy and Settlement Strategy
- Chapter 3- Housing
- Chapter 5- Sustainable Mobility and Transport
- Chapter 6- Infrastructure and Environmental Services
- Chapter 8- Urban Centres & Retail
- Chapter 10- Community Infrastructure and Creative Spaces
- Chapter 11- Built and Cultural Heritage
- Chapter 12- Biodiversity and Green Infrastructure
- Chapter 13- Landscape, Recreation and Amenity
- Chapter 14- Urban Design, Placemaking and Regeneration
- Chapter 15- Development Management Standards

Leixlip Local Area Plan 2023-2023 (extended to 2026)

The Part 8 site is zoned **F- Open Space and Amenity** in the Leixlip LAP, where it is an objective,

“To protect and provide for open space, amenity and recreation provision”

Figure 6- Extract of Land Use Zoning Map- Leixlip LAP 2020-2026



It is noted from Table 15.1 Land Use Zoning Matrix in the LAP that:

- Community/recreational/sports are listed as Y- Permitted in Principle
- Cultural Uses are listed as O-Open for Consideration
- Park/Playground are listed as Y-Permitted in Principle

Furthermore, uses which are not listed in the matrix will be considered on the merits of the proposal with reference to the most appropriate use of a similar nature indicated in the table and in relation to the general policies and zoning objective for the area.

The Part 8 site is immediately to the south of KDA lands, which have now been developed as residential development. The following relates to the KDA lands:

*12.2 The Wonderful Barn Key Development Area New Residential, Open Space and Amenity
The Wonderful Barn KDA is located to the south of the town, north of the M4 motorway and encircles the site of The Wonderful Barn complex. It is bounded by Easton Meadows and Rinawade residential estate to the north and west, Castletown residential estate to the north and Elton Court residential estate to the east. Trees and hedgerows form the shared boundaries with these estates and the development area. The Wonderful Barn KDA is approximately 15.4 ha (13.2ha residential).*

From a review of the Leixlip LAP, the following policies and objectives are of relevance to the proposed Part 8 scheme:

- OS1.5 To facilitate and promote the provision of a public park at The Wonderful Barn.
- Policy EDT3 - To support and facilitate existing amenities and the development of sustainable tourism infrastructure, attractions, activities and facilities in Leixlip.
- Policy MT1 - to promote enhanced permeability for pedestrians and cyclists within the urban environment in order to improve access to the town centre, local schools, recreational facilities, shops, public transport services and other amenities.

Objectives - To support the delivery of a pedestrian and cycle overpass of the M4 to link The Wonderful Barn at Leixlip to Castletown Demesne in Celbridge in consultation with Transport Infrastructure Ireland (TII)

- Policy BH1 - To preserve and enhance the buildings identified on the Record of Protected Structures and to carefully consider any proposals for development that would affect the special value of such structures, including their historic curtilage, both directly and indirectly.

Objectives- To promote The Wonderful Barn as an integrated tourism attraction including the restoration of the main features of the complex and its historical landscape: (i) The re-arrangement of the existing access way. (ii) The integration of car parking facilities, (iii) The consolidation and eventual restoration of the historic buildings. (iv) The reinstatement of the walled garden and rear courtyard; (v) The insertion of complementary commercial uses to ensure a sustainable future for the project. The feasibility of a Discovery Park including play facilities and a picnic area shall be investigated.

- Policy OS1- Open Space - to provide for a hierarchy of high quality multi-functional public open spaces within Leixlip, and to preserve and protect such spaces through the appropriate zoning of lands.

Objectives • To facilitate and promote the provision of a public park at The Wonderful Barn. • To promote and provide amenities features such as picnic tables, playgrounds or outdoor gym equipment facilities in existing open spaces within the plan area

- Policy MT3 - to maintain, improve and extend the local road network in and around Leixlip to ensure a high standard of connectivity and safety for all road users.
- Objectives- To secure improved access to The Wonderful Barn and the Celbridge Road (east) lands from the R404 (Celbridge Road) as part of the future development of these lands. To investigate the feasibility of a new link road from the Celbridge Road (R404) to the south of the M4 connecting to the M4 Leixlip/Celbridge Interchange in consultation with TII, NTA and other stakeholders.

- Policy NH1 – to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure developments with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment

Objectives- To identify, protect, conserve and enhance wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form part of a network of habitats and corridors, which allow wildlife to exist and flourish and contribute to compliance with Article 10 of the Habitats Directive.

- To protect and conserve the integrity of soils that supports the rich biodiversity and ecological networks in Leixlip

7. Assessment

Principle of Development

It is considered that the principle of the development is acceptable having regard to the zoning objective for the lands and the wider policies and objectives in the Kildare County Development Plan 2023-2029 and the Leixlip Local Area Plan 2020-2023 (extended to 2026). The proposed development will provide much needed open spaces and recreational/cultural uses for the growing community in Leixlip and will facilitate repair works to protected structures.

Design & Layout

The proposed works seek to protect and enhance the architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands.

Proposed works to the structures in and around the Wonderful Barn comprise of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Demolition of small quantum of existing fabric to reinstate integrity of protected structures and in order to bring the building complex back into use.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets,

kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the Kildare County Council Parks Department.

Figure 7- View of Proposed Development

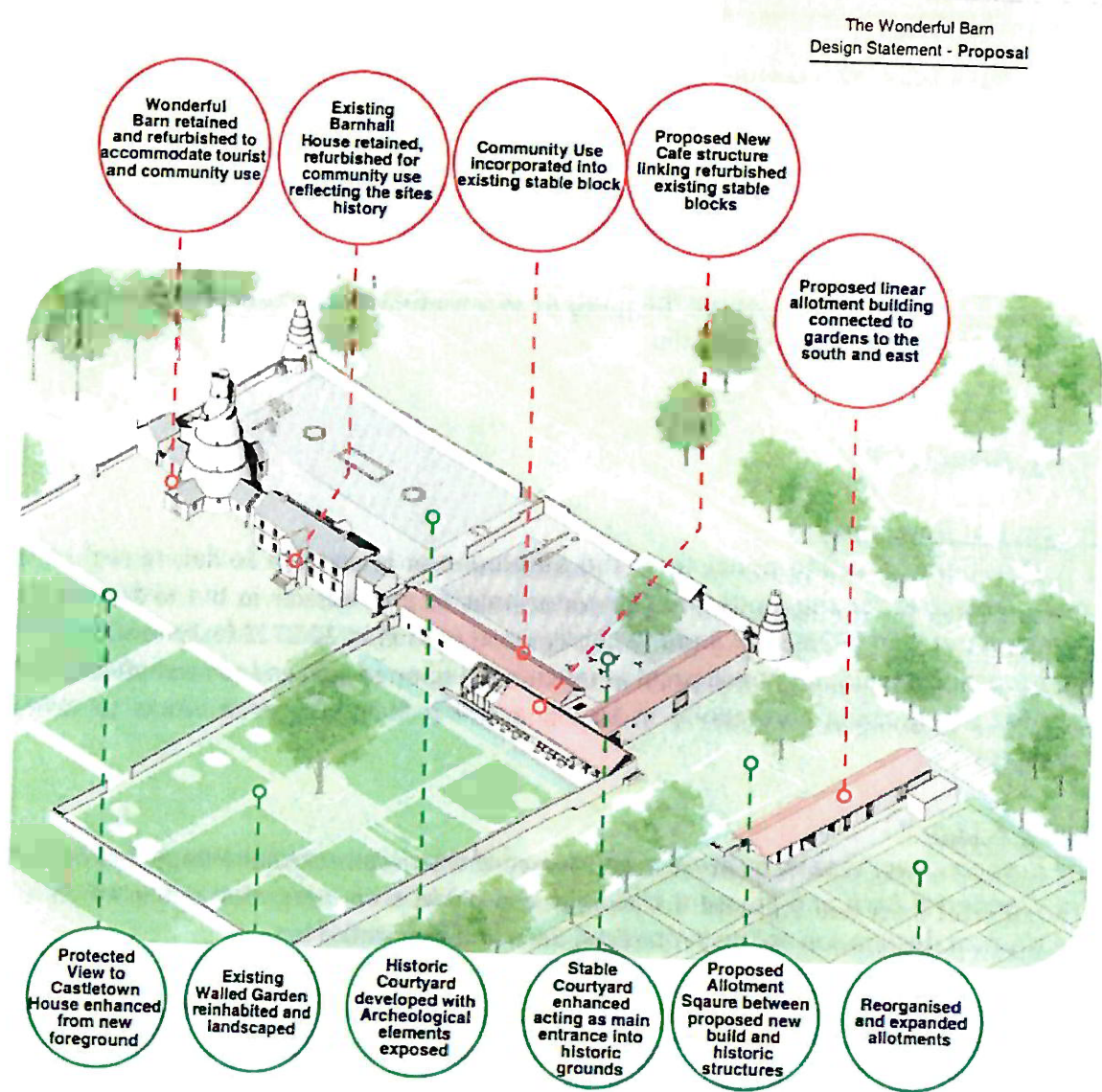
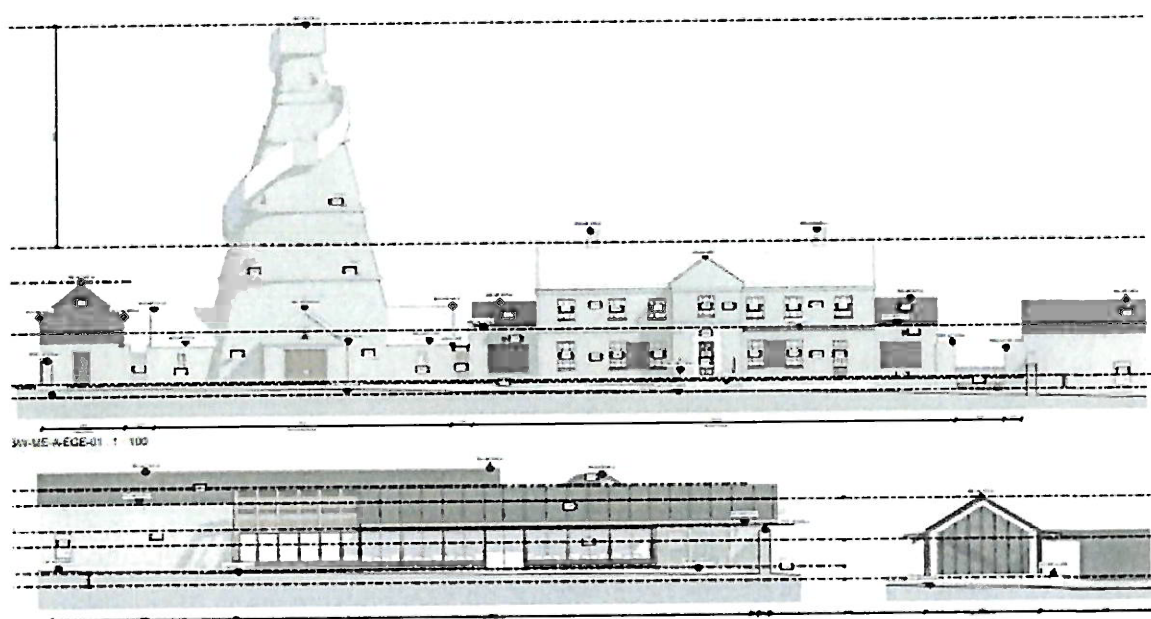


Figure 8- Proposed Sections



It is indicated in the submitted reports that the works to the Wonderful Barn, Barnhall House and their outbuildings will be carried out to a high quality under the supervision of a conservation architect. The design of any new build has taken into account the wider context and heritage value of the overall site and it is not considered that the design would detract from the visual amenities of the area. External finishes can be agreed at detailed design stage.

Built Heritage

The Wonderful Barn is a nationally significant protected structure. Completed in 1743 the Wonderful Barn served several different purposes including - grain store, eyecatcher and prospect tower. Barnhall House is adjacent to the Wonderful Barn and appears to date from the early to mid-eighteenth century.

The Architectural Impact Assessment Report submitted with the Part 8 is comprehensive and provides an historical overview of the Wonderful Barn, Barnhall House and surrounding structures. The report states that the setting of the barn will be enhanced, and its presentation improved by landscaping, with little to no alteration to the barn itself. Within the barn itself minimal servicing will be introduced sufficient to allow the ground floor to be accessed by the public. An accessible W.C. will be provided within the small potato house adjacent to the barn. Improvements to the façade of the house with the reinstatement of the original fenestration pattern will have a positive impact on the exterior of the building, reinstating its original configuration and presentation of the collective structures upon arrival from the south.

Figure 9- The Wonderful Barn and its outbuildings



The Architectural Heritage Assessment Report states that the existing stable buildings are simple rectilinear masonry structures and retain almost no historic interiors aside from some badly damaged stalls. Both structures have been re-roofed with modern materials in recent years. These buildings will do the 'heavy lifting' on site, housing many of the visitor facilities such as the café, a kitchen, W.C.s, exhibition spaces and storage. As less significant structures than the barn or house, it is appropriate that the stables should be refurbished to accommodate the more heavily serviced uses on site.

It is considered that the proposed works to the Wonderful Barn, Barnhall House and their outbuildings is acceptable, subject to the works being supervised by a conservation architect.

Landscape Design & Arboriculture Assessment

A total of 920 individual trees and 9 hedgerows were assessed in the Arboriculturally assessment within the Part 8 site. Of these 19 trees were identified as very low quality trees which should be removed. The works within the park will necessitate the removal of 32 trees. None of the hedgerows will be impacted by the proposed works. It is stated that particular care will be required during the works to ensure that the new paths etc which are located in close proximity to the trees do not negatively impact on tree health. The protection and reinstatement of the integrity of the historic landscape is an important element of this Part 8 Proposal. Refer to the Landscape Concept Plan and the Overall Landscape Plan which details the proposal to create an arrival space (11) with bound gravel surfacing to the front of the Barn and Barnhall House. These works are proposed within the context of a comprehensive conservation led Landscape Design Report.

Vista to Castletown House

The protection of the axial view between Castletown House and the Wonderful Barn is listed under the description of the proposed works as part of the Part 8 proposal:

3.2 Description of Proposed Works

The proposed works comprise the following:

Protection and reinstatement of the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables is required to maintain uninterrupted views.

Additional narrative/response included in the Submissions Report states that all works to the landscape or otherwise are proposed with the context of a comprehensive conservation led Landscape Design Report. The protection and reinstatement of the axial views within the site boundary between Castletown House and the Wonderful Barn and the undergrounding of overhead cables along with the protection and reinstatement of the wider historic landscape within the site area are important elements of this Part 8 proposal.

Ecology

In terms of ecology, it is considered that the Landscape Concept Plan for the proposed development will increase the diversity and extent of woodland, meadow and wetland habitats within the Site. Building renovation and site clearance works will commence outside the season of peak breeding activity in birds and mammals, or the area will be surveyed by an ecologist to confirm that no protected fauna is present. This will avoid any direct impacts on breeding birds or small mammals, and prevent a legal offence under the Wildlife Act 1976 (as amended). Swift nest boxes may allow swifts to nest at the Site in the future, which would have a positive effect on this species. Measures will be taken to avoid impacts on roosting bats during the renovation of Barnhall House, and to enhance the suitability of the building for bats in the long term. Bat-sensitive lighting will avoid or minimise effects on foraging and commuting bats.

It is noted that Kildare County Council Parks Department have reviewed and assessed the proposed Part 8 scheme and have no objections, subject to conditions.

Flood Risk Assessment

The Stage 1 FRA for the proposed redevelopment of The Wonderful Barn, conducted by AECOM on behalf of Kildare County Council has been prepared in accordance with “The Planning System & Flood Risk Management Guidelines of Planning Authorities” published in November 2009.

Key findings from the assessment can be summarised as follows:

- Topographical and Utility Survey: The site shows a general slope from north to south, with an average gradient of 1:100 and a low point at approximately 50.5 mOD in the south, providing a natural drainage path towards the south (M4). Existing utilities within the site were mapped, revealing stormwater sewers and electrical ducts but no foul water drainage pipes, water mains, public lighting, gas pipes, or cables from various service providers. Section 3 and 4 of this assessment were prepared for the purposes of assessing the flood risk to the proposed development and noted the following conclusions:
- Based on the information reviewed, AECOM have concluded that coastal or tidal flooding can be considered as a negligible source of flood risk for the subject site.
- Fluvial flooding from the River Liffey is the closest potential fluvial flood risk source to the site. Based on the material reviewed as part of this document and the analysis undertaken, it has been concluded that the subject site is classified as Flood Zone C.
- Based on the available data, there is no recorded pluvial flooding data for the subject site or surrounding vicinity. In accordance with The Planning System & Flood Risk Guidelines, the proposed drainage network has been designed to cater for suitable surface water runoff during significant rainfall events. To further mitigate against pluvial flood risk, an effective surface water strategy will be developed for the site which includes a 30% increase for Climate Change.

- During excavation of exploratory holes, as per the GI, most shallow pits and excavations (less than 1.0m deep) generally remained dry, indicating a low water table at these depths. This suggests a low risk of groundwater flooding from shallow sources under typical conditions. However, for deeper excavations, as recorded in BH01 and BH01A, the rapid rise in water levels in the boreholes, from 2.0 mBGL to 0.50 mBGL in five minutes, indicates the presence of groundwater under significant confined piezometric pressure at depths around 2.0m. This points to a potential risk of groundwater being present during deep excavations. The proposed development has been classified as being located within Flood Zone C. In accordance with The Planning System and Flood Risk management Guidelines 2009 (Guidelines), no Justification Test for the development is required.

Based on the conclusions above the following recommendations have been made:

- Ground conditions include sandy gravelly CLAY transitioning to over-consolidated glacial till with historic strip footings capable of supporting an allowable bearing capacity of 100kPa. The groundwater level was measured on two separate occasions in the long-term standpipe on the 22nd and 26th of February, and was found to be at 1.05 mBGL and 1 mBGL respectively. A suitable SuDS strategy should be developed in accordance with Kildare County Council guidelines prepared in cognisance of groundwater levels and based where groundwater was observed on site. Drainage outfall levels from site should not be in excess of the calculated QBar, and appropriate control measures should be implemented.
- To further mitigate against flood risk, an effective surface water strategy and SuDS strategy will be developed for the site which includes a 30% increase for Climate Change.
- Suitable Method Statements should be prepared for deep excavations to include the potential risk for groundwater ingress.
- It is recommended that additional long term groundwater monitoring is undertaken, and the proposed SuDS features are checked at detailed design stage to ensure they are located above the associated groundwater level.

Traffic and Transport

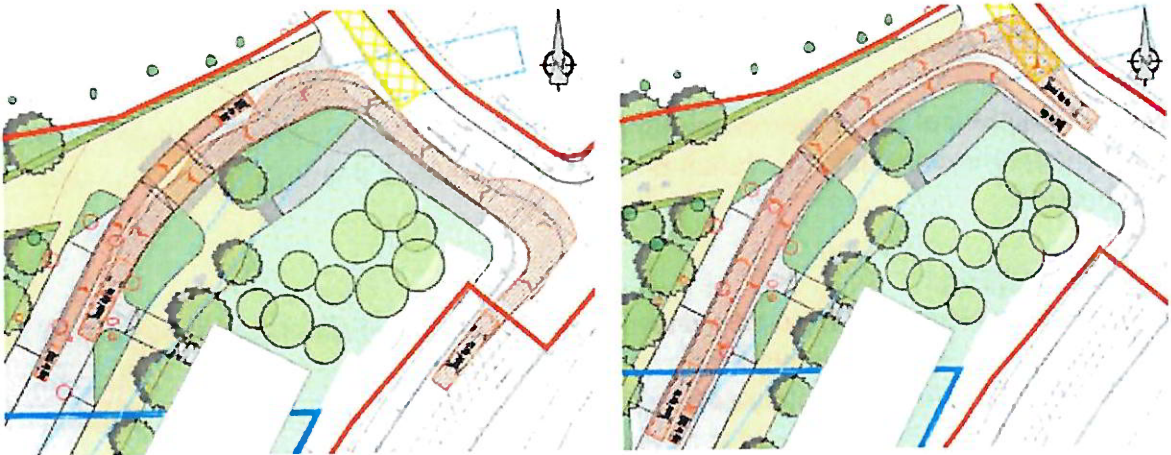
A Traffic Impact Assessment and Acoustic Design Report was submitted with the Part 8 documentation. Access to the site for vehicles can be achieved via an existing priority access junction with Barnhall Meadows. Figure 3-6 shows the access is provided with dropped kerbs, tactile paving, and an on-site pedestrian footpath, facilitating pedestrian access from Barnhall Meadows and the R404 Celbridge Road. There are several on-site footpaths, which facilitate access through the site and connect The Wonderful Barn site with the adjacent existing residential neighbourhood to the north of the site.

There are currently no dedicated car parking facilities on the site. There is a large turning area before the entrance to the walled garden and this is currently used by visitors as informal parking. During AECOM's site visit, visitors were observed to park at various intervals along the length of the access road or within the on-site turning area between The Wonderful Barn and the allotments. Visitors were also observed to park on the site's surrounding road network (Barnhall Meadows and adjacent roads) and travel on-foot to the site, which is expected to occur due to the lack of a formal on-site car park.

Given the site's proximity to existing residential areas, several bus services that connect with nearby train stations and cycle infrastructure, a 'decide and provide' and moderate approach to car parking has been applied for The Wonderful Barn site. A total of 65 car parking spaces are proposed, comprising 55 standard 2.5m x 5m bays, 5 disabled parking bays, and 5 enlarged bays for families. 100% of on-site car parking is proposed to be equipped with electric vehicle charging (active and passive) provision, ensuring future proofing of the site, and preventing the need to lay cabling in the future as demand for electric vehicle charging increases. Cycling facilities are also provided.

Pedestrian access from Barnhall Meadows has been recessed into the site to divert pedestrians away from the vehicular access. A shared pedestrian and cycle raised table crossing, 6m in width and provided with tactile paving is proposed approximately 20m from the site access junction. Ladder and tram paving, alerting pedestrians travelling into the site from Barnhall Meadows that they are entering shared surface crossing point.

The site's existing vehicular access is proposed to be realigned to facilitate the turning movement of cars and buses. The site access will remain a priority junction with Barnhall Meadows.



It is noted that the Kildare County Council Transportation Department have assessed the proposed Part 8 scheme and have no objection, subject to conditions.

Appropriate Assessment

A Screening Report in support of the Appropriate Assessment for the proposed development was prepared by NMEcology Ltd – Consultant Ecologists, in accordance with the requirements of Article 6(3) of the EU Habitats Directive. The AA process is an assessment of the potential for adverse or negative effects of a plan or Draft Project, in combination with other plans or Draft Projects, on the conservation objectives of a European Site. These sites consist of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and provide for the protection and long-term survival of Europe's most valuable and threatened species and habitats.

The Screening Report concluded that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites, alone or in combination with

other plans or Draft Projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Stage 2 – Natura Impact Statement (NIS) is therefore not required for the proposed development as there are no effects identified.

EIAR

An Environmental Impact Assessment Screening Report was prepared for the proposed development by MacCabe Durney Barnes Ltd. Its purpose was to form an opinion as to whether the proposed development should be subject to Environmental Impact Assessment and if so, whether an Environmental Impact Assessment Report should be prepared in respect of it.

The Screening Document concluded that the proposal is sub-threshold and does not fall within the scope of any class of project prescribed in the Directive or Regulations. Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.

Public Submissions

27 no. public submissions were received and are summarised and addressed in Appendix B of this report. In general, submissions received supported the proposed development. Submissions have been adequately addressed in Appendix B of this report. It is accepted that some details will need to be agreed at the Detailed Design stage of the project.

8. Conclusions

Having regard to:

- The nature and extent of the proposed development,
- The provisions of the Kildare County Development Plan 2023 – 2029,
- The provisions of the Leixlip Local Area Plan 2020-2023 (extended to 2026),
- 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 and the need for additional recreational and quality open spaces in Leixlip,
- The reuse and restoration of a protected structure and outbuildings,

- 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 Leixlip Local Area Plan 2020-2023 (as extended to 2026) 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 7th June 2024, except where altered or amended by the following modifications.
2. The requirements as outlined in the responses to the submissions from the public and Prescribed Bodies shall be included as part of the Detailed Design Stage.
3. The proposed external finish of proposed development and public realm palette of materials shall be agreed in writing with the Planning Authority at Detailed Design Stage.
4. The proposed works to the Wonderful Barn, Barnhall House and associated outbuildings shall be supervised by a Grade 1 Conservation Architect.
5. Prior to commencement of development, a Sustainable Drainage Systems (SuDS) Maintenance Plan shall be submitted for the written agreement of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.
6. The requirements as detailed in the Roads and Transportation report shall be agreed as appropriate prior to the commencement of development.
7. The requirements as detailed in the Fire Services Section report and responded to by SPPR in its report on submissions, shall be agreed prior to the commencement of development.
8. The requirements as detailed in the Parks Department report and responded to by SPPR in its report on submissions, shall be agreed prior to the commencement of development.
9. The requirements as detailed in the Department of Housing, Heritage and Local Government report and responded to by SPPR in its report on submissions, shall be agreed prior to the commencement of development.
10. 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.
11. No spoil, dirt, debris or other materials shall be deposited on the public road network, its footpath and verges by machinery or vehicles travelling to or from the development site during construction phase. The Developer shall arrange for vehicles leaving the

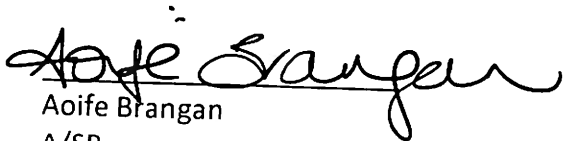
site to be kept clean using a wheel wash facility, and for road sweeping by mechanical sweeper to take place as required.

Signed:



A/Senior Executive Planner

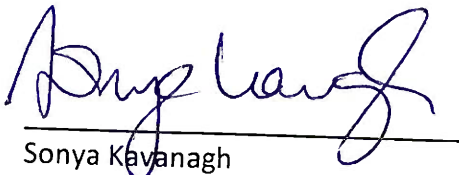
11/09/2024



Aoife Brangan

A/SP

11/09/24



Sonya Kavanagh

Chief Executive

12/9/24

APPENDIX A
APPROPRIATE ASSESSMENT and ENVIRONMENTAL IMPACT ASSESSMENT SCREENING
REPORT

COMHAIRLE CONTAE CHILL DARA

KILDARE COUNTY COUNCIL

Record of Executive Business and Chief Executive's Orders

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

**Wonderful Barn conservation and enhancement project
Leixlip, Co. Kildare**

Appropriate Assessment (AA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to carry out development that will protect and enhance the rich architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan. The location for the development is Leixlip, Co. Kildare and proposed works comprises of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new pedestrian and cycle link through the Wonderful Barn; a continuation of the pedestrian and cycle link (outside of the project boundary) from Celbridge/Backweston to Leixlip, via Castletown House, through Kildare Innovation Campus (former Hewlett Packard site), across the proposed M4 overpass to the Wonderful Barn and onto Leixlip Town Centre and Leixlip Louisa Bridge Station, in accordance with the requirements of TII publications.
- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting

- of the walled garden, formal planting of the historic orchard to the North West of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site 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.

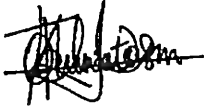
Having regard to Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000 (as amended), the guidance contained in the document entitled "*Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities*" (published by the Department of Environment, 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 development at Wonderful Barn, Leixlip, 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 subject site is not within or adjacent to any European sites, therefore, the proposed development poses no risk of direct impacts on any European sites. The nearest European sites to the Proposed Development are associated with the Rye Water Valley/Carton SAC (Site Code 001398), which is located approximately 1km north-east of the subject site. The next closest Natura 2000 sites are Ballynafagh Bog SAC (Site Code 000391) and Ballynafagh Lake SAC (Site Code 001387) approximately 18km and 19km south - west of the development site. There is no connectivity to any other European sites within or outside the 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.

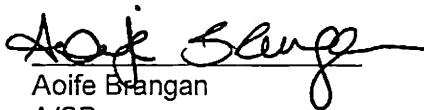
No risks to the conservation objectives of any other Natura 2000 sites are considered likely due to one or more of the following, lack of ecological or landscape connectivity between the proposed works areas and the designated area, significant buffer between the proposed works area and the designated 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.

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



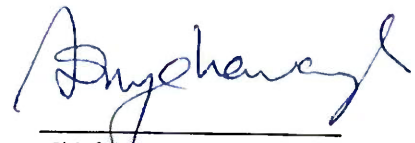
Kehinde Oluwatosin
Senior Executive Planner
28/05/2024



Aoife Brangan
A/SP
28/05/24

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 Conservation and enhancement works at Wonderful Barn, Leixlip, Co. Kildare, either alone or in combination with other plans or projects, with respect to any Natura 2000 sites and their Conservation Objectives.

Date: 28/5/2024



Chief Executive

Screening for Appropriate Assessment

The Wonderful Barn, Leixlip, Co. Kildare

30 March 2024



NM Ecology Ltd - Consultant Ecologists

38 Maywood Avenue, Raheny, Dublin 5

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Executive Summary

This *Screening for Appropriate Assessment* report has been prepared by NM Ecology Ltd on behalf of the Kildare County Council in relation to a proposed development at the Wonderful Barn, Leixlip, Co. Kildare. The development would involve the conservation and conversion of existing buildings and the development of parklands in the remainder of the site.

In accordance with their obligations under the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477/2011), the competent authority must assess whether the proposed development could have 'likely significant effects' on any European sites. This document provides information to support an Appropriate Assessment screening exercise, including: a description of the proposed development, a map and list of European sites in the surrounding area, a review of potential source-pathway-receptor links, an appraisal of the suitability of the habitats for birds associated with nearby SPAs, and a screening conclusion.

There is no risk of direct impacts on European sites. Potential pathways for indirect impacts were considered, but none were found to be feasible. Habitats within the site are unsuitable for any of the species associated with nearby SPAs. Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. The assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

1 Introduction

1.1 Background to Appropriate Assessment

Approximately 14% of the land area of Ireland is included in the European Network of Natura 2000 sites (hereafter referred to as European sites), which includes Special Protection Areas (SPAs) to protect important areas for birds, and Special Areas of Conservation (SACs) to protect a range of habitats and species. Legislative protection for these sites is provided by the *European Council Birds Directive (79/409/EEC)* and *E.C. Habitats Directive (92/43/EEC, as amended)*, which are jointly transposed into Irish law by the *European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011, as amended)*.

Regulation 42 (1) states that: “*Screening for Appropriate Assessment of a plan or project for which an application for consent is received [...] shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on [any European sites].*” To ensure compliance with this regulation, planning authorities must screen all planning applications for potential impacts on European sites. Supporting information may be requested from the applicant to assist with this process.

This document provides information to support the competent authority’s *Screening for Appropriate Assessment* exercise for the proposed development. It includes a description of the proposed development, a map and list of European sites in the surrounding area, a review of potential source-pathway-receptor links, and an appraisal of the suitability of the habitats for birds associated with nearby SPAs.

1.2 Statement of authority

This report was written by Nick Marchant, the principal ecologist of NM Ecology Ltd. He has sixteen years of professional experience, including thirteen years as an ecological consultant, one year as a local authority biodiversity officer, and two years managing an NGO in Indonesia. He provides ecological assessments for developments throughout Ireland and Northern Ireland, including wind farms, infrastructural projects (roads, water pipelines, greenways, etc.), and a range of residential and commercial developments.

He has an MSc in Ecosystem Conservation and Landscape Management from NUI Galway and a BSc in Environmental Science from Queens University Belfast. He is a member of the Chartered Institute of Ecology and Environmental Management, and operates in accordance with their code of professional conduct.

1.3 Methods

This report has been prepared with reference to the following guidelines:

- OPR Practice Note PN01: *Appropriate Assessment Screening for Development Management* (Office of the Planning Regulator 2021)
- *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4)*, (E.C., 2021)
- *Appropriate Assessment of Plans and Projects in Ireland* (Department of the Environment, Heritage and Local Government, 2009)
- *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal* (Chartered Institute of Ecology and Environmental Management, 2018)

A desk-based study was carried out using data from the following sources:

- Plans and specifications for the proposed development
- Qualifying interests / conservation objectives of European sites from www.npws.ie
- Bedrock, soil, subsoil, surface water and ground water maps from the Geological Survey of Ireland webmapping service (dcenr.maps.arcgis.com), the National Biodiversity Data Centre (<http://maps.biodiversityireland.ie/>), and the Environmental Protection Agency web viewer (gis.epa.ie/EPAMaps/)
- The *Kildare County Development Plan 2023 – 2029*, and details of permitted or proposed developments from the local authority's online planning records

Desktop data from internet resources was accessed in May 2024, and a series of site inspections were carried out in February, July, August and September 2023.

2 Description of the Project

2.1 Environmental setting

Site location and surroundings

The proposed development site (hereafter referred to as 'the Site') is located in the south of Leixlip Town, and is associated with the Castletown Estate. It includes the 'Wonderful Barn' (a spiral-shaped tower likely used for grain storage), two smaller dovecotes of similar design, a two-storey dwelling (Barnhall House) and stable buildings. The buildings are set in extensive parklands, which include woodlands, grasslands and community allotments.

The southern boundary of the Site is formed by the M4 motorway, and the northern, eastern and western boundaries by the Barnhall Meadows housing estate.

Geology and soils

The underlying bedrock is 'dark limestone & shale', which is a locally-important aquifer. Subsoils are limestone gravels, and soils are fine loamy drifts.

Hydrology

The closest major watercourse is the River Liffey, which is located approx. 650 m to the south-east of the Site. A minor tributary of the River Liffey (referred to as the 'Upper Kilmacredock' stream) arises within the Site and flows south-east to meet the River Liffey approx. 1 km downstream. A major tributary of the River Liffey (the 'Rye Water') is located approx. 1.1 km north of the Site. It flows east and meets the River Liffey approx. 1 km to the east of the site.

The River Liffey is currently of Poor status (Water Framework Directive Status Assessments 2016-2021), and the Rye Water is of Moderate status.

2.2 Description of the proposed development

The proposed redevelopment of the Wonderful Barn aims to restore the existing structures on the site, including one house, one barn (two dovecotes, a walled garden and two adjacent courtyards containing two stable buildings (all protected structures – RPS no. B11-15)). The proposed works will protect and enhance the architectural heritage and amenity of the site and provide an integrated public amenity park and tourism destination at the Wonderful Barn and associated lands, informed by a detailed conservation plan. The project is aimed at fostering community engagement, provision of diverse recreational and cultural amenities and to attract tourism to the site.

The proposed redevelopment includes:

- A) Conservation-led restoration and reuse of the existing building complex including:**
- The barn (corkscrew-shaped conical tower), reuse of ground floor as community/cultural space, reuse of upper floors within confines of limited access for other use. Conversion of existing 'potato house' to toilets / first floor add-on general storage area.
 - The house, including demolition of small quantum of existing fabric to reinstate integrity of protected structures, provision of improved access at rear of the house for community reuse,
 - Reuse of existing stable buildings to facilitate re-use as cafe and multipurpose community/meeting rooms, other community activities, including events, classes, and gatherings. Provision of a 115sqm extension to former stable buildings to provide a commercial kitchen and café with a southern outlook into the historic walled working vegetable garden amenity including external vents.
 - Dedicated space within Barnhall House to highlight the context of the structure's past, key historic events, architectural features.
 - Restoration of both dovecotes (conical towers) and adjacent courtyards.

- Walled garden restoration, including small scale intervention to facilitate proposed cafe, relocation of existing temporary roadway to be outside of the garden,
- provision of security, including CCTV.
- exterior lighting to the Barn to highlight the structure.

B) Upgrade works at existing site entrance from R404 including.

- Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces and 4 bus parking spaces.
- Accommodation works to provide access to existing Uisce Eireann water services pumphouse, to include landscape screening works.

C) Redevelopment of existing parkland to include

- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette, and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department. Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Installation of children's play-area, fitness stations, sport areas and other ancillary open space facilities. Upgrade of existing/ addition of new combined footpath/cycle-paths throughout the site with associated new street furniture, seating, and public lighting throughout the parkland., new wayfinding and signage throughout the parkland, facilities for existing park user groups, eg dog walking facilities.
- The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council.
- Protection and reinstatement of the axial views within the site boundary between Castletown House and the Wonderful Barn and undergrounding of overhead cables.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the Northwest of the building complex and an historic tree line and hedgerow to the Northern boundary of the courtyards.
- Improve overall park accessibility for residents of all ages and abilities throughout the park.
- soft and hard landscaping, including sustainable landscaping practices to enhance biodiversity and environmental sustainability. New conservation-led woodland planting and motorway screening planting.

- Sensitive design and mitigation measures to minimize environmental impact on native habitat preservation.

D) other works

- Realignment and improvements to pedestrian, cycle and vehicular access to site including all necessary infrastructure works required to integrate the site with a proposed M4 Cycle/Walkway bridge.
- Proposed noise barrier to protect the site from adjacent motorway noise nuisance.
- Provision of all utilities, necessary services, drainage works and associated site works.

3 Review of relevant European sites

In this section we identify European sites that could potentially be affected by the proposed development. The primary consideration is whether the proposed development is within the boundaries of any European sites, because this could lead to direct effects. This is discussed in Section 3.1.

It is also possible that the proposed development could cause indirect effects on European sites located outside the boundary. This is considered using the *source-pathway-receptor* model, which identifies potential *pathways* (e.g. surface water) between the *source* (the Site) and the *receptor* (a European site). This is discussed in Section 3.2.

Some of the bird species associated with SPAs can use secondary habitats outside the SPA boundaries, e.g. brent geese feeding on urban grasslands. The suitability of habitats within the Site for SPA bird species is discussed in Section 3.3.

To support the above assessments, a map of European sites in the surrounding area is shown in Figure 1, and details of relevant European sites are provided in Table 1. For the avoidance of doubt, an arbitrary zone of influence (e.g. 15 km) has not been used for this assessment, as it is no longer considered to be best practice (OPR 2021).

Table 1: European site shown in Figure 1

Site Name	Distance	Qualifying Interests
Rye Water Valley / Carton SAC (1398)	1 km north-east	Annex I habitats: Petrifying springs with tufa formation Annex II species: Narrow-mouthed whorl snail <i>Vertigo angustior</i> , Desmoulin's whorl snail <i>Vertigo moulinsiana</i>

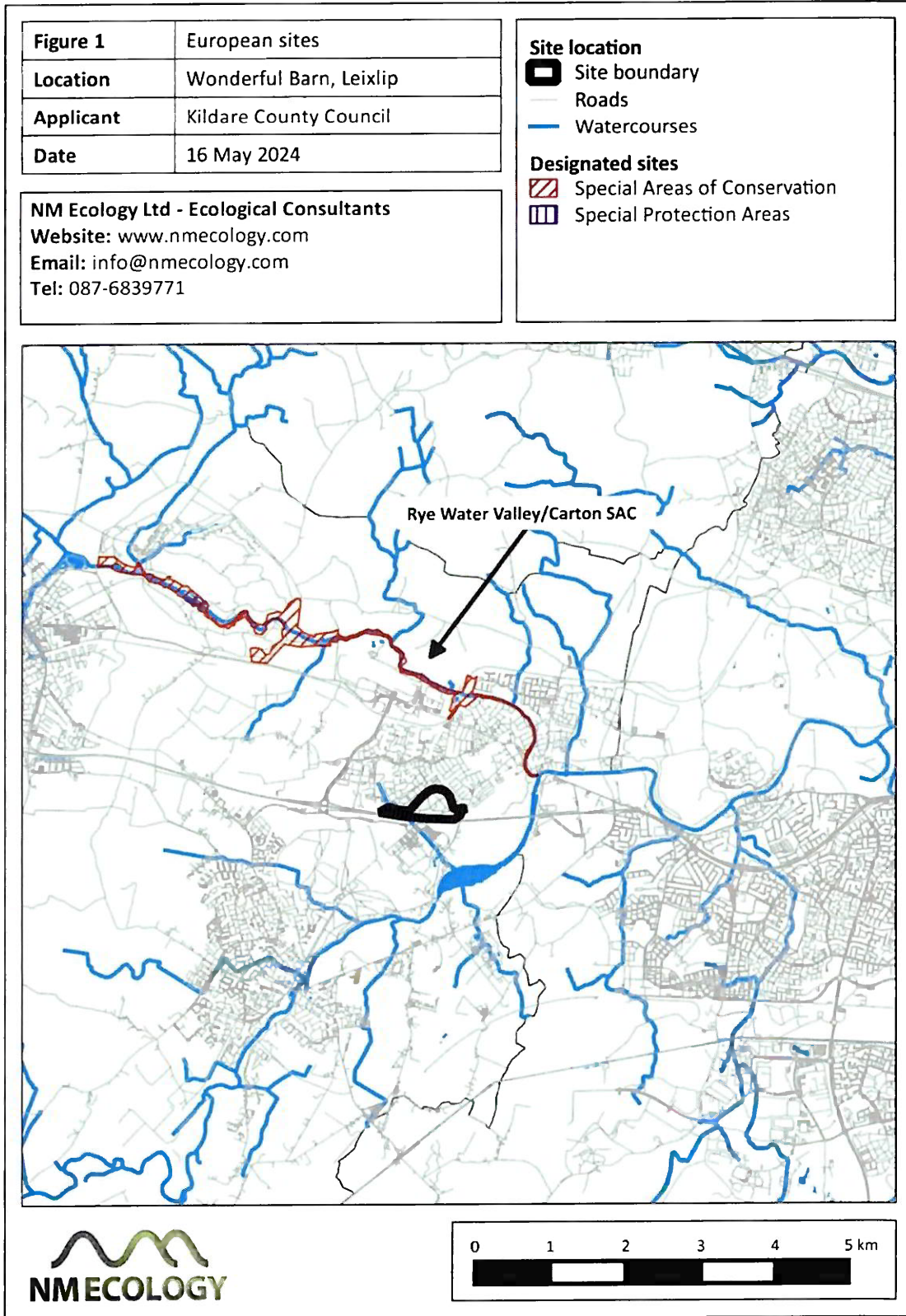
The Conservation Objectives of all European sites discussed in this report are available at <https://www.npws.ie/protected-sites>. They are lengthy and repetitive documents, so in the interests of brevity they are not reproduced here.

3.1 European sites within the Site boundary (potential direct effects)

The Site is not within or adjacent to any European sites (Figure 1). Therefore, the proposed development poses no risk of direct impacts on any European sites.

3.2 European sites outside the Site boundary (potential indirect effects)

In this section we identify potential *pathways* (e.g. surface water) between the *source* (the Site) and the *receptor* (a European site). The most common pathway is surface water, which typically occurs when a pollutant is washed into a river and carried downstream into a European site. Other potential pathways are groundwater, air (e.g. airborne dust or sound waves), or land (e.g. flow of liquids, vibration). The zone of effect for hydrological effects can be several kilometres, but for air and land it is rarely more than one hundred metres.



Surface water

The qualifying interests of the *Rye Water Valley / Carton* SAC are terrestrial wetland habitats (calcareous springs with tufa formations) and species (whorl snails, which favour wet grassland / marsh habitats). These wetlands are supplied by groundwater upwelling in springs, not by surface water. Therefore, a surface water pathway can be ruled out.

The River Liffey provides a very distant hydrological connection to some European sites in Dublin Bay. However, there is more than 25 km of intervening watercourse between the Site and Dublin Bay, so any pollutants would be reduced to negligible concentrations before they could reach the European sites. Therefore, a surface water pathway to these sites can be ruled out.

Groundwater

As noted above, the qualifying interests of the SAC are groundwater-fed terrestrial wetland habitats and whorl snails. They are located in a single location at Louisa Bridge, near the crossing of the Rye Water and Royal Canal.

The Royal Canal is located between the Site and the SAC's qualifying interests, and at a lower elevation. Therefore, any groundwater seepage in that direction would reach the surface at the canal rather than the SAC, and groundwater can be ruled out as a feasible pathway.

Land

As noted above, the Royal Canal would intercept any over-land flow towards the SAC.

Air

The only potential airborne pollutant generated at the Site would be dust. There is no risk that any perceptible quantity of dust could be carried 1 km to the SAC.

Summary

In summary, no feasible pathways were identified between the Site and any European sites.

3.3 Habitat suitability for SPA birds

There are no SPAs in the vicinity of the Site. The closest is the *Wicklow Mountains* SPA, which is located approx. 18 km south-east of the Site, and was designated to protect peregrine and merlin. Habitats within the Site are unsuitable for either of these species. Therefore, the Site is of no importance for any SPA bird species.

4 Screening Statement

In Section 3 of the OPR guidance (OPR 2021), it is stated that the first stage of the AA process can have two possible conclusions:

1. No likelihood of significant effects

Appropriate assessment is not required and the planning application can proceed as normal. Documentation of the screening process including conclusions reached and the basis on which decisions were made must be kept on the planning file.

2. Significant effects cannot be excluded

Appropriate assessment is required before permission can be granted. A Natura Impact Statement (NIS) will be required in order for the project to proceed.

Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:

- The Site is not within or adjacent to any European sites, so there is no risk of direct effects
- There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects
- There are no SPAs in the vicinity of the Site

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the *European Communities (Birds and Natural Habitats) Regulations 2011*, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion.

References

Chartered Institute of Ecology and Environmental Management, 2018. *Guidelines for Ecological Impact Assessment in the U.K and Ireland: Terrestrial, Freshwater, Coastal and Marine* (2nd Edition). C.I.E.E.M., Hampshire, England.

Department of the Environment, Heritage and Local Government, 2009. *Appropriate Assessment of Plans and Projects in Ireland*. National Parks and Wildlife Service, DAHG, Dublin, Ireland.

European Commission. 2020. *Assessment of plans and projects significantly affecting Natura 2000 sites: Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC*. Office for Official Publications of the European Communities, Luxembourg.

Office of the Planning Regulator 2021. *Practice Note PN01: Appropriate Assessment Screening for Development Management*. Available online at opr.ie

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**

**Wonderful Barn conservation and enhancement project
Leixlip, Co. Kildare**

Environmental Impact Assessment (EIA) Screening Determination

Pursuant to the requirements of the above, Kildare County Council is proposing to carry out development that will protect and enhance the rich architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public amenity park and tourism destination at The Wonderful Barn and associated lands, informed by a detailed conservation and management plan. The location for the development is Leixlip, Co. Kildare and proposed works comprises of the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new pedestrian and cycle link through the Wonderful Barn; a continuation of the pedestrian and cycle link (outside of the project boundary) from

Celbridge/Backweston to Leixlip, via Castletown House, through Kildare Innovation Campus (former Hewlett Packard site), across the proposed M4 overpass to the Wonderful Barn and onto Leixlip Town Centre and Leixlip Louisa Bridge Station, in accordance with the requirements of TII publications.

- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the North West of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site 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 development at Wonderful Barn, Leixlip, Co. Kildare, individually, and in combination with other plans and projects, does not require an Environmental Impact Assessment.

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

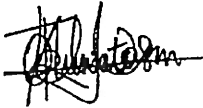
As the proposed development is sub-threshold, it has, therefore, been assessed on a case-by-case basis in accordance with the criteria for determining whether or not a development

would or would not be likely to have significant effects on the environment as outlined within Annex III of the EIA Directive.

Having regard to the foregoing and in particular:

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

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



Kehinde Oluwatosin
Senior Executive Planner
28/05/2024



Aoife Blangan
A/SP
28/05/24

ORDER: That Kildare County Council as the Competent Authority hereby makes a determination that the proposed conservation and enhancement works at Wonderful Barn, Leixlip, 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: 28/5/2024



Chief Executive

EIA Screening Report

Wonderful Barn, Barnhall, Leixlip, Co. Kildare

31 May 2024



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Document status

Job Number: 2162

Job Title: The Wonderful Barn EIA Screening Report

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	Draft for Review	DB	JB	JB	20/05/24
1	For Client Review	DB	JB	JB	30/05/24

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1. INTRODUCTION

1.1 Background

This report has been prepared by MacCabe Durney Barnes on behalf of Kildare County Council, to support it in undertaking a screening determination for Environmental Impact Assessment in respect of a Part 8 development consisting of an area of land measuring 19.8 HA located at The Wonderful Barn, Barnhall, Leixlip, Co. Kildare. The Part 8 process is being pursued by Kildare County Council who are the Competent Authority (CA) responsible for formal screening and scoping decisions.

This report has been prepared in respect of the proposed Part 8 development consisting of the refurbishment of the Wonderful Barn for use as a venue space, the refurbishment of adjacent structures including the Barnhall House for use for meeting rooms and exhibition space; the use of the former stables for community workshop, gallery space, with an extensions for use as a cafe, toilets, kitchens and workshop; the landscaping of the surrounding parkland, reinstatement of historic landscape, redevelopment of allotments, and; the provision of cycle and pedestrian connections, and provision of car and bicycle parking and required services. .

This document has been prepared in order to assist Kildare County Council in the determination of the proposed works at the subject site.

1.2 Legislation and Guidance

The EIA Screening Report has had regard to the following:

- Planning and Development Act 2000 as amended
- Planning and Development Regulations 2001 as amended
- Directive 2014/52/EU of 16 April 2014 amending Directive 2011/92/EU
- The European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018)
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022
- Environmental Impact Assessment of Projects: Guidance on Screening, European Commission, 2017
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment August 2018
- Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development 2003
- Circular Letter: PL 05/2018 27th August 2018 Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.

- Circular Letter: PL 10/2018 22 November 2018 Public notification of timeframe for application to An Bord Pleanála for screening determination in respect of local authority or State authority development
- Office of the Planning Regulator (May 2021) Environmental Impact Assessment Screening- Practice Note

1.3 Methodology

The EIA screening assesses the proposed scheme with reference to the relevant EIA legislation including the EIA Directive, and Planning and Development Regulations. The methodology has particular regard to the '3-Step' assessment process set out in the Office of the Planning Regulator (OPR) Environmental Impact Assessment Screening Practice Note PN02 (June 2021). Regard is also had to European and National guidance documents.

Where the local authority concludes, based on such preliminary examination, that—

- I. there is no real likelihood of significant effects on the environment arising from the proposed development, it shall conclude that an EIA is not required,
- II. there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, it shall prepare, or cause to be prepared, the information specified in Schedule 7A for the purposes of a screening determination, or
- III. there is a real likelihood of significant effects on the environment arising from the proposed development, it shall— (I) conclude that the development would be likely to have such effects, and (II) prepare, or cause to be prepared, an EIAR in respect of the development.

1.4 Data Sources

The information is obtained from review of several online databases and public sources including:

- Geological Survey of Ireland (GSI) online dataset - <https://www.gsi.ie>
- Kildare County Development Plan 2023-2029
- Leixlip Local Area Plan 2020 – 2023 (Extended to 2026)
- An Bord Pleanála Planning Applications
- EPA - <https://gis.epa.ie/EPAMaps/>
- GeoHive – <http://map.geohive.ie/mapviewer.html>.
- Office of Public Works (OPW) - <http://www.floodinfo.ie/map/floodmaps>

In addition to the above the following project specific reports were utilised to inform this report:

- Appropriate Assessment Screening (AA) prepared by NM Ecology
- Ecological Impact Assessment (EclA) including bat survey results prepared by NM Ecology

EIA Screening Report – Wonderful Barn

- Archaeological Impact Assessment prepared by Aecom
- Conservation Report prepared by Howley Hayes Cooney

2. THE SITE AND SURROUNDINGS

2.1 Site Context

The site is known as The Wonderful Barn complex and is located in Barnhall to the south of Leixlip. The M4 motorway is to the south and the Celbridge Road (R4040) is to the east. The Wonderful Barn is located outside of the CSO boundary for the settlement of Leixlip Town in the 2022 Census.

The lands immediately surrounding the subject site to the north and to the west consists of recently built houses. There are semidetached houses facing the Wonderful Barn complex. The area to the north of the site is suburban in nature. The site is served by the Barnhall Meadows Road to the east which comes off of the Celbridge Road which passes the subject site to its east. The M4 is located to the south of the site. The Liffey Business Park is on the other side of the M4 motorway. The Leixlip GAA is located to c. 600 metres to the northwest of the site.

Population data was extracted from the Central Statistics Office (CSO) Census of Population 2016 and 2022. The site forms part of the Electoral Division Leixlip where the population in 2016 was 15,576 persons and this rose to 16,755 persons in 2022. It is prudent to note that the ED boundary's have been altered for the 2022 census. A portion of the subject site is outside of the Leixlip ED and is within the Celbridge ED. The population in 2016 was 15,653 persons and this number rose to 16,066 persons in 2022.

The Part 8 process is being pursued by Kildare County Council, who are the competent authority (CA) responsible for formal screening and scoping decisions.



Figure 1 Site Location (Source: OpenStreetMap)

2.2 Site Description

The site totals c. 19.8 ha in area. The site consists of the Wonderful Barn, Barnhall House, Stables, a walled garden and the surrounding parkland. There are pigeon houses at the corners of the walled courtyard consisting of a conical design similar to the Wonderful Barn. The structures on the site are unused. According to a report by Howley Hayes Cooney there has been extensive fire damage at the Barnhall House. Some repair works have been completed but it requires significant works to its interior. The Wonderful Barn received structural repair works in 2005 and further masonry repair works have been completed.

To the south of the Barnhall House are the Wonderful Barn Allotments and the parkland contains paved paths and dense semi mature trees. There is a path across the subject site from the Barnhall Meadows Road to the east of the site that runs along the southern edge of the subject site on a route called the Barnhall Meadows Boulevard and exits the parkland at the Barnhall Meadows Road to the west of the site. The boundary consists of a row of semi mature trees. A low stone boundary wall has been installed recently along boundary in front of the semi mature trees from the West to the east installed as part of the recent housing development abutting the subject site.

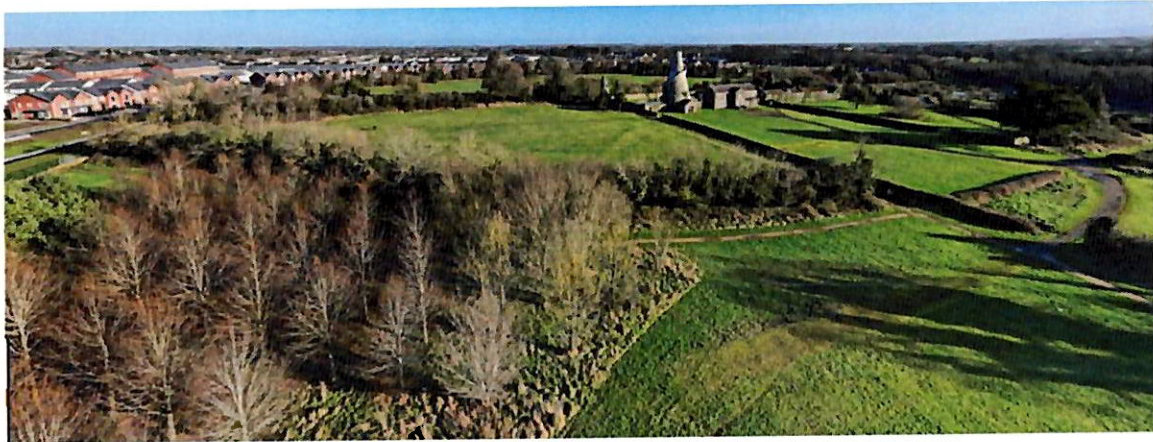


Plate 1: Aerial view of the Wonderful Barn Complex and Parkland (Source: Google Maps)

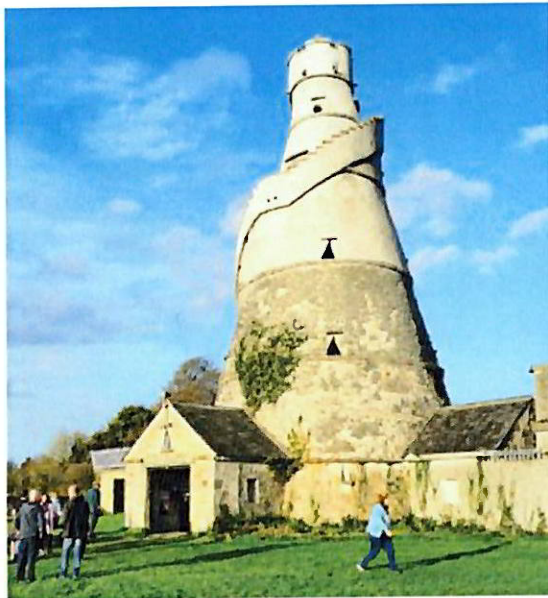


Plate 3: Wonderful Barn



Plate 2: Wonderful Barn & Barnhall House



Plate 4: Walled Garden

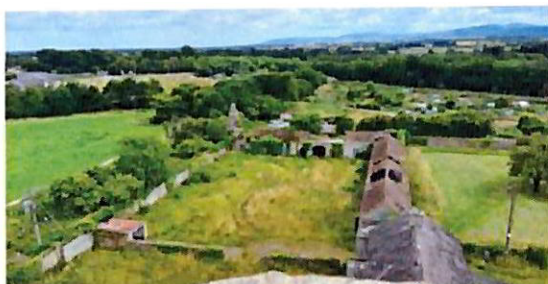


Plate 5: Walled Garden



Plate 6: Dovecote

2.3 Environmental Sensitivities of the Site

The information set out below was derived from the data available within the EPA Mapping Tool, the Kildare County Council Planning Application Portal, and the relevant local statutory planning documentation, including the Kildare County Development Plan 2023-2029.

2.3.1 Bedrock

According to Geological Survey Ireland, the site is located on the 'Lucan Formation', which consists of Dark Limestone & Shale.

2.3.2 Soils and Hydrogeology

The EPA mapping tool indicate that the subsoil at the subject site is Limestone till (Carboniferous) and the soils are fine loamy drifts.



Figure 2: Subsoils in the context of the Subject site (Source: EPA Mapping)

2.3.3 Hydrology

According to EPA Maps there is a culverted stream running underneath the subject site flowing from north to south underneath the western half of subject site. It is known as Kilmacredock Upper (EPA Code 09K41). The stream begins to the south of the Leixlip GAA to the rear of the properties on Rinawade Lawns. It continues underneath the Liffey Business Park and enters the River Liffey. The Kilmacredock Upper stream [IE_EA_09L011900] has a WFD risk status "Good" under the latest status report.

The closest major watercourse is the River Liffey which is c. 650 m to the southeast of the site. The Rye Water is located approximately 1.1 km to the north of the site. The River Liffey is currently of “Poor” status (Water Framework Directive Status Assessments 2016-2021), and the Rye Water is of “Moderate” status.

Flood maps do not indicate any flooding designations.

The Groundwater WFD status for the waterbody [IE_EA_G_008] is “Good” under the latest status report.

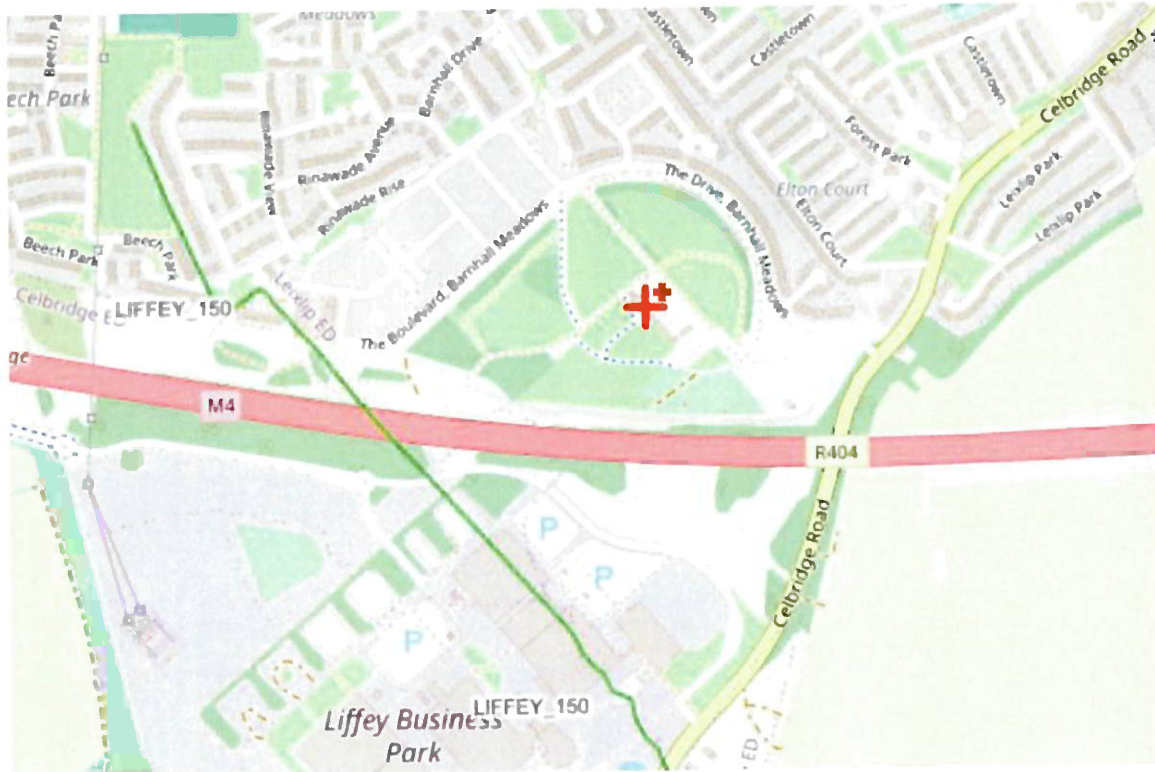


Figure 3: River Waterbodies Risk in the context of the subject site (Source: EPA Maps)

2.3.4 Aquifer and Groundwater

The site is located over “Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones” [LI].

The GSI vulnerability is defined as “Moderate” [M].

Subsoil Permeability is classified as “Low” [L].

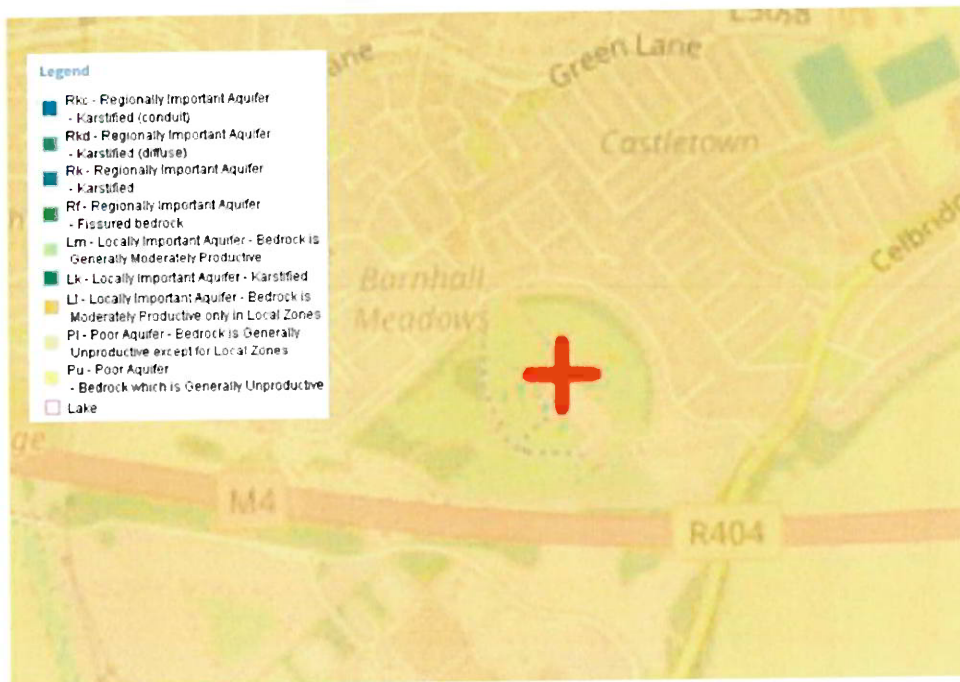


Figure 4: Aquifers in the vicinity of the Site (Source: EPA Maps)

2.3.5 Ground Water Vulnerability

The EPA Mapping Tool shows that the groundwater vulnerability at the subject site is of “Moderate” vulnerability.



Figure 5: Ground Water Vulnerability (Source: EPA Maps)

2.3.6 Radon

About 1 in 20 homes in this area is likely to have high radon levels.



Figure 6: Radon Levels in the Context of the Subject Site (Source: EPA Maps)

2.3.7 Air quality & noise

The site falls within Air Quality Index Region where the Index indicates that the air quality is “Good”. According to EPA Maps, the site is situated in Region 3 Large Towns.

The site is located proximate to the M4 motorway. The motorway is to the southern boundary of the site. The noise emanating from the motorway has detrimental impacts to the amenity space in the southern portion of the site.

2.3.8 Designated sites

The nearest Natura 2000 sites are as follows:

Table 1: European Sites in the Context of the Subject Site

European Site	Distance	Reason for Designation
Special Area of Conservation and Special Protection Area		
Rye Water Valley/Carton SAC [1398]	1 km	<p><u>Qualifying Interests:</u></p> <ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) [7220] • Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] • Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]

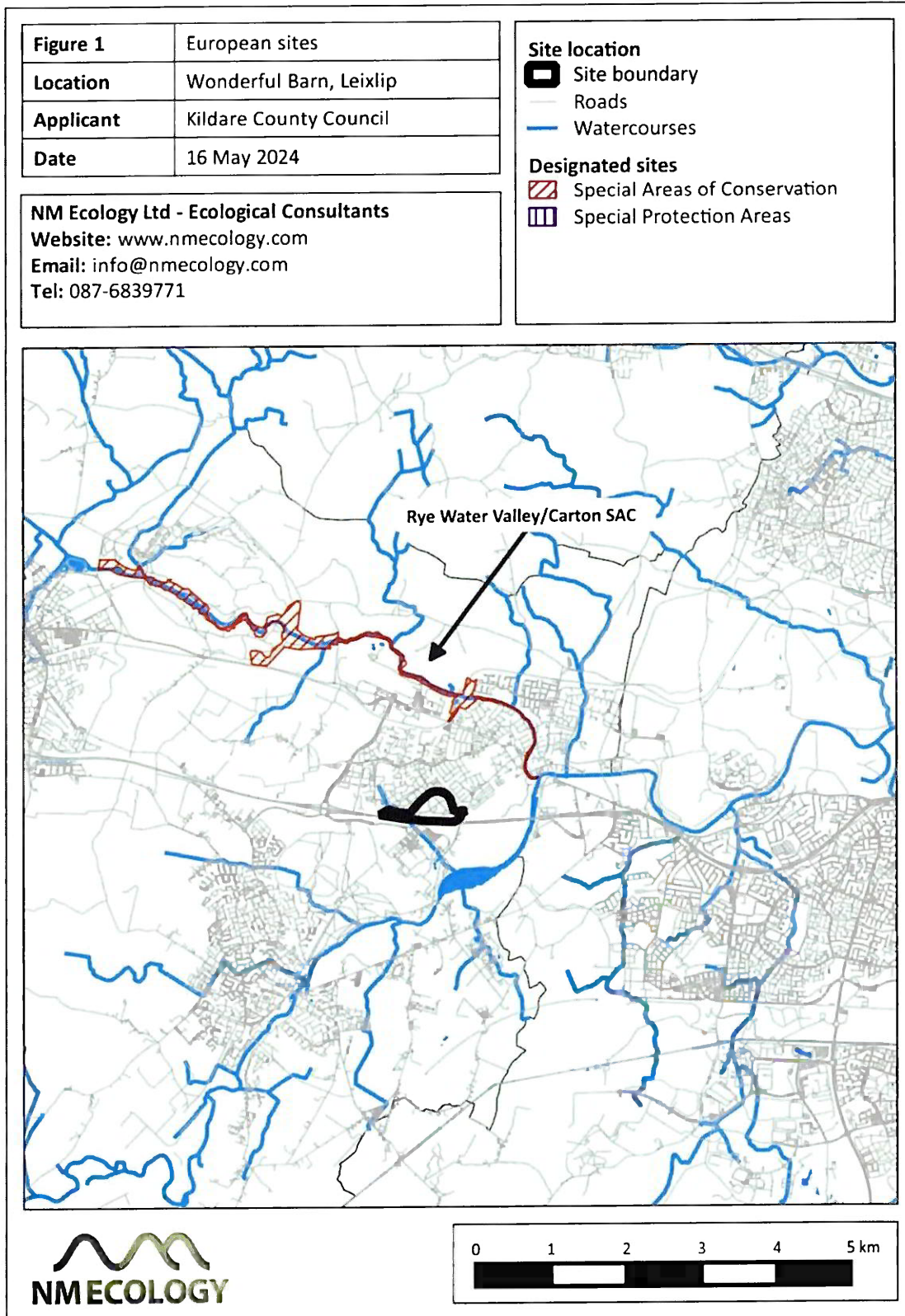


Figure 7 European sites in the context of the subject site (Source: NM Ecology)

2.3.9 Proposed Natural Heritage Areas (pNHA)

The site is located c. 800 metres to the south of the Royal Canal pNHA (Sitecode 2103) and the Rye Water Valley/Cartron pNHA (Sitecode 1398) is located c. 900 metres to the northeast of the subject site. This pNHA is also an SAC. The Liffey Valley pNHA (Sitecode 128) is located c. 1.3km to the east of the subject site along the River Liffey, downstream from the Wonderful Barn Complex, and the Grand Canal pNHA (2014) 3.4km to the south.

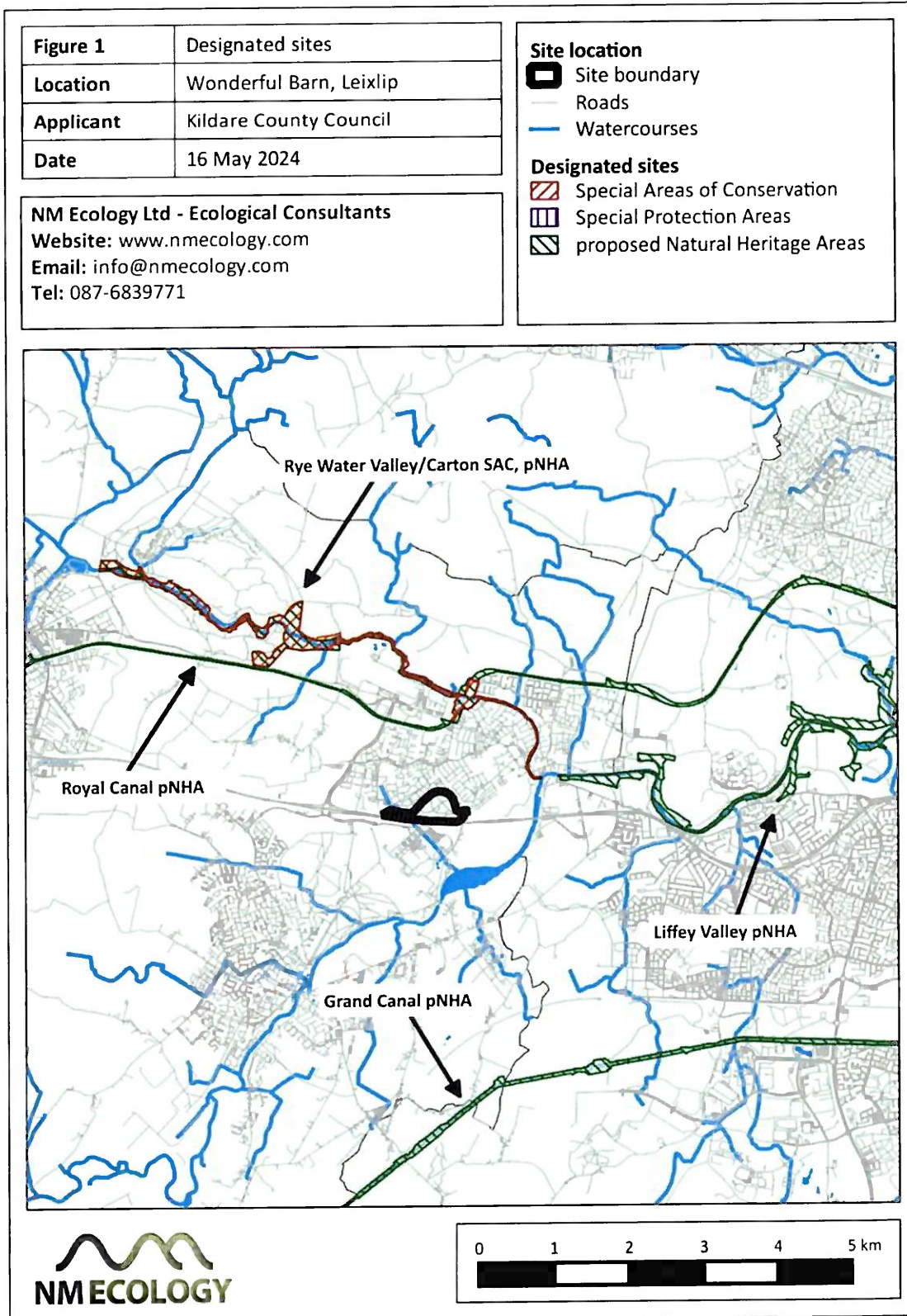


Figure 8: Proposed Natural Heritage Areas (Source: NM Ecology)

2.3.10 Archaeology

There are no recorded monuments within the site or proximate to the subject site. According to the National Monument Services the nearest monument to the subject site is c. 350m to the north of the site and this is identified as a redundant record. There are no other records relevant to the subject site.

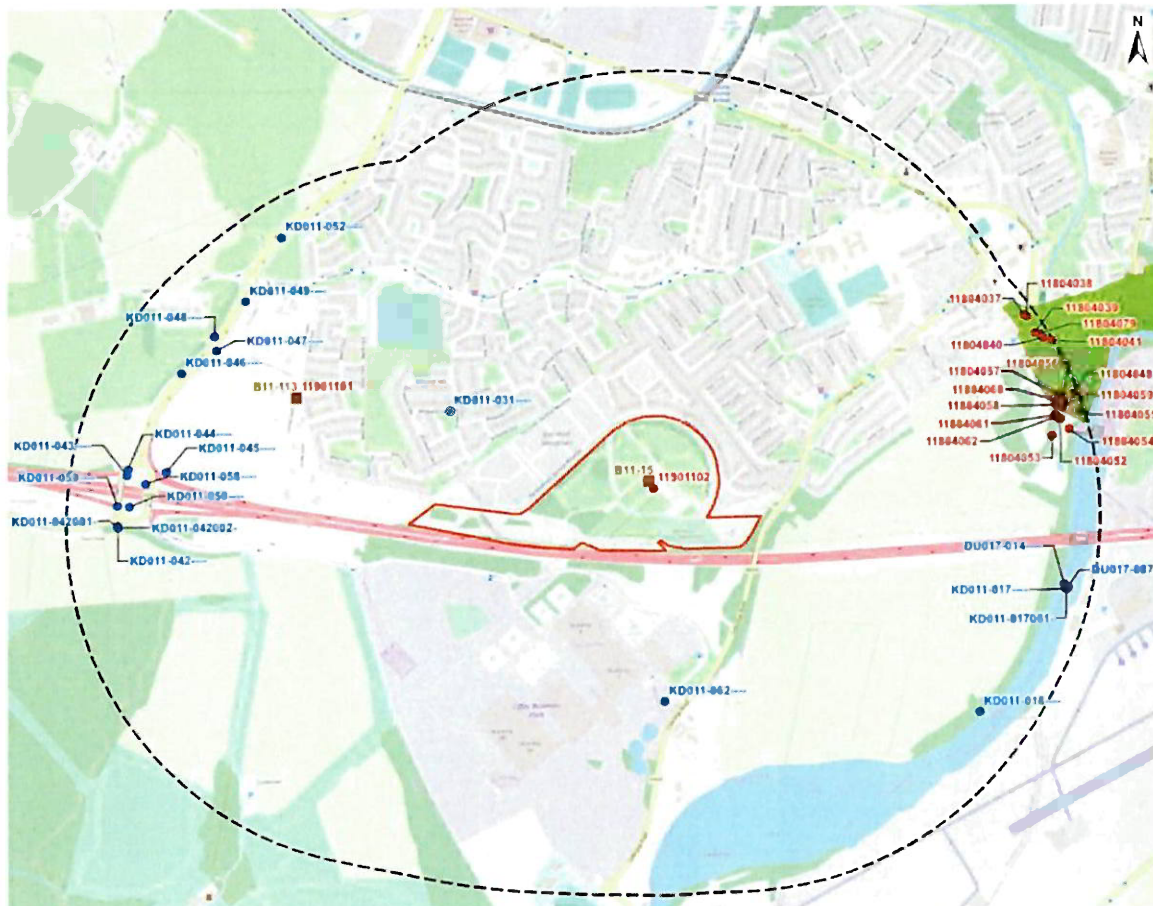


Figure 9 NMS and NIAH structures in the context of the subject site (Source: Aecom)

2.3.11 Architectural Heritage

There is one structure on the subject site that is on the Kildare County Council Record of Protected Structures (RPS). It is the Wonderful Barn Complex (RPS Ref. No. B11-15). The protected structure listing consists of the Wonderful Barn and its associated structures. The Wonderful Barn, according to the National inventory of Architectural Heritage, (NIAH) is a freestanding single-bay five-stage grain store, dated 1743 that is now disused. According to a report by Howley Hayes Cooney, the Barnhall House predates the Wonderful Barn. The report gives the following description of the significance of the Barnhall House:

“As originally built Barnhall House was an impressive strong farmhouse designed without much serious architectural pretension, and certainly with little of the fine detailing found in the barn and pigeon houses. The formal architectural quality of the building has been compromised by the subsequent alterations to

the building, which detract significantly from its character and importance. These unfortunate interventions can, none the less, be quite easily reversed and as a mid-eighteenth century dwelling at the core of this interesting farmstead, this house retains a strong cultural significance. This significance would be greatly further enhanced if, after further opening up and investigation, the structure proved to pre-date the barn, having been constructed in the late seventeenth or early eighteenth century. The considerable wealth and large estate of the late Speaker Connolly's clearly demanded large barns to store the harvested produce. His large house also required great long vistas, with eyecatchers of an appropriate scale to terminate them. The barn was clearly intended to be seen from the park around the house, and was no mere product of function alone, as it provides a much needed vertical element in a county renowned for its flatness. During the early eighteenth century Ireland and England led the world in the new style of landscape design widely referred to as the 'natural style.' Castletown was one of the first great landscapes in Ireland to be laid out in this fashion and like the magnificent Connolly's Folly, that closes the vista on the northern access of the house, the Wonderful Barn is a very significant part of this design. Based on the historical, architectural, designed landscape and social importance of the place, the Wonderful Barn complex is most certainly a place of national significance and possibly an historic place of international significance."

There are no other structures relevant on the RPS or according to the National Inventory of Architectural Heritage (NIAH).

2.3.12 Zoning at the subject site

The Kildare County Development Plan 2023- 2029 applies as does the Leixlip Local Area Plan 2020-2023 (extended to March 2026). The site is zoned "Open Space and Amenity" in the LAP.

The adjacent the lands that encircle the Wonderful Barn are zoned "New Residential". The lands have also been designated as a Key Development Area (KDA). The vision for the KDA was to extend the urban area of Leixlip through new residential development and open space and amenity. It also aims to provide links to the cultural heritage of the Wonderful Barn. This has been delivered recently.

The proposed development consists of the refurbishment of the Wonderful Barn for use as a venue space, the refurbishment of adjacent structures including the Barnhall House for use as meeting rooms and exhibition space accommodation, refurbishment and extension of the stables for use as a café, the landscaping of the surrounding parkland, and the reinstatement of historic landscape, redevelopment of allotments, provision of cycle and pedestrian connections and parking.



Figure 10: Zoning on subject lands (Source: Leixlip Local Area Plan 2020-2023)

2.3.13 Ecological nature in the Vicinity of site

A preliminary assessment by NM Ecology was undertaken in March 2024 and the assessment indicates the following habitats are on the subject lands:

- GA2 Amenity Grassland
- GS2 Dry meadows and grassy verges
- GS4 Wet Grassland
- WD1 (Mixed) broadleaved woodland
- BC2 Horticultural land
- WL1 Hedgerows
- WL2 Treelines

2.3.13.1 Bats

A bat activity survey was carried out to determine whether the trees and other habitats were of importance for foraging or commuting bats.

A small roost of 1 – 2 common pipistrelle bats was recorded in Barnhall House, likely a day roost during mid-summer months and a mating roost in autumn. It appears that the bats roost between roof timbers in the attic of the structure (fresh droppings were recorded in the area), and emerge from the south-eastern side of the building. No roosting bats were recorded in any other structures. Overall, the roost in Barnhall House is of Local importance. The surrounding parkland represents a foraging / commuting habitat of Local importance.

The low number of roosting bats is surprising given the age and suitability of the buildings. The reason is almost certainly due to a series of fires at the structures: Barnhall House was subject to a major fire approx. 10 years ago, and there has been a series of small fires throughout the stables. It is likely that

the buildings previously supported larger numbers of roosting bats, but that the fire killed them or caused them to move elsewhere. If the buildings are renovated and protected in the future, it is expected that larger numbers of bats will roost there in the future.

2.3.13.2 Summary of Identification of Important Ecological Features

Table 3 provides a summary of all ecological features of identified within the site, including their importance and legal / conservation status.

Table 2: Important ecological Features within the Site (Source: NM Ecology)

Ecological feature	Importance	Legal status	Important feature?
Designated sites	N.A.	-	No
Broadleaved Woodland (WD1)	Local	-	Yes
Treelines (WL2)	Local	-	Yes
Hedgerows (WL1)	Local	-	Yes
Amenity grassland (GA2)	Negligible	-	No
Dry meadows and grassy verges (GS2)	Local	-	Yes
Wet grassland (GS4) and other wetlands	Local	-	Yes
Horticultural land (BC2)	Negligible	-	No
Rare / protected flora	N.A.	-	No
Invasive plant species	N.A.	-	No
Small mammals (hedgehog, stoat, pygmy shrew)	Local	WA	Yes
All other terrestrial mammals	Negligible	-	No
Bats	Local	HR, WA	Yes
Birds (including nesting habitat)	Local	WA	Yes
Fish and aquatic fauna	N.A.	-	No
Reptiles and amphibians	Local	WA	Yes
Invertebrates	Negligible	-	No

* HR – European Communities (Birds and Natural Habitats) Regulations 2011 (as amended); WA - protected under Section 19 or 20 of the Wildlife Act 1976 (as amended)

In summary, the important ecological features identified in this assessment are woodlands (broadleaved woodland, treelines, hedgerows), semi-natural grasslands (dry meadow and wet grassland), small mammals, bats, birds and amphibians. Potential impacts on these features are considered in Section 5.

All other ecological features discussed in Section 4 are considered to be of Negligible ecological importance, so they are not listed as Important Ecological Features.

2.3.14 Trees

There are lines of planted trees at a number of locations within the Site. Some are visible on 1st Edition Ordnance Survey Maps (created in 1829 – 1841), which means that they have been present at this location for at least 180 years.

Of particular note is a line of very large beech trees *Fagus sylvatica* to the north-east of Barnhall (arranged in a north-west to south-east orientation), which may once have been the formal approach to the buildings.

Separately, a treeline has been planted along the side of the M4 motorway, including at the location of the pedestrian / cycle bridge connecting to Castletown Estate. Trees include abundant field maple *Acer campestre*, frequent sycamore *Acer pseudoplatanus* and ash *Fraxinus excelsior* and occasional Italian alder *Alnus cordata*. The shrub layer is dominated by hawthorn, blackthorn and bramble, with some occasional hazel *Corylus avellana*.

There are also two treelines dominated by ash in the south-western corner of the Site.

The network of treelines and hedgerows (see below) are of considerable age, and provide habitat for a range of biodiversity, so they are of Local importance.

2.3.15 Birds

A survey was carried out on the subject site for birds. There are no Special Protection Areas in the surrounding area, so there is no risk that any associated bird species would be affected by the development.

A range of common countryside birds were observed during the surveys, including buzzard, rook, magpie, jackdaw, woodpigeon, blackbird, robin, wren, chaffinch, bullfinch, great tit, blue tit and coal tit. Many of these species are likely to nest within the parklands.

Swallows and house martins were observed around the Site, and swallow nests were observed within the Wonderful Barn and stables. Swift were seen overhead during the first bat survey, but no birds were observed landing on the buildings. This species is known to nest at Castletown House and in Leixlip town.

The derelict buildings were searched for signs of barn owl, but none were found. As noted previously, the series of fires at these structures are likely to have reduced their suitability for this species.

Great spotted woodpecker are known to breed within the Castletown Estate and appear to be spreading in the surrounding area. They are expected to colonise the Site as the woodland matures.

Overall, the Site is of Local importance for birds.

2.3.16 Other Site Environmental Sensitives

The proposed development includes the refurbishment of the Wonderful Barn which is a protected structure. The proposed works will be sensitive to the architectural heritage of the protected structure and associated structures on the complex. The proposed works will help to preserve the architectural heritage through adaptive reuse of the structures and improve the visitor experience to the general public.

3. PROPOSED DEVELOPMENT

3.1 Summary of Proposed Development

The proposed redevelopment of the Wonderful Barn aims to restore the existing structures on the site, including one house, one barn (two dovecotes, a walled garden and two adjacent courtyards containing two stable buildings (all protected structures – RPS no. B11-15). The proposed works will protect and enhance the architectural heritage and amenity of the site and provide an integrated public amenity park and tourism destination at the Wonderful Barn and associated lands, informed by a detailed conservation plan. The project is aimed at fostering community engagement, provision of diverse recreational and cultural amenities and to attract tourism to the site.

The proposed redevelopment includes:

A) Conservation-led restoration and reuse of the existing building complex including:

- The barn (corkscrew-shaped conical tower), reuse of ground floor as community/cultural space, reuse of upper floors within confines of limited access for other use. Conversion of existing 'potato house' to toilets / first floor add-on general storage area.
- The house, including demolition of small quantum of existing fabric to reinstate integrity of protected structures, provision of improved access at rear of the house for community reuse,
- Reuse of existing stable buildings to facilitate re-use as cafe and multipurpose community/meeting rooms, other community activities, including events, classes, and gatherings. Provision of a 115sqm extension to former stable buildings to provide a commercial kitchen and café with a southern outlook into the historic walled working vegetable garden amenity including external vents.
- Dedicated space within Barnhall House to highlight the context of the structure's past, key historic events, architectural features.
- Restoration of both dovecotes (conical towers) and adjacent courtyards.
- Walled garden restoration, including small scale intervention to facilitate proposed cafe, relocation of existing temporary roadway to be outside of the garden,
- provision of security, including CCTV.
- exterior lighting to the Barn to highlight the structure.

B) Upgrade works at existing site entrance from R404 including.

- Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces and 4 bus parking spaces.
- Accommodation works to provide access to existing Uisce Eireann water services pumphouse, to include landscape screening works.

C) Redevelopment of existing parkland to include

- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette, and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department. Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Installation of children’s play-area, fitness stations, sport areas and other ancillary open space facilities. Upgrade of existing/ addition of new combined footpath/cycle-paths throughout the site with associated new street furniture, seating, and public lighting throughout the parkland., new wayfinding and signage throughout the parkland, facilities for existing park user groups, eg dog walking facilities.
- The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council.
- Protection and reinstatement of the axial views within the site boundary between Castletown House and the Wonderful Barn and undergrounding of overhead cables.
- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the Northwest of the building complex and an historic tree line and hedgerow to the Northern boundary of the courtyards.
- Improve overall park accessibility for residents of all ages and abilities throughout the park.
- soft and hard landscaping, including sustainable landscaping practices to enhance biodiversity and environmental sustainability. New conservation-led woodland planting and motorway screening planting.
- Sensitive design and mitigation measures to minimize environmental impact on native habitat preservation.

D) Other works

- Realignment and improvements to pedestrian, cycle and vehicular access to site including all necessary infrastructure works required to integrate the site with a proposed M4 Cycle/Walkway bridge.
- Proposed noise barrier to protect the site from adjacent motorway noise nuisance.
- Provision of all utilities, necessary services, drainage works and associated site works.



Figure 11: Site Layout Plan (Source: Metropolitan Workshop)

4. PRELIMINARY EXAMINATION

4.1 Guidance on Environmental Impact Assessment Screening

The Office of the Planning Regulator (OPR) has issued guidance on EIA screening in the form of the Environmental Impact Assessment Screening- Practice Note, May 2021 which aids planning authorities as the Competent Authority (CA) in this area.

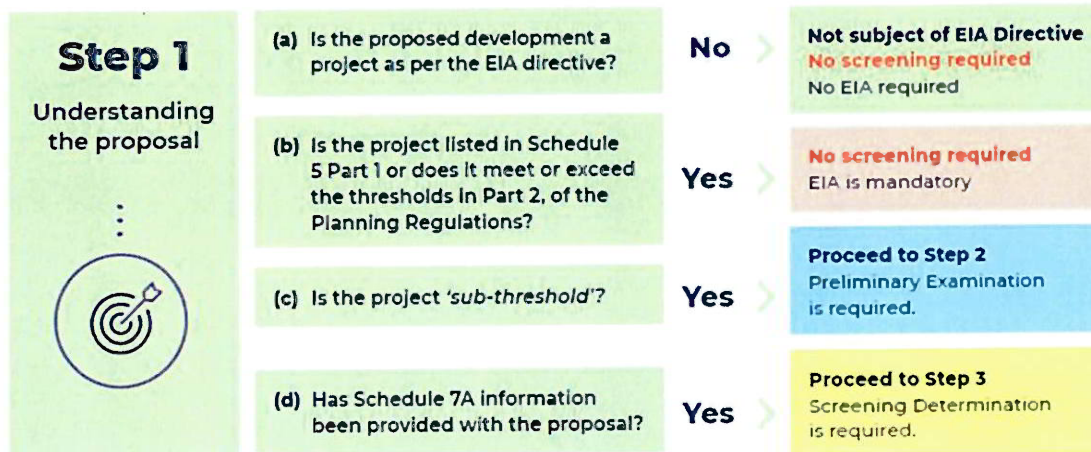


Figure 12: Extract from OPR EIA Screening Guidance Note

This report has had regard to the OPR guidance and methodology.

The proposed application is a project for the purpose of Environmental Impact Assessment (EIA) under Stage 1 stage (a) of the OPR guidance.

4.2 Sub-threshold Development

A list of the types or classes of development that require EIA or screening for EIA is provided in Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended. 'Sub-threshold development' comprises development of a type that is included in Part 2 of Schedule 5, but which does not equal or exceed a quantity, area or other limit (the threshold).

The OPR practice note indicates that urban development would include public realm works. The development may be considered an urban development and would fall to be considered under Class 10 (b) (iv) of Part 2 of Schedule 5 of the Planning and Development Regulations.

10. Infrastructure projects

(b) (i) Construction of more than 500 dwelling units.

(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iii) Construction of a shopping centre with a gross floor space exceeding 10,000 square metres.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and **20 hectares elsewhere.**

(“business district” means a district within a city or town in which the predominant land use is retail or commercial use.)

The OPR guidance also defines ‘business district’, ‘built up area’ and ‘elsewhere’ for the purposes of the Regulations. The site is not located within a ‘business district’ with reference to the OPR’s guidance note.

The question arises as to whether the site is located in a ‘built up area’ which is defined in the Guidance note as “...a ‘city’ or ‘town’ or an adjoining developed area. An adjoining developed area can be taken to mean contiguous suburbs.” Leixlip is a town within the definition of section 10 (3) of the Local Government Act 2001. The site falls outside the former town commission boundary of the town. The lands are adjoining an existing suburban area, which falls within boundary of the town. While the lands are adjoining, they are not currently developed. Therefore, the lands are not considered to fall within the definition of a ‘built-up area’. The 10 ha threshold would not therefore apply.

The OPR guidance note indicates that ‘elsewhere’ may be taken to mean “...any area outside of the above [city, town or built up area]...”. The subject site would fall within the definition of ‘elsewhere’ and the 20 ha threshold would apply. In relation to the proposed development, the subject site is 19.8 ha which is below the threshold. Therefore, a mandatory Environmental Impact Assessment Report would not be required for the development.

However, a sub-threshold assessment should be undertaken and under Step 1(c) of the OPR guidance a preliminary examination is required under Step 2.

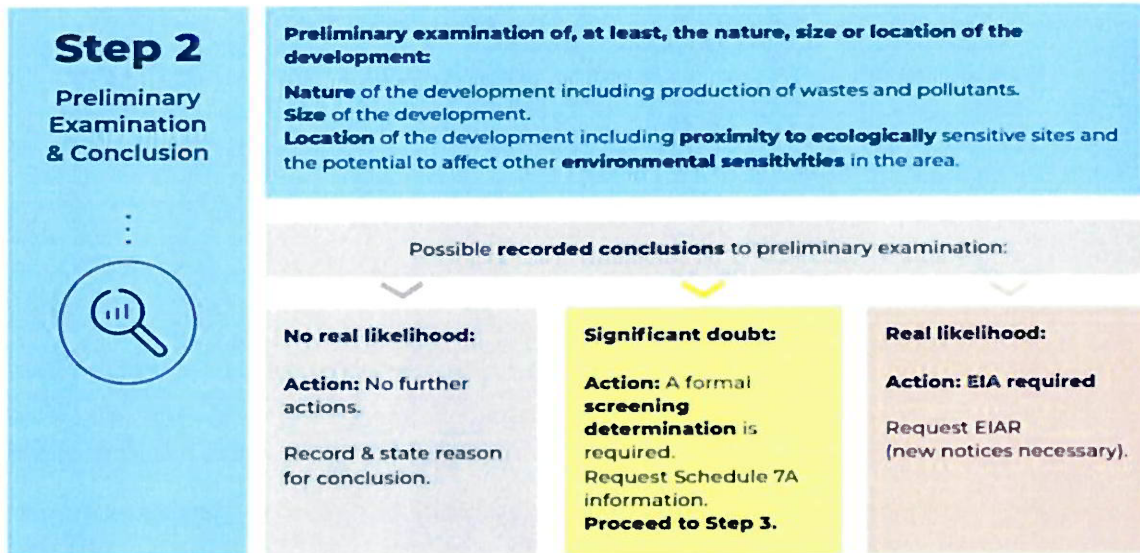


Figure 13: Extract from OPR EIA Screening Guidance Note

4.3 Preliminary Examination considerations

Preliminary examinations must consider at least the following:

- The nature of the development including the production of wastes and pollutants;
- The size of the development; or
- The location of the development including the potential to impact on certain ecologically sensitive sites and the potential to affect other environmentally sensitive sites in the area.

The OPR guidance states a number of questions to assist the preliminary examination.

This overlaps with the submitted Appropriate Assessment (AA) screening report and consideration of hydrological and other connections to European sites.

4.4 Nature of the development:

i) *Is the nature of the proposed development exceptional in the context of the existing environment?*

The nature of the development is consistent with and does not detract from the objectives of the Kildare County Development Plan and the Leixlip Local Area Plan. The proposal is to regenerate the Wonderful Barn and the adjoining structures and parkland to bring them back into use and to improve the quality and amenity of the lands. This is aligned with the zoning objectives of the lands.

Therefore, the proposed development is consistent with the zoning objectives on site. The proposal is to bring the derelict structures back into use therefore the proposed development is not exceptional in the context of the existing urban environment.

ii) *Will the development result in the production of any significant waste, or result in significant emissions or pollutants?*

The proposed development will involve the refurbishment of existing structures including the Barnhall House and the stable building. This will give rise to waste during the clearing of debris from the fire damaged properties and during the construction works. During the construction phase, any waste generated from the proposed development will be dealt with in the appropriate manner in accordance with the appropriate standards and best practice methodology. During the operational phase, the proposed allotment building and the café extension will produce packaging waste etc.

The proposed development by its nature will not cause any significant waste, emissions, or pollutants during operation.

iii) *Is the size of the proposed development exceptional in the context of the existing environment?*

The size of the development is not exceptional in the context of the existing environment. The development will result in the refurbishment of existing structures and the provision of community space and amenity space. The development involves the refurbishment of existing derelict and unused heritage structures; therefore, the proposed development is not considered exceptional in the Barnhall area.

iv) Are there cumulative considerations having regard to other existing and/or permitted projects?

There have not been any recent planning applications on the subject site. Two recent planning consents abutting the site are of note. A Strategic Housing Development (SHD) by Ardstone was granted and has commenced construction immediately adjacent the subject site (ABP. Ref. No. 300606). The SHD encircles the Wonderful Barn Complex and consists of 450 units. It was granted by An Bord Pleanála on 13th April 2018. The attenuation area of the SHD is located within the red line boundary for the subject site. There is also an attenuation area to the east of the Wonderful Barn complex at the entrance. The SHD application included boundary treatment and landscaping works at the boundary of the Wonderful Barn Complex. This can be seen in the figure below.



Figure 14 Site Layout Plan for SHD (Source: MCORM Architecture)

Lands to the south of the M4 motorway were subject to a planning application for development at the Kildare Innovation Campus (Ref. No. 2360047). A pedestrian and cycle route connecting the campus to the Castletown estate and the Wonderful Barn was proposed as part of this application. The planning application was granted permission on 22nd January 2024. The pedestrian and cycling bridge will connect the Wonderful Barn to the lands to the south of the Innovation Campus. The table below shows relevant recent planning applications in the surrounding areas. It is noted, cumulative effects have the potential to negatively impact the environment. The potential effects have been considered during the design for the proposed development.

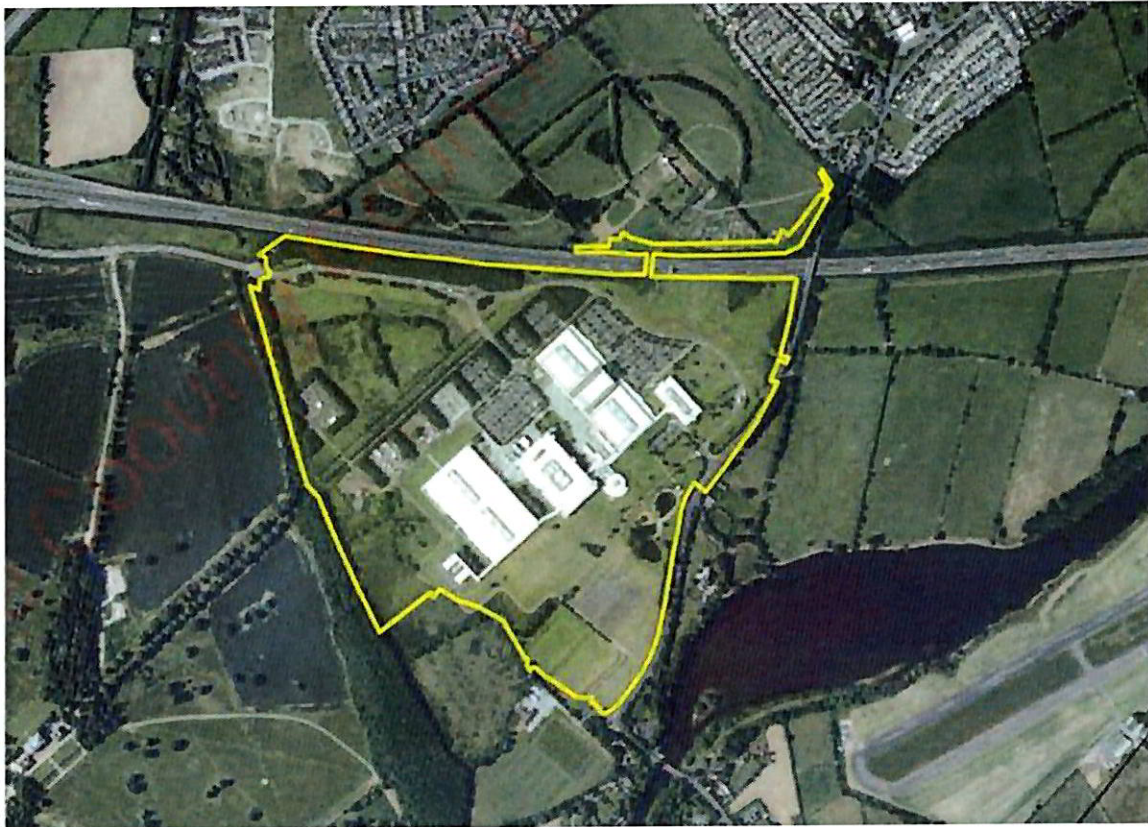


Figure 15: Kildare Innovation Campus Site Location

Figure 16 Planning History

Ref.	Applicant	Address	Description	Decision	Decision Date
16282	Kilross Properties Ltd	Townland of Easton, Off Greenlane, Leixlip, Col. Kildare.	Construction of 170 no. houses and two apartment blocks	Granted	26 May 2017
18300606	Ardstone Homes Ltd	Barnhall, Leixlip	Construction of 450 residential units, childcare facility, new roundabout on the Celbridge Road and associated road alignment to facilitate vehicular access	Granted	13 April 2018

20307223	ES Leixlip Greenfields Ltd	Leixlip Gate, Kilmacredock, Leixlip	Demolition of existing buildings, construction of 239 no. residential units and creche.	Granted	10 October 2020
2360047	The Davy Platform IC for and on behalf of the Liffey Sub-Fund	Kildare Innovation Campus (KIC), Barnhall Meadows, Leixlip	Demolition of existing buildings and construction of data centre buildings and deep tech buildings. The proposal included the construction of a pedestrian and cycle bridge across the M4 motorway connecting the innovation campus to the Castletown and the Wonderful Barn.	Granted	22 January 2024
23513	Glenveagh Homes Ltd	Leixlip Demesne, Leixlip	LRD for 237 no. units, and creche	Granted	18 December 2023
2360485	Cairn Homes	"Leixlip Gate", in the townlands of Kilmacredock Upper and Castletown,, Leixlip	LRD for 229 no units, creche, and amendments to a previously consented road at Harpur Lane	Appealed	01 May 2024
20108	Avoca Homes Ltd	North of Louisa Park, Station Road, Leixlip	Construction of 50 apartments and a creche	Granted	14 April 2022
21732	Liffey Bridge Homes Ltd	In the townland of Collinstown, junction of R449 and Green Lane, Leixlip	Construction of 65 units	Granted	20 December 2021

4.5 Location

i) Is the proposed development located on, in, adjoining or does it have the potential to impact on an ecologically sensitive site or location?

The Site is not located within or adjacent to any European sites. Potential indirect impacts were considered using the source-pathway-receptor model. The subject site is located within parklands. The proposal includes improvements to the parklands. A bat survey was carried out on site in August and in September in 2022. Barnhall House and the stables are highly suitable for bats. Due to extensive fire damage only one or two common pipistrelle bats were recorded in Barnhall House. It was the only structure in which bats were identified.

The Kilmacredock Upper stream is culverted underneath the subject site. It flows into the River Liffey. The River Liffey pNHA is located 1.4 km to the east, downstream of the site. River Liffey continues and enters into Dublin Bay c. 22 km to the east of the subject site. The South Dublin Bay SAC and the South Dublin Bay and River Tolka Estuary SPA are located at this point.

The Rye Water river is culverted c. 1km to the east of the subject site. This is at the end of the Rye Water Valley/Carton SAC. It flows into the River Liffey. There is no interaction with the subject site and the Rye Water River.

The Royal Canal pNHA is located c. 850 metres to the north. It does not have any interaction with the subject site.

The SuDS features that are considered suitable based on the site layout for the wider area as follows:

- Permeable Paving
- Infiltration Basins
- Swales
- Oil Separators

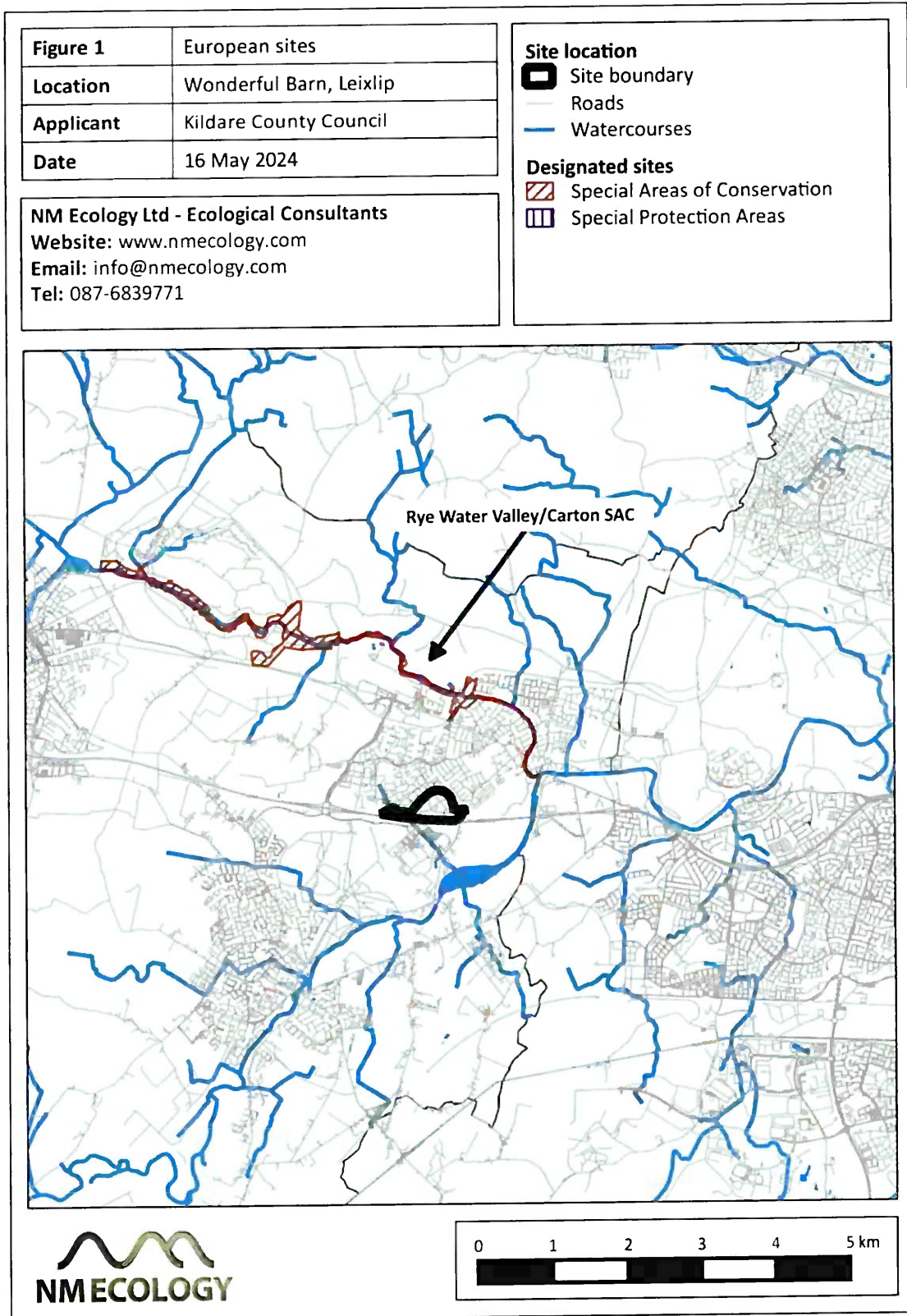


Figure 17: European Sites located in the context of the site (Source: Figure 2 AA Screening Report)

ii) Does the proposed development have the potential to affect other significant environmental sensitivities in the area?

The works consist of the repair and regeneration of the Wonderful Barn which is a protected structure and the associated structures including a historic walled garden, house, and stables for adaptive reuse. The buildings are derelict and unused. The proposal will improve the visitor experience to the Wonderful Barn complex and the associated parklands.

Site surveys have also uncovered the remains of previous structures on the subject site. According to the Archaeological Impact Assessment these are two dovecotes, a fowl house and well. These are proposed to be on display for visitors.

The proposal includes the clearance of debris and damaged components within the fire damaged Barnhall house and derelict stables and other structures on the site. The proposal involves the repair and regeneration of the structures on site which will produce builders rubble.

The site currently consists of unused and derelict structures. The proposal includes an adaptive reuse of these structures and improvements to the surrounding parklands.

4.6 Preliminary Examination Conclusion

Following the preliminary examination, it is concluded that there are doubts regarding the likelihood of significant effects on the environment arising from the proposed development owing to the biodiversity and natural heritage impacts and cumulative effects. It is recommended that the assessment proceeds to proceed to a Step 3 assessment as per the OPR Guidelines.

5. SCREENING DETERMINATION - SCHEDULE 7 ASSESSMENT AND SCHEDULE 7A INFORMATION

Where the requirement to carry out EIA is not excluded at preliminary examination stage, because there is significant and realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development, the planning authority must carry out a screening determination.

In making its screening determination, the competent authority must have regard to:

- Schedule 7 criteria,
- Schedule 7A information,
- Any further relevant information on the characteristics of the development and its likely significant effects on the environment submitted by the applicant,
- Any mitigation measures proposed by the applicant,
- The available results, where relevant, of preliminary verifications or assessments carried out under other relevant EU environmental legislation, including information submitted by the applicant on how the results of such assessments have been taken into account, and
- The likely significant effects on certain sensitive ecological sites


<p>Step 3</p> <p>Formal Screening Determination</p> 	<p>Screening Exercise: Is the proposal likely to have significant effects on the environment?</p> <p>In making the determination, the planning authority must have regard to Schedule 7 criteria, Schedule 7A information, results of other relevant EU assessments, the location of sensitive ecological sites, or heritage or conservation designations. Mitigation measures may be considered</p> <p>Screening Determination: Recorded outcomes to screening determination must state main reasons and considerations with reference to the relevant criteria listed in Schedule 7 of the Regulations and mitigation if relevant.</p>
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Figure 18: Extract from OPR EIA Screening Guidance Note

5.1 Schedule 7 criteria for determining whether development should be subject to an environmental impact assessment

The 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities Regarding Sub-Threshold Development', groups criteria for deciding whether or not a proposed development would be likely to have significant effects on the environment under three headings which correspond to the updated Schedule 7.

Schedule 7 criteria for determining whether development listed in part 2 of Schedule 5 should be subject to an environmental impact assessment.

- Characteristics of the proposed development.
- Location of the proposed development.
- Characteristics of potential impacts.

5.1.1 Characteristics of proposed development

OPR guidance –“If relevant, briefly describe the characteristics of the development (i.e. the nature and extent):

(a) the size of the proposed development

The proposed works at the site include the removal of debris from the derelict and fire damaged Barnhall House and the stables and the refurbishment of the Wonderful Barn converting it into a venue space and the provision of community space and a landscaped parkland on a site of 19.8 ha. The proposed development provides an appropriate and compatible form of development within the context on lands.

The size and design of the proposed development is not likely to cause significant effects on the environment and has been cognisant of the surrounding environment and existing buildings and aims to bring the existing structures back into use.

(b) cumulation with other existing development and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,

Section 4.4 (iv) of this report identifies relevant applications for the assessment of cumulative effects. Together, with the proposed development at the subject site and the other permitted development in the vicinity of the site are not likely to give rise to significant effects. The proposed pedestrian bridge over the M4, which has been permitted as part of the P.A Reg.Ref: 2360047 has the potential to introduce more pedestrians and cyclists into the area who may travel to and across the subject site. However, this activity is not likely to give rise to any significant adverse effects upon the environment. The SHD has been completed. In arriving to this conclusion, other permitted development has been taken into account.

(c) the nature of any associated demolition works,

The proposed development does not include demolition works but does include extensive refurbishment works to the Wonderful Barn, Barnhall House, and the stable building. All works will be undertaken in accordance with best practice protocols to ensure no impacts on the environment as a result of the proposed development.

(d) the use of natural resources, in particular land, soil, water and biodiversity

The nature of the proposed use and scale of the development is such that its development would not result in a significant use of natural resources. The proposed development makes efficient use of lands

by bringing the existing unused structures back into use. There will be no use of natural resources at the site given the nature of works proposed.

The scale and quantity of construction materials used will not be such that would impose significant effects on the environment. The development will generate water demands during the construction and operational phases of the development.

During construction the contractor will be required to implement standard measures during the construction phase.

The operation of the scheme would not use such a quantity of water to cause concern in relation to significant effects on the environment. Storm water from roofs and hard surfaces will be directed to soakaways, and other hard surfaces will be permeable, allowing rainwater to soak to ground. The potential impact of climate change has been considered in the design of the surface drainage network and storage system.

The use of natural resources in relation to the proposed development is not likely to cause significant effects on the environment. The overall environmental impact under these headings is considered to be low. In addition, the AA Screening report accompanying this application concludes that there clearly no likelihood of direct or indirect impacts of any European sites.

(e) the production of waste,

All inert material and non-hazardous waste will be disposed of from the site in accordance with the categorisation of waste and in accordance with the relevant licencing and regulatory requirements. Normal builders waste (rubble, excess building materials) will be generated during the construction phase. Foul water will be collected within a gravity drainage network and directed towards the existing public sewer system on site.

(f) pollution and nuisances,

It is not considered that the refurbishment of the existing structures on site would give rise to pollution and nuisances. Noise, vibration, lighting, and dust arising from construction activities and construction traffic have the potential for pollution or nuisance. Any risk of surface water pollution can be avoided by adherence to best practice construction and environmental management during the construction phase which will ensure that the development would not result in pollution of groundwater or surface water. Dust nuisance during construction can be controlled by a dust minimisation plan.

No operational impacts in this regard are anticipated. The proposed development is for the refurbishment of derelict and unused structures. Accordingly, there are no significant expected residues or emissions. Significant negative effects on the environment are not likely to arise due to pollution or nuisance.

(g) 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

Standard construction practices will be employed throughout the construction phase. The nearest SEVESO site is the IR2 Intel Ireland plant located in Collinstown Industrial Park, Collinstown, Leixlip, Co. Kildare, c. 1.5 km to the northwest of the subject site. This is an Upper tier Seveso site. There are no

technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters.

The site is not prone to fluvial flood risk. While there is a risk of pluvial flooding, this can be mitigated through an effective surface water and SuDS strategy which should be supplemented with a drainage maintenance inspection checklist which should be regularly updated by the management agency.

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect. Designated European Sites are considered below.

The proposal includes the following SuDS measures:

The SuDS features that are considered suitable based on the site layout for the wider area as follows:

- Permeable Paving
- Infiltration Basins
- Swales
- Oil Separators



Figure 19: Extract from floodinfo.ie showing extent of river and fluvial risks (source: OPW)

(h) the risks to human health (for example, due to water contamination or air pollution).

The nature of the proposed development and the engineering provisions will not lead to the likelihood of any risk to human health. Any risk arising from construction will be localised and temporary in nature. The proposed development is of standard construction method and of appropriate scale and does not

require the use of particular substances or use of technologies which of themselves are likely to give rise to significant environmental effects. There are no Seveso / COMAH sites in the immediate vicinity of this location. The nearest SEVESO site is c. 1.5 km. Foul water will discharge to the public sewer. Surface water will discharge to the public sewer following attenuation. With appropriate mitigation during construction there will be no risk of contamination of any watercourses or groundwater. There is no risk to human health within the meaning of the Directive..

5.1.2 Location of Proposed Development

(a) the existing and approved land use,

The land use surrounding the site consists of residential. A recently completed residential development encircles the site from the west to the north and to the east which was developed under a granted SHD from 2018. Some of the boundary works on the Wonderful Barn complex lands were undertaken as part of the SHD development.

Under the Leixlip Local Area Plan 2020-2023 (extended) the site is zoned for Open Space and Amenity. In determining the zoning of the subject site, the Planning Authority will have thoroughly assessed the nature of the site as part of the Strategic Environmental Assessment, Strategic Flood Risk Assessment and Appropriate Assessment for the Leixlip LAP to ascertain its capacity to accommodate such development and merit a zoning as designated.

There are no apparent characteristics or elements of the design of the scheme that are likely to cause significant effects on the environment. The addition of this development is not considered to have a significant impact on the environmental sensitivities of the area.

(b) the relative abundance, availability, quality, and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground,

The nature of the proposed development is such that the natural resources used in its development are limited and there would be minimal ongoing use of natural resources from the proposed use of the site.

The subject lands are well serviced by infrastructure and public transport via the Leixlip Park and Elton Court bus stop on the Celbridge Road. In relation to biodiversity on the site, the preliminary Ecological Appraisal concluded that the only important ecological features are woodlands (broadleaved woodland, treelines, hedgerows), semi-natural grasslands (dry meadow and wet grassland), small mammals, bats, birds and amphibians. All other ecological features discussed in the preliminary Ecological Appraisal are considered to be of negligible ecological importance. Impacts on nesting birds can be avoided using best practice mitigation. No rare plants have been recorded during any of the site visits undertaken.

The nature of the proposed development will generate demand for water, but this will be by the short stay accommodation and the café and given the scale of this development is not considered significant.

In addition, during construction all appropriate best practice construction methods and measures are being employed at the subject site. The construction of the project will be managed and carried out by a suitably qualified and experienced nominated contractor who will ensure that best practice measures

are used in terms of the subject site and its environs to ensure the safeguarding of natural resources (such as soil, land and water).

c) the absorption capacity of the natural environment, paying particular attention to the following areas:

(i) wetlands, riparian areas, river mouths;

The closest watercourse is the culverted stream underneath the site known as Kilmacredock Upper. The next closest watercourse is the Rye Water river. Both watercourses empty into the River Liffey. Following the application of mitigation measures, the proposed development is not likely to give rise to significant effects on wetlands, riparian areas, and river mouth.

(ii) coastal zones and the marine environment;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect.

(iii) mountain and forest areas;

The proposal is not of such a location or scale that it would impact upon the absorption capacity of this aspect. There are semi-mature trees and hedgerow habitats on the site, but these would not be categorised as a forest area.

(iv) nature reserves and parks;

The proposal is a parkland. The proposed works consists of improving the amenity value of the parkland and refurbishing the existing derelict and unused structures on site back into use. The proposal is not of such scale that it would negatively impact upon the absorption capacity of this aspect.

(v) areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive;

The following site was identified as being within 15 K of the application site.

- Rye Water Valley/Carton SAC [1398] 1 km northeast

The AA Screening Report prepared by NM Ecology concludes the following:

“Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:

- *The Site is not within or adjacent to any European sites, so there is no risk of direct effects*
- *There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects*
- *There are no SPAs in the vicinity of the Site*

Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.

Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.

In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."

(vi) in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure;

This does not apply.

(vii) densely populated areas;

Leixlip is a relatively densely population area. The subject development will provide amenities to serve the town, and will not in itself increase the density of population.

(viii) landscapes and sites of historical, cultural or archaeological significance

The National Monuments Service Archaeological Survey Database does not indicate any specific designations to this site or in the immediate vicinity.

The subject site does include one protected structure which is the Wonderful Barn and the NIAH database indicates one of the structures adjacent the Wonderful Barn as being of architectural merit. The proposed development includes the refurbishment of the Wonderful Barn and to convert it into a venue space. The proposal also includes the refurbishment of the derelict and unused structures on the

site including the repair of the extensive fire damage caused to the Barnhall House. The proposal also includes upgrades to the amenity of the parkland surrounding the Wonderful Barn. The proposal will have a positive impact on the architectural and archaeological heritage of the Wonderful Barn complex.

The accompanying Archaeological Impact Assessment states that there is potential for accidental damage to occur during works. However, impacts can be mitigated for.

Having regard to the proposed scheme and following the implementation of mitigation measures, it is considered that the proposed project will not have a significant negative impact on landscapes and sites of historical, heritage, cultural or archaeological significance.

5.1.3 Types and characteristics of Potential Impacts

The likely significant effects on the environment of proposed development relate to those criteria set out in paragraph (b)(i)(I) to (V) of section 171A of the Act, taking into account—

- a) the magnitude and spatial extent of the impact (for example, geographical area and size of the population likely to be affected),
- b) the nature of the impact,
- c) the transboundary nature of the impact,
- d) the intensity and complexity of the impact,
- e) the probability of the impact,
- f) the expected onset, duration, frequency and reversibility of the impact,
- g) the cumulation of the impact with the impact of other existing and/or development the subject of a consent for proposed development for the purposes of section 172(1A)(b) of the Act and/or development the subject of any development consent for the purposes of the Environmental Impact Assessment Directive by or under any other enactment,
- h) the possibility of effectively reducing the impact.

The OPR's Practice Note on EIA Screening considers what are **likely significant effects**. Refer to Box 1 below.

Box 1: Likely Significant Effects

1. Are the effects identified likely to occur?

This refers to the effects that are expected to occur, those that can be reasonably foreseen as normal consequences of project construction and operation, including where relevant associated demolition, remediation and/or restoration.

2. Are the effects, which are likely to occur, significant?

EPA draft guidelines define a 'significant effect' as an effect, which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The same draft guidelines provide useful definitions in relation to quality of effects, significance of effects, context of effects, probability of effects and duration and frequency of effects.

3. Will identified likely significant effects impact the environment?

Likely significant effects should cover the direct and indirect, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the project.

The factors of the environment to be described and assessed are:

- **population and human health;**
- **biodiversity, with particular attention to protected species and habitats;**
- **land, soil, water, air and climate;**
- **material assets, cultural heritage and the landscape; and**
- **the interaction between the factors.**

The following table summarises the likelihood of effects on the environmental factors listed in the box above, having regard to the analysis set out in sections 2 and 4 of this assessment.

Screening Considerations

Aspect	Phase	Potential Effect	Extent	Probability	Significance of Effect	Quality of Effect	Duration
Landscape	C	The refurbishment of all structures on site including the Wonderful Barn and it's associated structures, the refurbishment of the walled garden	Local	Likely	Moderate	Positive	Permanent
	O	Provision of amenity space, including an upgraded walled garden, and coffee shop	Local	Likely	Moderate	Positive	Permanent
Visual	C	Perceived negative changes due to emergence of plant and machinery and site clearance works	Local	Likely	Moderate	Negative	Short Term
	O	Changes to the unused and derelict nature of the site by refurbishing the structures on the complex	Local	Likely	Moderate	Positive	Permanent
Biodiversity	C	Bats have been identified within the Barnhall House. These will need to be removed and provided with temporary alternative roost space during the renovation works. There are potential changes to the biodiversity during the landscaping and planting of the parkland	Local	Likely	Moderate	Negative	Short term
	O	The attic space of Barnhall House will be reserved as a dedicated roost space for bats. The existing access point at the eastern corner of the building will be retained. Additional dedicated roost spaces will also be provided in the stables if possible. It will incorporate a combination of open space for brown long-eared bats and crevices suitable for pipistrelles and Myotis species. 10 no. crevice style bat boxes will also be installed on mature trees throughout the parkland to provide roosting opportunities away from the buildings. The planting of the parkland will enhance biodiversity.	Local	Likely	Moderate	Positive	Permanent

EIA Screening Report – Wonderful Barn

Land & Soil	C	Potential contamination due to accidental spillage.	Local	Not Likely	Imperceptible	Neutral	Brief
	O	Refurbishment of the protected structure and associated structures on site	Local	Likely	Moderate	Positive	Permanent
Human Health	C	None Predicted	-	-	-	-	-
	O	None predicted	-	-	-	-	-
Water	C	Accidental pollution events occurring to nearby stream or the groundwater table	Local	Not Likely	Imperceptible	Neutral	Brief - Temporary
	O	Discharge of treated attenuated surface water to existing surface water network. Discharge of foul and wastewater to existing wastewater network	Local	Likely	Imperceptible	Neutral	Permanent
Air Quality & Climate	C	Reduction of air quality as a result of construction traffic and HGVs, and emissions from construction and plant machinery	Local	Likely	Imperceptible Not significant	Neutral Neutral	Permanent Temporary
	O	None predicted	-	-	-	-	-
Noise	C	Increase in noise as a result of construction activity, and operation of plant and machinery.	Local	Likely	Slight	Negative	Temporary
	O	Increase in noise level as a result of vehicular movements in and out of the complex from visitors.	Local	Likely	Imperceptible	Neutral	Permanent
Cultural Heritage: Built Heritage	C	Construction of a noise barrier along the southern boundary of the site to reduce noise from the M4 Motorway in the amenity space	Local	Likely	Moderate	Positive	Permanent
	O	Refurbishment of existing structures onsite including the Wonderful Barn which is a protected structure	Local	Likely	Moderate	Positive	Permanent
Cultural Heritage: Archaeology	C	Derelict and unused heritage buildings will be brought back into use	Local	Likely	Moderate	Positive	Permanent
	O	The proposal includes the regeneration of the buildings on site and the installation of SuDS features. There is the potential for archaeological	Local	Likely	Moderate	Positive	Permanent

EIA Screening Report – Wonderful Barn

	remains to be damaged during the construction works. Mitigation measures indicated in the Archaeological Impact Assessment include archaeological testing and the monitoring of groundworks by a qualified archaeologist.					
O	The proposal will provide for a visitor experience showcasing the archaeological heritage of the subject site including the remains of a previous house on the subject site	Local	Likely	Moderate	Positive	Permanent

I. Interaction of Effects

There is potential for interaction of effects during the construction phase in relation to soil, water and biodiversity, built heritage. The negative impacts arise from potential risk of pollution, dust and noise. However, best practice construction measures will be put in place during the construction phase and these measures will continue to be employed in the completion and construction of the remaining elements of the proposed development which will ensure that there are no significant effects on the environment. Section 5.4 of this report outlines mitigation measures in respect of the proposed development.

II. Cumulative effects

It is considered that cumulative impacts with other existing and/or approved projects are not likely to cause significant effects on the environment. No significant adverse effects have been identified, no measures are recommended to avoid or prevent such impacts.

III. Transboundary effects

Owing to the scale, nature, and location of the development there will be no transboundary effects. No mitigating measures are required.

IV. Residual Effects

Having regard to the nature and scale of the proposed development, it is considered that there are no residual effects, as a result of the works at the subject site.

5.2 Schedule 7A information

1 A description of the proposed development, including in particular—

(a) a description of the physical characteristics of the whole proposed development and, where relevant, of demolition works, and

Response

Refer to Section 5.1.1 of this report.

(b) a description of the location of the proposed development, with particular regard to the environmental sensitivity of geographical areas likely to be affected.

Response

Refer to Section 5.1.2 of this report.

2. A description of the aspects of the environment likely to be significantly affected by the proposed development.

Response

Refer to Section 5.1.3 of this report.

3. A description of any likely significant effects, to the extent of the information available on such effects, of the proposed development on the environment resulting from—

(a) the expected residues and emissions and the production of waste, where relevant,

Response

The development will include mitigation measures that will ensure there is no likely significant effects on the environment. Waste and emissions arising during the operational phase are not considered to be significant within the meaning of the Directive.

(b) the use of natural resources, in particular soil, land, water and biodiversity.

Response

Refer to 5.1.1. of this report.

4. The compilation of the information at paragraphs 1 to 3 shall take into account, where relevant, the criteria set out in Schedule 7.

Response

Please refer to section 5.1 of this report.

5.3 Any further relevant information

Response

The Part 8 is accompanied by a suite of documentation to support the conclusions included in this report, this includes an Appropriate Assessment Screening Report.

A suite of architectural, engineering and landscape drawings and reports also accompanies the documentation detailing the proposed development.

5.4 Any mitigation measures

- Bats sensitive lighting techniques will be incorporated into the public lighting. A bat roosting survey of the existing buildings will be undertaken prior to renovation works. Bats have been identified within the Barnhall House. These will need to be removed and provided with temporary alternative roost space during the renovation works. The attic space of Barnhall House will be reserved as a dedicated roost space for bats. The existing access point at the eastern corner of the building will be retained. Additional dedicated roost spaces will also be provided in the stables if possible. It will incorporate a combination of open space for brown long-eared bats and crevices suitable for pipistrelles and Myotis species. 10 no. crevice-style bat boxes will also be installed on mature trees throughout the parkland to provide roosting opportunities away from the buildings.
- Building renovation works will commence between September and February outside of the nesting season. A minimum of 10 swift nest boxes will be installed on the north-eastern sides of Barnhall House and the north-eastern end of the stables building.

- Mitigation measures indicated in the Archaeological Impact Assessment, including archaeological testing and the monitoring of groundworks by a qualified archaeologist.
- Works to the protected structure will be undertaken in accordance with the mitigation measures with the final recommendations of the Conservation Architect.
- Appropriate SUDs measures will be implemented to avoid any risk of flooding.
- Construction of noise barrier along the southern boundary of the site to reduce the incursion of noise from the M4 Motorway within the amenity space within the southern portion of the amenity space.

5.5 Available Results under other EU Environmental Legislation

Other relevant EU environmental legislation may include:

- SEA Directive [2001/42/EC]
- Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]
- Water Framework Directive [2000/60/EC]
- Marine Strategy Framework Directive
- Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive
- Industrial Emissions Directive
- Seveso Directive
- Trans-European Networks in Transport, Energy and Telecommunication
- EU Floods Directive 2007/60/EC

Table 3: EU Legislation

Directive	Results
SEA Directive [2001/42/EC]	<p>The proposed development is located on lands which have been zoned under the Leixlip Local Area Plan 2020-2023 (extended).</p> <p>These have been subject to Strategic Environmental Assessment. The SEA for the LAP indicates that appropriate mitigation measures will be implemented, including the implementation of SuDS and the phasing of development. The subject proposal takes these into account.</p>
Birds and Habitats Directives [79/409/EEC, 2009/147/EC & 92/43/EEC]	<p>An appropriate assessment (AA) screening report accompanies this part 8 submission. An Ecological Impact Assessment (EclA) was also completed. The AA concludes that <i>"Having considered the particulars of the proposed development, we conclude that this application meets the first conclusion, because there is no likelihood of significant impacts on any European sites. This is based on three key conclusions:</i></p> <ul style="list-style-type: none"> • The Site is not within or adjacent to any European sites, so there is no risk of direct effects

	<ul style="list-style-type: none"> • There are no surface water (or other) pathways linking the Site to any European sites, so there is no risk of indirect effects • There are no SPAs in the vicinity of the Site <p><i>Appropriate Assessment Screening must consider the potential implications of a project both in isolation and in combination with other plans and projects in the surrounding area. An 'in-combination effect' can occur when a project will have a perceptible but non-significant residual effect on a European site (when considered in isolation), that subsequently becomes significant when the additive effects of other plans and projects are considered. However, as the proposed development poses no risk of impacts on European sites in isolation, the risk of in-combination effects can also be ruled out.</i></p> <p><i>Therefore, with regard to Article 42 (7) of the European Communities (Birds and Natural Habitats) Regulations 2011, it can be concluded that the proposed development will not be likely to have a significant effect on any European sites. On this basis, the assessment can conclude at Stage 1 of the Appropriate Assessment process, and it is not necessary to proceed to Stage 2.</i></p> <p><i>In accordance with the OPR 2021 guidance, we note that no mitigation measures have been considered when reaching this conclusion."</i></p> <p>The EclA identifies a number of measures to minimize impacts on wildlife.</p>
Water Framework Directive [2000/60/EC]	The main surface water feature in the area is the River Liffey. It is assigned under the Water Framework Directive status assessments 2016 – 2021, with status of 'Good'. With mitigation, there is no likely significant effects on the status.
Marine Strategy Framework Directive	The site is located c. 20 km from the MSFD assessment area. There is no likely impact given the distance.
Ambient Air Quality Directive and Heavy Metals in the Ambient Air Directive	n/a to proposed development
Industrial Emissions Directive	n/a to proposed development
Seveso Directive	The nearest Seveso site is the IR2 Intel Ireland plant located in Collinstown Industrial Park, Collinstown, Leixlip, Co. Kildare, c. 1.5 km to the north west of the subject site. This is an Upper tier Seveso site. There are no technologies or substances to be used in the development which may cause concern for having likely significant effects on the environment. There is no significant risk of accidents or disasters.
Trans-European Networks in Transport, Energy and Telecommunication	n/a to proposed development

EU Floods Directive 2007/60/EC	A flood risk assessment has been undertaken
--------------------------------	---------------------------------------------

5.6 Likely significant effects on certain sensitive ecological sites

Sensitive areas include:

i) a European site,

Response

An appropriate assessment (AA) screening report accompanies this application. An appropriate assessment (AA) screening report accompanies this part 8 submission. The AA concludes that there will be no potentially significant effects on a designated European site and that a Stage 2 NIS is not required.

ii) an area which is the subject of a notice under Section 16(2)(b) of the Wildlife (Amendment) Act 2000 (No. 38 of 2000),

Response

It is not subject to a notice under Section 16(2)b of the Wildlife Act 2000.

iii) an area designated as a Natural Heritage Area (NHA) under Section 18 of the Wildlife (Amendment) Act 2000),

Response

The Royal Canal is to the north and the Rye Water river is to the east. Both are proposed NHA's. due to the lack of connectivity, distance and the proposed mitigation measures direct effects on the Grand Canal are highly unlikely.

iv) land established or recognised as a nature reserve within the meaning of Section 15 or 16 of the Wildlife Act 1976 (No. 39 of 1976),

Response

No likely significant effects on a nature reserve have been identified.

v) land designated as a refuge for flora or as a refuge for fauna under Section 17 of the Wildlife Act 1976,

Response

No likely significant effects on a refuge for flora or a refuge for fauna have been identified.

vi) a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan, draft development plan or draft local area plan, or proposed variation of a development plan, for the area in which the development is proposed,

Response

A preliminary Ecological Impact Assessment was performed by NM Ecology in August 2023 and did not identify any likely significant effect on a place, site or feature of ecological interest, the preservation, conservation or protection of which is an objective of the Kildare County Development Plan 2023-2029.

vii) a proposed Natural Heritage Area (pNHA).

Refer above.

6. SCREENING CONCLUSION

Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.



20 Fitzwilliam Place, Dublin 2, D02YV58,
Ireland



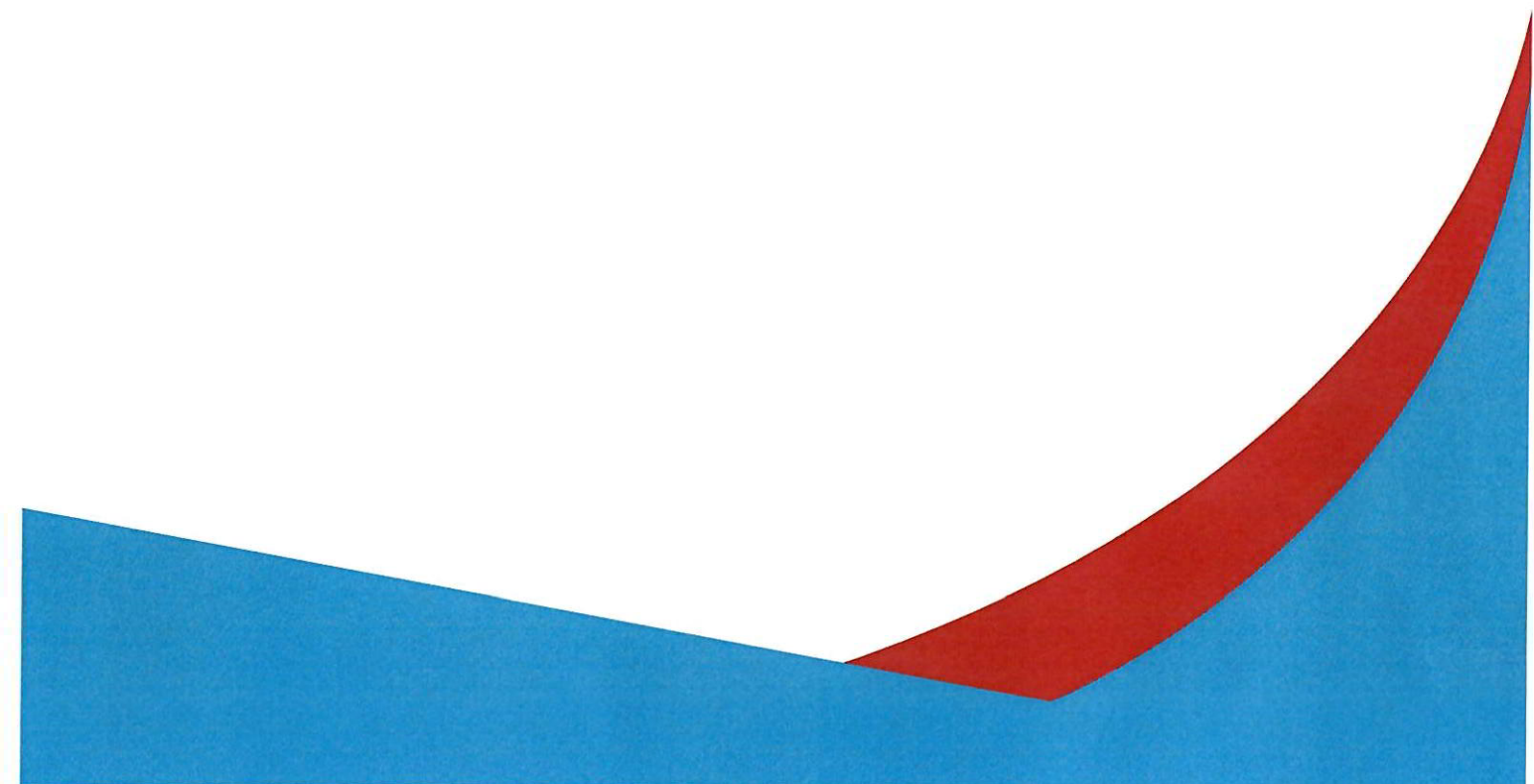
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APPENDIX B

**SUBMISSIONS REPORT
PREPARED BY SPPR**

P82024.10
REPORT ON PART 8 SUBMISSIONS
PROPOSED REDVELOPMENT OF THE WONDERFUL
BARN, BARNHALL, LEIXLIP, CO. KILDARE



Kildare County Council
Comhairle Contae Chill Dara

August 2024

Report prepared in accordance with Part 8, Article 81 of the Planning and Development Regulations 2001 (as amended) and the Planning and Development Act 2000 (as amended).

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1. PROCEDURE

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, (as amended), notice of the proposed development was given by the placement of notices in the Liffey Champion, edition dated the week of June 8th 2024.

Six site notices were erected on the edge of and within the Part 8 site area. These notices were maintained in place for the prescribed period.

Plans and particulars of the proposed development were available for public inspection, by appointment, during public opening hours of 9.30am-4.30pm, Monday to Friday, from 7th June 2024, up to and including 19th July 2024, at the following location:

- Kildare County Council, Aras Chill Dara, Devoy Park, Naas, Co. Kildare.
- Celbridge Library, St. Patrick's Park, Celbridge, Co. Kildare.
- Leixlip Library, Captain's Hill, Leixlip, Co. Kildare.

The plans and particulars of the proposed development were also available to view online, during the period noted above, on Kildare County Council's website at:

- <https://kildarecoco.ie/AllServices/Planning/Part8Schemes/StrategicProjectsandPublicRealm/index.html>
- <https://consult.kildarecoco.ie/en/consultation/part-8-proposed-redevelopment-wonderful-barn-p8202410>

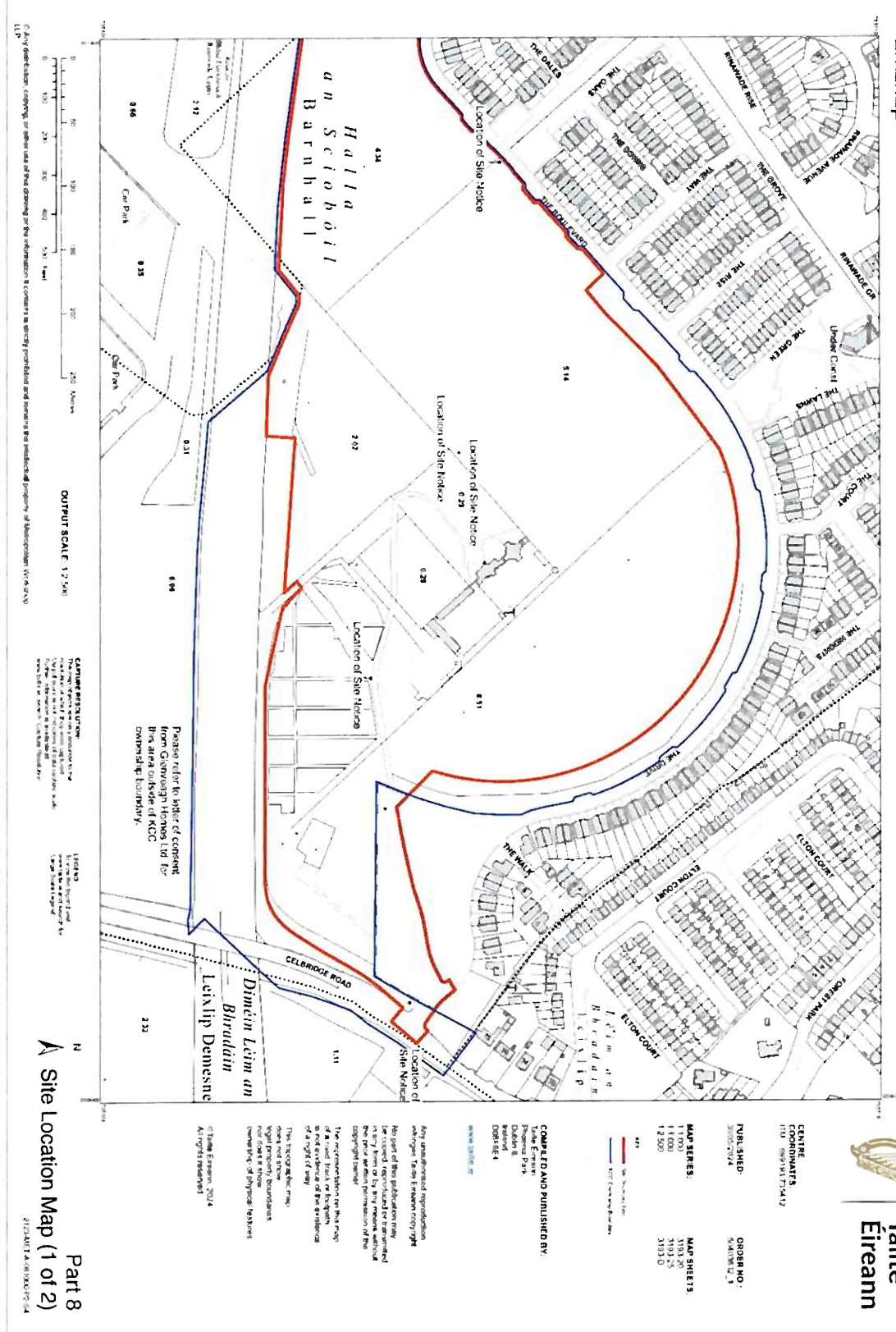
In addition, Stakeholder Engagement for this Part 8 Project has been extensive, not only conducted by Metropolitan Workshop Consultant Design Team but also by Kildare County Council Strategic Projects and Public Realm Team.

A total of 27 submissions/observations were received by Kildare County Council during the public display period. (Refer to Section 4 of this Report)

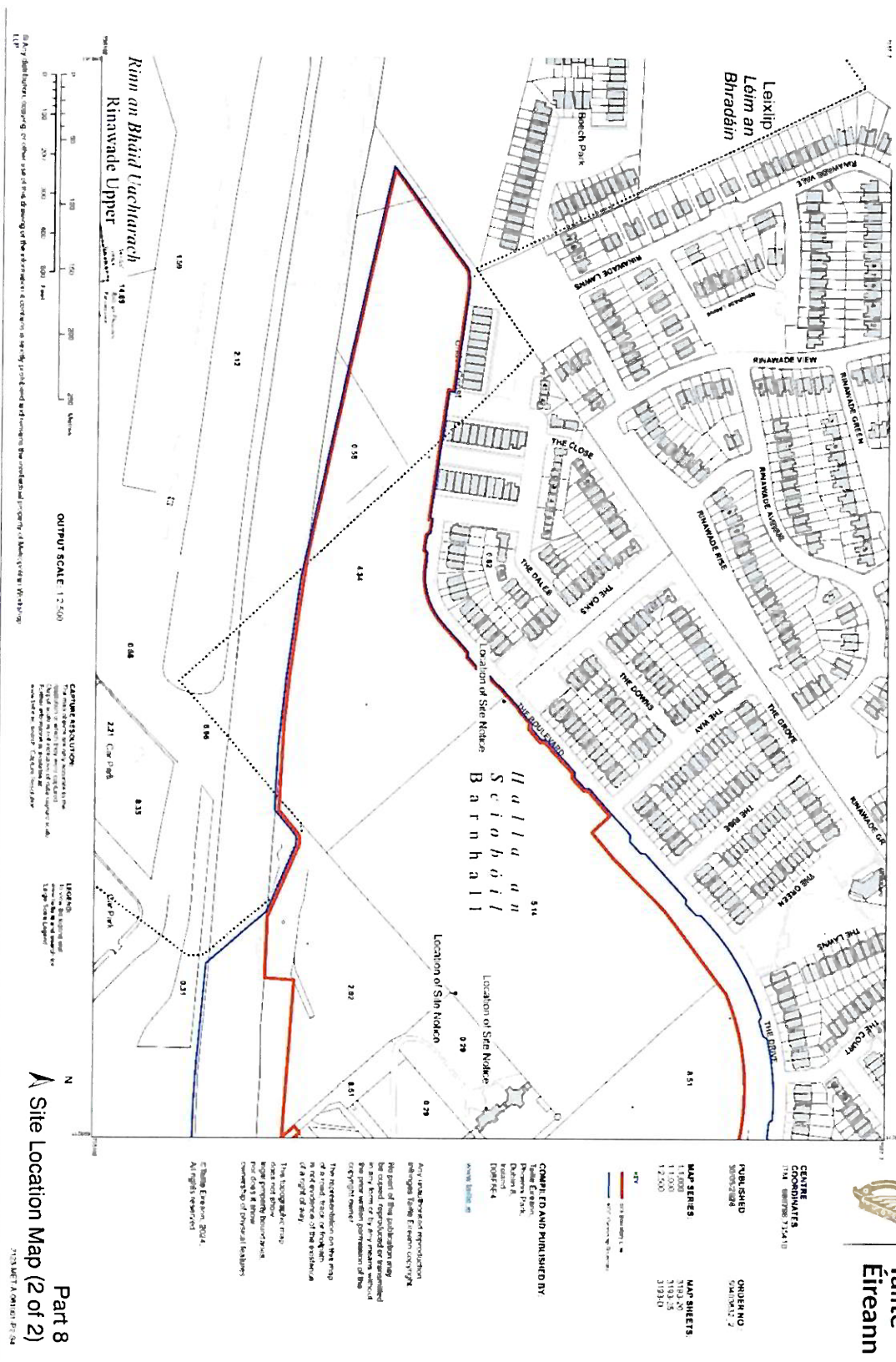
2. SITE LOCATION

The Part 8 site comprises c. 19.8ha and incorporates the protected structure of the Wonderful Barn and its ancillary buildings, Barnhall House, two dovecotes, a walled garden and to ranges of adjacent courtyards containing former farm buildings and the public site boundary outlined in red on the Figures 1 and 2 Project Area in this report.

Metropolitan Pack Map Workshop



Metropolitan | Pack Map Workshop



3. PROPOSED SCHEME

3.1 Design Objectives

The Wonderful Barn, rich in history, is envisioned as a national recognised tourism and community facility. The design strategy has been carefully considered so that it responds to its historical, social and environmental context to enhance and improve what is already a significant attraction and amenity in Leixlip and its wider context. The subsequent design decisions will follow this intent.

Sustainable neighbourhood and communities.

- Enhanced, multi-faceted green open space that is easily accessible with planting, walkable and cyclable areas.
- Promoting healthy and happy living through extensive biodiversity and sustainable greening strategies.
- Incorporating useful areas for the local community such as a cafe, allotments and play space.
- Providing seating and play infrastructure making inclusive neighbourhoods for all ages.
- Successfully integrating local and future context with existing structures, while improving existing green space networks and links for all.

Proposals at the Wonderful Barn follow key sustainable conservation principles.

- Detailed surveys and studies were undertaken of the existing structures and the grounds that surround them. Records of past inventions and repair formed the foundation for all improvements and interventions being proposed.
- All proposals in and around the Wonderful, and its ancillary structures, are retained and refurbished through best practice conservation
- New complimentary buildings are proposed to enable effective and sustainable use into the future. These also connect elements of the site together. The proposed structures have been designed to modern building standards and regulations allowing the proposal to be as accessible as possible while staying true to the existing character of the area.
- Extensive landscape works are proposed to bring life back to historic gardens such as the walled garden to the south of the stables and also existing courtyards to the rear of both the stables, the Wonderful Barn and Barnhall House.
- Historic boundary walls framing the lands around the Barn will be retained and repaired.

The Wonderful Barn proposals centred around the barn focus on reinvigorating and bring life back to the historically significant site. The proposed works will protect and enhance the architectural heritage and amenity of the Wonderful Barn and adjacent buildings and provide an integrated public

amenity park and tourism destination at the Wonderful Barn and associated lands, informed by a detailed conservation and management plan.

3.2 Description of Proposed Works

The proposed works comprise the following:

- Repair, restoration and minor interventions within and to the Wonderful Barn, Barnhall House, two dovecotes, a walled garden and two ranges of adjacent courtyards and former farm buildings to improve and accommodate existing tourist and community amenities and facilities.
- Demolition of small quantum of existing fabric to reinstate integrity of protected structures to bring the building complex back into use.
- Provision of a 115sqm extension to former farm buildings to provide a commercial kitchen and café with southern outlook into the historic walled working vegetable garden amenity.
- Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users.
- Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department.
- Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly / monthly local markets.
- Improvements and upgrading of existing pedestrian footways and provision of new pedestrian footways and cycle pathways throughout the site.
- Development of a new shared pedestrian and cycle route within the Wonderful Barn site. The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council.
- Protection and reinstatement the axial views between Castletown House and the Wonderful Barn and undergrounding of overhead cables as required to maintain uninterrupted views.

- Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the Northwest of the building complex and an historic treeline and hedgerow to the Northern boundary of the courtyards.
- Realignment and improvements to pedestrian, cycle and vehicular access to site.
- Provision of new carpark and associated bike parking spaces.
- Provision of new street furniture, seating and public lighting throughout the parkland.
- Provision of new wayfinding and signage throughout the parkland.
- Provision of all utilities, necessary services, drainage works and associated site works.

3.3 Appropriate Assessment

A Screening Report in support of the Appropriate Assessment for the proposed development was prepared by NMEcology Ltd – Consultant Ecologists, in accordance with the requirements of Article 6(3) of the EU Habitats Directive. The AA process is an assessment of the potential for adverse or negative effects of a plan or Draft Project, in combination with other plans or Draft Projects, on the conservation objectives of a European Site. These sites consist of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and provide for the protection and long-term survival of Europe’s most valuable and threatened species and habitats.

The Screening Report concluded that the proposed development is not foreseen to give rise to any significant adverse effects on designated European sites, alone or in combination with other plans or Draft Projects. This evaluation is made in view of the conservation objectives of the habitats or species for which these sites have been designated. Stage 2 – Natura Impact Statement (NIS) is therefore not required for the proposed development as there are no effects identified.

3.4 Environmental Impact Assessment

An Environmental Impact Assessment Screening Report was prepared for the proposed development by MacCabe Durney Barnes Ltd. Its purpose was to form an opinion as to whether the proposed development should be subject to Environmental Impact Assessment and if so, whether an Environmental Impact Assessment Report should be prepared in respect of it.

The Screening Document concluded that the proposal is sub-threshold and does not fall within the scope of any class of project prescribed in the Directive or Regulations. Having regard to the nature and scale of the proposed development which is below the thresholds set out in Class 10 of Part 2 of Schedule 5, the criteria in Schedule 7, the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001, as amended, and the following:

- The scale, nature and location of the proposed impacts
- The potential impacts and proposed mitigation measures
- The results of the any other relevant assessments of the effects on the environment

It is considered that the proposed development would not be likely to have significant effects on the environment and it is concluded that an environmental impact assessment report is not required.

4. PART 8 SUBMISSIONS AND RESPONSES

4.1 Part 8 Submissions / Observations

The closing date for the receipt of submissions and observations was 5:00pm on 19th July, 2024. A total of 27 submissions were received, of which 15 were from individual members of the public, 4 from Groups/Organisations, 4 from Prescribed Bodies and 3 reports received from Internal Departments within Kildare County Council, 1 from an elected representative.

Submission Ref. No.	Submission received from	Representing	Completed
KCC-C254-WB-1	Úna Barrett	Individual	✓
KCC-C254-WB-2	Pauline Darcy	Individual	✓
KCC-C254-WB-3	Hilda Mulrennan	Individual	✓
KCC-C254-WB-4	Susan O' Connor	Individual	✓
KCC-C254-WB-5	Paul Barry	Individual	✓
KCC-C254-WB-6	Joe Bergin	Individual	✓
KCC-C254-WB-7	Hilda Mulrennan	Individual	✓
KCC-C254-WB-8	Jenny Byrne	Individual	✓
KCC-C254-WB-9	Gerard Brangan	Individual	✓
KCC-C254-WB-10	Ian Byrne	Individual	✓
KCC-C254-WB-11	Department of Transport	Prescribed Body	✓
KCC-C254-WB-12	Uisce Eireann	Prescribed Body	✓
KCC-C254-WB-13	Transport Infrastructure Ireland	Prescribed Body	✓
KCC-C254-WB-14	Adrienne Pratt	Individual	✓
KCC-C254-WB-15	Department of Housing, Local Government and Heritage	Prescribed Body	✓
KCC-C254-WB-16	Friends of the Wonderful Barn	Community Group	✓
KCC-C254-WB-17	Liffey Valley Park Alliance	Community Group	✓
KCC-C254-WB-18	Anthony Larkin	Individual	✓
KCC-C254-WB-19	Pauline Darcy	Individual	✓
KCC-C254-WB-20	Neil Geraghty	Individual	✓

KCC-C254-WB-21	MU Barnhall Rugby Club	Sports Club	✓
KCC-C254-WB-22	Leixlip Tidy Towns Mary Foley	Community Group	✓
KCC-C254-WB-23	Brian Mc Ardle	Individual	✓
KCC-C254-WB-24	Cllr. Joe Neville	Elected Representative	✓
KCC-C254-WB-25	KCC Parks Department	Internal Department	✓
KCC-C254-WB-26	KCC National Road Design Office	Internal Department	✓
KCC-C254-WB-27	KCC Fire Service	Internal Department	✓

4.2 Response to Part 8 Submissions

The following tables within sections 4.2.1 and 4.2.2 and Section 5.2 collate the comments raised by Prescribed Bodies, KCC Internal Departments and all other submissions received and detail the response from Kildare County Council.

4.2.1 Kildare County Council Internal Departments

The table below collates the 3 no. submissions received from Kildare County Council Internal Departments. Full copies of the submissions received from Kildare County Council Internal Departments are included within Appendices B, C, D, E and F.

Submission Ref. No.	Submission on behalf of	Submission received from	Summary of Submission
KCC-C254-WB-25	KCC Parks Section	Michael Yallop Executive Parks and Landscape Officer	<p>The area is currently under the charge of the Parks Section and would continue to be the management body for the site into the future. To that end, the Parks Section have a considerable interest in how the design will influence the future management of the site and its functional use.</p> <p>2.0 Assessment The Parks Section has reviewed the documents and submitted drawings and have made the following points to note.</p> <p>2.1 Landscape design</p> <p>2.1.1 As Barnhall house is a historic property, the entrance way specifically off the Barnhall Meadows road should be designed and constructed to be in keeping with the overall character of the house and create a sense of place for those entering the site. The entrance gates, piers and walls would help differentiate from that of the surrounding new development. Historic context should be kept to the forefront when designing this area, in other words to seem as if the entrance has always been there.</p> <p>2.1.2 The landscape plans detail a number of paths throughout the site. The Parks Section requires that all paths shall be constructed of a durable material. Pathways should be tarmacadam; resin bound gravel or concrete surface and shall be provided on all pathways and cycleways in all areas of the development. This is to ensure the long-term durability of the paths and ease of maintenance.</p> <p>2.1.3 The landscape proposals detail seating to be located throughout the development. The Parks Section require that all seating shall be constructed of stone, metal or recycled composite</p>

			<p>timber. Details of these should be provided and clearly identified on the landscape plan. It is a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas. Similarly, it is required for the long durability of the seating and its ease of maintenance. Seats which provide for those with disability and age friendly seating should also be taken into consideration.</p> <p>2.1.4 The current allotments are a very important feature to the locals and those who are current allotment holders. While it's understood that they will have to vacate the area until the new allotments are constructed, the area should be focused on to create a harmonious change over when the time occurs. Appropriate notice periods should be provided to allotment holders in advance of any works. The proposed new allotments need a detailed landscape plan, highlighting the plot sizes, access for allotment holders, the management of waste, how the plots will be divided up, boundary treatments between each plot. All should be included in an individual management plan, landscape drawings, section drawings for the area due to the nature of the operation of allotments and to allow them to be integrated into the design.</p> <p>2.1.5 The landscape plans detail the refurbished wall garden as a "kitchen type" garden for the production of fruit and vegetables. The current proposed plans would not be in line with the Parks Section strategy for the management of the walled garden due to its intensive management style. This section would advocate for a design, which acknowledges the history of the garden but in a way that can be easily maintained through herbaceous planting, shrubs and fruit trees. Detailed landscape plans would be required for this area also.</p> <p>2.1.6 The landscape plans detail a large area of natural play. The Parks Section guidance documents on landscape design and open spaces detail that all play equipment should be that of natural play, on safety grass matting with equipment which has no moving parts. The area where the play equipment is to be located could be seen as sheltered from being overlooked for security reasons with the tree line along Barnhall meadows providing screening and the rear of the buildings of the wonderful barn screening the other side. This could lead to areas of anti-social behaviour due to not being sufficiently overlooked. The area should be considered for a more integrated approach to its surroundings.</p>
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		<p>2.1.7 Due to the nature of the proposed site, and its design as an open non secured landscape proposal. The design should take into consideration the security of all features on the site for the future and reduce or remove areas which may become future issues for antisocial behaviour. Buildings and structures should be considered for their security and safety on the site.</p> <p>2.1.8 Within the parkland design, a number of areas are detailed as meadows and open mown grass areas. A balance should be drawn on these to provide areas of recreational play for informal sports and meadow areas in order to cater for the local population.</p> <p>2.1.9 The Suds and drainage design for the site proposes filter drains to run parallel with some of the footpaths. The design includes a open stone drain. This design is not practical for maintenance and the loose stone will end up on the footpaths. This design needs to be reconsidered and whether it's necessary given the surrounding areas are grass and may provide sufficient drainage and percolation without a filter drain.</p> <p>2.1.10 Swale and detention basins are proposed at various locations around the parkland and these need to be designed so that they fit with the landscape and proposals.</p> <p>2.1.11 A surface water drain is indicated crossing the allotment area. The practicalities of maintaining this need to be considered.</p> <p>2.2 Trees and vegetation.</p> <p>2.2.1 The site currently contains a large amount of trees and hedges across its entirety. The Parks Section understands that some areas of dead or damaged trees may need to be removed on health and safety grounds. The utmost protection should go the remaining trees during the course of the development. The arborist should be retained throughout the development and tree protective fencing should be installed before construction commences.</p> <p>3.0 Recommendation</p>
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		<p>In relation to the above proposed development, this section has reviewed the application and recommends the following Conditions be requested/included as part of any grant of permission:</p> <p>3.1 Landscape Design</p> <p>3.1.1 The Parks Section request that a revised plan be submitted for the entrance way off Barnhall meadows. The design should take into account the historical nature of the property. Submitted details shall include written specifications, plan, and section drawings.</p> <p>Reason: In the interest of visual amenity and character of the overall site.</p> <p>3.1.2 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 <i>inter alia</i> 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 shall include written specifications, plan, and section drawings.</p> <p>Reason: To minimise future maintenance costs.</p> <p>3.1.3 It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber. Details of these should be provided and clearly identified on the landscape plan. It is a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas.</p> <p>Reason: To minimise future maintenance costs.</p> <p>3.1.4 The area designed in the master plan as allotments shall be revised to include detail on proposed paths and surfacing, highlighting the plot sizes, access routes for allotment holders, the management of waste ,how the plots will be divided up and the boundary treatments between each plot. Submitted details shall include written specifications, plan, and section drawings</p>
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		<p>Reason: To minimise future maintenance costs are reduced, ensure the long term viability of the allotments, and to provide enhanced amenity value to the users.</p> <p>3.1.5 The proposed landscape plan for the walled garden details the area as <i>"kitchen/vegetable production"</i> style garden. This shall be revised to create a garden design which has a lower maintenance regime incorporating grass lawn, herbaceous and fruit tree type planting. Submitted details shall include written specifications, plan, and section drawings</p> <p>Reason: To minimise future maintenance costs.</p> <p>3.1.6 The Landscape Proposal contains details of proposed play areas located in the open space to the rear of the main house on the site. The proposed play area shall be revised so as to create areas, sufficiently overlooked for safety All play areas shall be designed to provide a variety of opportunities and provide for universal access. The path network must link to play areas. Some seating must be accessible and age-friendly with bound surfacing beneath.</p> <p>Safety surface areas shall be Safety Surface that conforms to European Standards. Proposed play items containing wood such as Robinia shall conform to European Standards.</p> <p>The applicant shall be requested to submit and agree with the Parks Section all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to <u>Current European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing</u>. Post installation certification by the Royal Society for the Prevention of Accidents will also be a requirement.</p> <p>Reason: To minimise future maintenance costs and still cater for quality play provision in residential developments.</p> <p>3.1.7 The landscape master plan details a number of meadow areas and informal kickabout areas. Detailed information should be supplied in relation to areas which are design for meadow</p>
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			<p>and those as informal sports areas. A balance should be drawn across the site between both. Submitted details shall include written specifications, plan, and section drawings</p> <p>Reason: To minimise future maintenance costs and to provide enhanced amenity value to open space areas.</p> <p>3.2 Trees and Vegetation.</p> <p>3.2.1 Retention of the services of a qualified Arborist as an Arboricultural consultant, for the entire period of construction activity. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development.</p> <p>The Applicant is requested to provide the following:</p> <p>3.2.2 An Arboricultural Assessment report in accordance with BS:5837:2012, Trees in relation to design, demolition and construction of the trees and hedgerows located on and adjacent to the proposed development site prepared by an independent, qualified Arborist as an Arboricultural Consultant and shall include all of the following:</p> <ol style="list-style-type: none"> 1. Tree Survey Plan: all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof and where their rootzones maybe impacted by the development) shall be accurately plotted, tagged, and shown on a scaled drawing of a topographical survey of the site. Drawings of both existing and proposed layouts with trees plotted need to be provided. 2. 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. 3. 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).
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			<ul style="list-style-type: none"> • The clearance of any vegetation including trees and scrub shall 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 and hedgerows. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site. <p>3.2.3 Submission of report from the Landscape Architect/Arborist containing photographic evidence of fixed (non-movable) tree protection fencing in place in locations as per the Tree Protection Plan and confirmation from the Landscape Architect that all existing trees and hedgerows identified to be retained are retained and protected.</p> <p>Reasons: To ensure the retention, protection and sustainability of trees/hedgerows during and after construction of the permitted development</p> <p>3.3 <u>Surface Water Drainage Infrastructure.</u></p> <p>3.3.1 The design and need for filter drains beside some of the footpaths should be reviewed at detail design stage to ascertain if there is a necessity for them. If they are required the design should be reviewed to ensure they do not cause a maintenance issue and issues for the adjacent path surface with loose stone.</p> <p>Reason: To protect the safe use of the footpaths and not cause an over due maintenance burden for the upkeep of the park.</p> <p>3.3.2 The location and design of the drain through the allotments should be reviewed to ensure there is no conflict with the proposed allotments and function and maintenance of both.</p> <p>Reason: To ensure the drainage and allotment design function do not conflict with each other.</p>
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			<p>3.3.3 The design of any swales or detention basins should involve a multi-disciplinary team to ensure they are integrated into the overall design and are not just engineered features. The new Kildare County Council SUDS guidance document should be adhered too. Reason: To ensure the SuDs design integrates with the surrounding buildings and landscape.</p>
<p>Response Submission noted with thanks.</p> <p>KCC Parks Department has confirmed that it has no objection to the proposed development subject to additional points in Section 3 of the submission being considered prior to commencement of the development.</p> <p>SPPR will continue to liaise with the Parks Department at all stages of the project as it progresses, and the matters raised in Section 2.1 of the Submission received will be considered at detailed design stage.</p>			
<p>KCC-C254-WB-26</p>	<p>KCC Kildare National Roads Office</p>		<p>KNRO have reviewed this application in the context of any effects on the National Road Network (NRN) only.</p> <p>National Road Network drainage No surface water from the proposed development is permitted to discharge into the National Road Network surface water drainage network.</p> <p>Public lighting The proposed public lighting for the site shall be designed so as not to impede users of the National Road Network drivers.</p> <p>Foul Water No foul water connections shall be within the National Road Network boundary.</p>

<p>Response Submission noted with thanks.</p> <p>KCC National Roads Office has confirmed that it has no objection to the proposed development subject to additional points being considered at detailed design stage and prior to commencement of the development.</p>			
KCC-C254-WB-27	KCC Fire Service	Chanel Ryan A/ Chief Fire Officer	<p>Kildare Fire Service has no objection to this planning application subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Firefighting water supply of at least 20 litres per second for 60 minutes at 2 bar or greater to be available from hydrants on a watermain. 2. The Applicant shall obtain Fire Safety Certificates in accordance with the requirements of the Building Control Act.
<p>Response Submission noted with thanks.</p> <p>KCC Fire Service has confirmed that it has no objection to the proposed development subject to additional points being considered at</p>			

4.2.2 Submissions Received from Prescribed Bodies

The table below collates 4 no. submissions received from Prescribed Bodies. Full copies of the submissions received from each body, are included within Appendices B, C, D, E and F.

Submission Ref. No.	Submission on behalf of	Submission received from	Summary of Submission
KCC-C254-WB-11	Department of Transport	Central Policy, Coordination and Reform	<p>The Department of Transport welcomes Kildare County Council's consideration of the site's connectivity to Public Transport and notes, having regard to broader climate goals, the proposed application of a moderate approach to car parking alongside provision of sustainable pedestrian and cycling priority movement at the location. In this context, the site also presents a destination charging opportunity. As such, the Department encourages Kildare County Council to align with the Regional and Local EV charging Network Plan (Draft Plan currently out for Public consultation) and the Universal Design Guidelines for EV charging infrastructure. Through ongoing contact between the local infrastructure team and KCC, the Department of Transport is happy to engage with Kildare County Council regarding the provision of EV charging infrastructure at the site.</p> <p>There have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed plan.</p> <p>Accessible public transport for All, and especially for Persons with Disabilities, Reduced mobility and Older People</p> <ul style="list-style-type: none"> the "whole of Government" National Disability Inclusion Strategy (NDIS) 2017-2022 includes specific actions assigned to local authorities. For example, action 108 relates to the 'dishing' of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The National Disability Inclusion Strategy came to an end at the end of 2022. The Department of Children, Equality, Disability,

			<p>Integration and Youth are working with the Disability Inclusion Strategy Steering Group to commence work on the development of a UNCRPD implementation strategy. The DoT welcomes the text (ref: Site notice) 'improve overall park accessibility for residents of all ages and abilities throughout the park'.</p> <ul style="list-style-type: none"> • the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD) ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas. • the Design Manual for Urban Roads and Streets (DMURS) Interim Advice Note – Covid-19 Pandemic Response published in 2020. It includes guidance that designers should ensure that <ul style="list-style-type: none"> ○ measures align with the principles of universal design, ○ consider Government policy on accessibility for people with disabilities and ○ consult people with disabilities to further appraise measures. • References in the draft Plan to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response. • To make public transport fully accessible to people with disabilities requires a 'whole journey approach'. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment'. This including footpaths, tactile paving, dished footpaths, car parking spaces for persons with disabilities, roads and pedestrian crossing points. town greenways and bus stops/shelters. • The Connecting Ireland Rural Mobility Plan (2022-2025) is a major national public transport initiative with the aim of increasing public transport connectivity, particularly for people living outside the major cities and towns. Over 100 rural villages have benefited from frequent public transport service (at least three return trips daily) for the first time. The plan will also see a 25% overall increase in rural bus services, and over 60 new connections to regional cities from surrounding areas.
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			The Department of Transport can assist with appropriate text in the development plan regarding integrated, accessible public transport if desirable.
<p>Response Submission noted with thanks.</p> <p>EV Charging Facilities In accordance with the requirements of the EU (Energy Performance of Buildings) Regulations 2021 (S.I. 3932021) for EV Recharging Infrastructure and as set out in the Energy and Sustainability and Servicing Strategy Report which accompanies the Part 8 proposal, 100% of on-site car parking is proposed to be equipped with EV charging (active and passive provision, ensuring future proofing of the site and preventing the need to lay cabling in the future as demand for electric vehicle charging increases. Currently it is proposed the 1 EV charging bay is provided in the car park. This level of provision will be reviewed at detailed design stage, implementation stage and at regular intervals post construction.</p> <p>Accessible Transport for all Particulars relating to NDIS (2017-2022), UNCRPD, DMURS and Connecting Ireland Rural Mobility Plan (2022-2025) will be reassessed accordingly at detailed design stage and implemented as required.</p>			
KCC-C254-WB-12	Uisce Éireann	Ali Robinson	<p>Uisce Éireann's Assessment/Observation(s):</p> <p>Uisce Éireann records indicate that there are existing 225mm and 300mm foul sewers as well as the Wonderful Barn Wastewater located within / near the development site. Uisce Éireann does not permit build over of its assets and the separation distances as per Uisce Éireann's Standards Codes and Practices must be achieved. Therefore, further information is requested as follows. The applicant must engage with Uisce Éireann's Diversions team to assess feasibility of build over/near and / or diversion. The outcome of the engagement with Uisce Éireann's diversions team shall be submitted as a response to this Further Information request. Alternatively, the applicant shall submit revised plans and layouts clearly indicating separation distances as per Uisce Éireann's Standards and Code of Practices have been achieved to accommodate the existing infrastructure within the site. Information on UÉ Diversion and Build-Over Enquiry process Please engage with</p>

			<p>Uisce Éireann Diversions Team (Diversions@water.ie) and submit the diversion enquiry application form and relevant information if requested. Once Uisce Éireann completes the review and it is deemed to be acceptable, the applicant will be issued a Confirmation of Feasibility letter.</p> <p>Any proposal diversion/replacement/build over works must be in compliance with UÉ Standards and Code of Practices. This can be found on https://www.water.ie/connections/developer-services/standard-details-codes/ Information relation to the above can be found via the attached link https://www.water.ie/connections/developer-services/diversion-and-build-over/ Uisce Éireann notes a Pre-Connection Enquiry (PCE) in relation to the proposed connections to the public water / wastewater infrastructure was submitted on the 15th May, 2024. This is currently being assessed. The outcome of the PCE shall be submitted to the Planning Authority as a response to Further Information Request.</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 the standards and conditions set out in that agreement. All development shall be carried out in compliance with Uisce Éireann’s <i>Standard Details and Codes of Practice</i>.</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>Reason: To provide adequate water and wastewater facilities.</p>
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<p>Response Submission noted with thanks.</p> <p>The Part 8 does not propose any new structures on, or adjacent to, any existing Uisce Eireann assets or associated wayleaves.</p> <p>The application includes for the construction of a new carpark with associated footpaths and architectural earthworks over existing foul sewer pipework. Details of the paving type, confirmation of sufficient cover, and access details for maintenance to both pipework and adjacent pumpstation will all be agreed with Uisce Eireann at connection application stage and prior to any commencement of works</p>			
KCC-C254-WB-13	Transport Infrastructure Ireland	Cliona Ryan Land Use Planner	<p>In the case of this planning application, Transport Infrastructure Ireland (TII) makes the following observations.</p> <p><i>Project Ireland 2040, National Development Plan 2021 - 2030</i>, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. Government also includes the objective to maintain the strategic capacity and safety of the national roads network, including planning for future capacity enhancements, in National Strategic Outcome 2 of the <i>National Planning Framework</i>.</p> <p>The requirement to safeguard the carrying capacity, operational efficiency, safety, and significant national investment being made in national roads in accordance with official Government policy is similarly reflected in the provisions of the Section 28 Ministerial Guidelines <i>Spatial Planning and National Roads Guidelines for Planning Authorities</i> (DoECLG, 2012), the EU TEN-T Regulation No 1315/2013, the National Investment Framework for Transport in Ireland (NIFTI) and the <i>EMRA Regional Spatial and Economic Strategy</i> (RSES).</p> <p>The maintenance and protection of the strategic function of the national road networks and associated junctions are amongst the guiding principles of the transport strategy of the RSES at <i>Regional Policy Objective</i> (RPO) 8.1. RPO 8.2 promotes the management and enhancement of</p>

		<p>strategic land transport networks, including by travel demand management. In addition, RPO 8.3 requires future development is to be planned and designed in a manner that <i>inter alia</i> maximises the efficiency and protects the strategic capacity of the metropolitan area transport network both existing and planned, and further protects and maintains regional accessibility.</p> <p>As part of the national road network, the N/M4 is a highly important national road and is also identified as part of the TEN-T Comprehensive Network. The Authority's priorities in relation to existing national roads are the maintenance of the existing national road network, including junctions, safeguarding the Exchequer investment in national roads to date. The submitted application includes works: the installation of noise barriers and the underground diversion of existing overhead powerline lines both adjacent to the M4 that TII have determined will constitute a direct interaction with the M4 and accordingly require potential impact mitigation.</p> <p>TII notes that the proposed scheme details appear to annotate co-ordination with part of the development permitted under Reg. Ref. 23/60047 that includes for a new pedestrian and cycle bridge over the M4 and also for the diversion of the existing overhead 10kV / 20kV line adjacent to the M4.</p> <p>The Authority acknowledges that access to the proposal site is mainly facilitated via the local road network however the proposal interacts with national road infrastructure associated with the M4. The proposed development includes works proposed to be carried out over, on, and in close proximity to the national road network, which includes structures and associated services such as drainage that must be subject to co-ordination with and the prior approval of TII. 2</p> <p>In the case of this planning application, TII is of the opinion that insufficient information has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site. TII therefore recommend that where a grant of planning permission is in contemplation by Kildare County Council that the construction and operation of</p>
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			<p>the proposed development be subject to pre-development compliance conditions for the maintenance of the strategic function of the national road network.</p> <p>The following elaborates:</p> <p>1.0 Proposed Noise Barriers Elements of the national road network are operated and managed by a combination of (Public Private Partnerships) PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. Any crossing or works within the national road network, including crossing by under or over pass will require prior consultation with TII and compliance with all relevant TII standards as detailed within the TII Publications website www.tiipublications.ie.</p> <p>The proposed development is at a location just west of Junction 5 of the M4 where the motorway is part of MMaRC Maintenance Area A. The planning authority is reminded of the requirements of the TII Standard: 'Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001). This Standard specifies the procedures to be followed, in order to obtain Technical Acceptance for structures on motorway and other national road schemes and for the submission of as built records. The procedures cover the design of all road structures, including bridges, tunnels, subways, culverts, buried corrugated steel structures, retaining walls, reinforced earth structures, gantries, environmental noise barriers and temporary structures under or over motorways or other roads carrying public traffic. The Technical Acceptance Requirements for the assessment, alteration, modification, strengthening and repair of all road structures must be prepared in accordance with the Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001).</p> <p>In addition, a third party seeking to undertake works within a motorway/dual carriageway will generally require Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993. In accordance with TII</p>
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		<p>Publications, a Technical Acceptance procedure must be fulfilled and approved by TII ahead of the finalisation of the design and construction of the proposed noise barriers.</p> <p>2.0 Proposed undergrounding of overhead powerlines and associated landscaping and earthworks</p> <p>TII considers that arrangements for any other or related works occurring over, under or adjacent to the motorway within the MMaRC area has not been addressed appropriately in the application documentation. It would be expected that intended works parallel to the northern side of the M4 such as landscaping, the diversion of overhead power lines underground and associated works such as earth moving and lighting would be designed and constructed in manner that has regard to the extents and function of the motorway. It is not clear from the information submitted how much of these works will occur within the MMaRC Area.</p> <p>As above, TII additionally advises that a third party seeking to undertake works within a motorway/dual carriageway will generally require Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993.</p> <p>TII recommends that that these matters need to be addressed and compliance with TII Publications demonstrated prior to commencement of development on site in the interests of demonstrating that the proposed development will not have a detrimental impact on the capacity, safety, or operational efficiency of the national road network in the vicinity of the site. 3</p> <p>3.0 Recommendation to ensure the maintenance of the safety, efficiency, and capacity of the National Road Network</p> <p>Based on the information submitted with the planning application in respect of mitigation measures for the national road network, TII are unable to ascertain or evaluate national road interactions within the TII maintained area, and all associated infrastructure assets including e.g.</p>
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			<p>lighting, gantries, signage, substations, boundary treatments, drainage arrangements and future maintenance arrangements.</p> <p>TII recommends that the following matters are required to be addressed prior commencement of development on site on foot of any planning permission in the interests of demonstrating that the proposed development will not have a detrimental impact on the capacity, safety, or operational efficiency of the national road network in the vicinity of the site:</p> <ol style="list-style-type: none"> 1 Prior to commencement of development, documentation and plans shall be submitted for the written agreement of the planning authority subject to the written agreement of TII to resolve all national road network interfaces by the proposed development and demonstrating compliance with the requirements of TII Publications having regard to the extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A. The information shall include the following: <ol style="list-style-type: none"> 2 a drawing that identifies the extents of the MMaRC Area A relative to proposed works alongside a schedule of the TII Publications applicable and intended method of compliance with TII Publications. 3 a pre-construction survey along the southern boundary of the application site that records extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A; 4 commitment to and methodology for, the preparation and submission of, a post-construction survey along the southern boundary of the application site that also records extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A; 5 record of consultation with (MMaRC) Maintenance Area A, via TII and the relevant road authority Kildare County Council. 6 detailed information on traffic management, including signage (static and VMS) to ensure the strategic function of the national road network is protected; and 7 record of works specific indemnities, Section 53 consent and arrangements for third party access as arise following consultation with thirdpartyworks@tii.ie.
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			<p>Conclusion TII recommends resolution of the above matters in advance of any decision on the subject application.</p>
<p>Response Submission noted with thanks.</p> <p>General Prior to carrying out any works KCC will, in consultation with TII, identify the extents of the MMaRC Area A relative to the proposed works to be carried out at the Wonderful Barn.</p> <p>1.0 Proposed Noise Barriers Noise barriers constructed within the adjacent MMaRC will be constructed subject to consultation and agreement with TII requirements as noted in submission point 1.0</p> <p>2.0 Proposed undergrounding of overhead powerlines and associated landscaping and earthworks Proposed undergrounding of overhead powerlines and associated landscaping and earthworks carried out within the adjacent MMaRC will be constructed subject to consultation and agreement with TII requirements as noted in submission point 2.0</p> <p>3.0 Recommendation to ensure the maintenance of the safety, efficiency, and capacity of the National Road Network Prior to commencement of development, KCC will submit documentation and plans for the written agreement of TII to resolve all interfaces with regard to the extents of the MMaRC Maintenance Area A and the boundary of the proposed Wonderful Barn site. This will include items relating to sub-points 2-7 of the TII submission point 3.0 as required</p> <p>Insufficient Information – Junction Capacity The Traffic and Transport Assessment, Section 5 - Trip Generation and Distribution, calculates the level of vehicle trips generated by the existing site using existing survey data and forecasts the vehicle trip generation for the Wonderful Barn Development using the TRICS database. Net vehicle trips are assigned to the site’s local road network with separate generations for the allotments and the other ancillary land uses including Café, Community Workshops, Gallery, Open Space, Play Areas etc.</p>			

Section 5 also sets out the forecast traffic impact for each of the junction within the wider study area including a worst case sensitivity test for the junctions below with a further Network Analysis (Section 6) carried out for the Wonderful Barn Site for 2026 (proposed opening) and subsequent 2031 and 2041 future design years.

Further information, as required, will be submitted for the agreement of TII prior to works commencement.

- 1 M4/ R449 Junction
- 2 L5057/R449/Green Lane
- 3 R449/R148 Maynooth Rd
- 4 R148 Station Road/ Accommodation Road
- 5 Green Road/ Accommodation Road
- 6 Ryevale Lawns/ Green Lane/ R148 Station Road
- 7 R404 Old Hill/ R148 Station Road
- 8 R404 Celbridge Rd/ Castletown
- 9 R404 Celbridge Rd/ Barnhall Meadows
- 10 Barnhall Meadows/ Site Access Junction

KCC-C254-WB-15	Department of Housing, Local Government and Heritage	Diarmuid Buttimer Executive Officer	<p>Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings</p> <p>Archaeology</p> <p>The Department has reviewed the documents submitted in support of the planning application. These include two desk-based Archaeological Impact Assessment (AIA) reports (Options Appraisal stage and Planning stage) prepared by AECOM Ltd; dated November 2022 and May 2024. It is noted that the desktop study does not include all available</p>
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		<p>documentary research and the reports appear to erroneously rate the archaeology of this unique 18th century designed landscape as being of 'low significance' (Planning Stage AIA report - 'Potential Impacts' - Sections 7.5 to 7.8).</p> <p>The Department does not concur with this rating/categorisation and considers it prudent to highlight that the heritage value of this landscape has been significantly eroded in recent years and thus, what remains (both above and below ground) must be considered to be significant and should be sensitively protected and enhanced.</p> <p>Notwithstanding the 'low' heritage value assigned to the sub-surface archaeology of this designed landscape in the AIA reports, the Department broadly concurs with the recommended mitigation strategies contained therein. Therefore, in line with national policy – see Frameworks and Principles for the Protection of the Archaeological Heritage (1999) – the Department recommends that a Project Archaeologist, with experience of buildings archaeology, be appointed to work with the Conservation Architects in the design and implementation of all conservations works to the Wonderful Barn structure and its environs.</p> <p>It is further recommended that the appointed Project Archaeologist carry out a comprehensive programme of Archaeological Test Excavation of areas where ground disturbance is proposed, in advance of commencement of the development. Thereafter, the appointed Archaeologist should be retained to carry out licensed Archaeological Monitoring all other groundworks during the construction phase.</p> <p>The Department further recommends that the below wording be reproduced verbatim in any approval of planning that may issue. This will ensure that all appropriate mitigation strategies for the protection of the archaeological heritage are applied to the project. These conditions align with Sample Conditions C.5 and C.6 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the</p>
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		<p>particular characteristics of this development and the recommendations of the Archaeological Impact Assessment report.</p> <p>Archaeological Conditions – Pre-development Phase</p> <p>1. All mitigation measures in relation to archaeology as set out in the Archaeological Impact Assessment (AIA) report (AECOM Ltd; May 2024) submitted in support of the planning application shall be implemented in full, except as may otherwise be required in order to comply with the below conditions. In this regard, the developer shall:</p> <p>(a) Retain/engage a suitably qualified Project Archaeologist, with experience of buildings archaeology, to work with the Conservation Architects to advise on, and input to, the design and implementation of appropriate mitigation strategies to protect, enhance and record the archaeological heritage of the Wonderful Barn structure and its environs. The Archaeologist, in consultation with the Planning Authority and the Department, shall advise on the development and curation of the proposed ‘Archaeological Yard’.</p> <p>(b) In advance of commencement of development, the Archaeologist shall carry out a comprehensive programme of Archaeological Test Excavation of all areas where significant ground disturbance is proposed.</p> <p>(c) The Archaeological Test Excavation must be carried out under licence from the National Monuments Service of the Department of Housing, Local Government and Heritage and in accordance with an approved method statement; note a period of 4-5 weeks should be allowed in any schedule to facilitate processing and approval of the licence application and method statement.</p> <p>(d) Test trenches shall be excavated at locations chosen by the Archaeologist, having consulted the site drawings. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the Archaeologist shall suspend works in the area of archaeological interest pending a decision of the Planning Authority, in consultation</p>
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		<p>with the Department, regarding appropriate mitigation. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.</p> <p>(e) Archaeological Test Excavation shall be informed and supplemented by licensed metal detection survey.</p> <p>(f) Having completed this element of archaeological works, the Archaeologist shall submit a written report on the results of the Archaeological Test Excavation for the written approval of the Planning Authority and the Department. The report shall comment on the degree to which the extent, location and levels of all sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.</p> <p>(g) Where archaeological material is shown to be present, further mitigation measures will be required; these may include redesign to allow for preservation in situ, excavation and/or monitoring as deemed appropriate. The Department will advise the Planning Authority with regard to these matters.</p> <p><u>Archaeological Conditions – Development Phase</u></p> <p>2. During construction, the Archaeologist shall monitor (licensed as required under the National Monuments Acts) all remaining ground works, including breaking/removal of surfaces, service installations and/or the implementation of agreed preservation in situ measures associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No ground disturbance shall take place in the absence of the Archaeologist without his/her express consent.</p> <p>(a) Should further archaeological remains be identified during the course of Archaeological Monitoring, works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department, regarding appropriate mitigation (preservation in situ / excavation).</p> <p>(b) The developer shall facilitate the Archaeologist in recording any remains identified.</p>
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		<p>Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.</p> <p>(c) Following the completion of all archaeological work on site and any necessary post excavation specialist analysis, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.</p> <p>(d) The Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological constraints relevant to the proposed development, as set out in the AIA report and as may become relevant during the course of the Archaeological Test Excavation and subsequent monitoring. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and present appropriate mitigation measures to be employed to protect the archaeological and cultural heritage environment during all phases of site preparation and construction activity.</p> <p>(e) All contractors and construction personnel shall be apprised of the locations and sensitivities of the heritage assets within the development site. This shall be done through the appropriate dissemination of the CEMP and toolbox talk/s given by the Archaeologist.</p> <p>Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.</p> <p>Built Heritage The Wonderful Barn, designed to close the great vista of the eastern axis from Castletown House, is an integral part of the cultural landscape of this nationally/internationally significant 18th Century estate. The subject site in the ownership of the Local Authority has unique</p>
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		<p>architectural character arising from the design intent to create an 'eye catcher' in the landscape, the diversity of building typologies, and their unusual structural form and courtyard arrangement.</p> <p>The conservation of this complex to benefit the wider community is welcomed.</p> <p>The Department notes that it is very important that all proposed interventions to the cultural landscape are carefully considered as part of a fully co-ordinated approach to the overall landscape design and setting of the historic Castletown House. In particular, attention should be given to the retention of historic specimen trees, and to planting appropriate to the historic setting and informed by assessment of the surviving garden spaces. The appropriate enhancement of historic boundaries and the screening of this cultural site from the impact of adjoining residential development is welcomed.</p> <p>The Department understands that the proposed redevelopment of the Wonderful Barn aims to restore the existing structures on the site, including one house, one barn (two dovecotes, a walled garden and two adjacent courtyards containing two stable buildings (all protected structures – RPS no. B11-15). The proposed works will protect and enhance the architectural heritage and cultural landscape of the site and provide an integrated public amenity park and tourism destination at the Wonderful Barn and associated lands, informed by a detailed conservation plan.</p> <p>The Department recognises the benefit this proposal offers to community engagement, to the provision of diverse recreational and cultural amenities and to the creation of a tourism offer that complements the principal structure (Castletown House). Furthermore, the Department welcomes the carefully considered conservation and reuse as an exemplar to inform regeneration of other under-utilised traditional buildings.</p> <p>It is recommended that:</p> <ol style="list-style-type: none"> 1. The Local Authority should engage the services of a Grade 1 Conservation Architect or
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			<p>equivalent to guide and advise on areas of historic fabric intervention, remaking, repair and discovery to achieve a high-quality design and conservation outcome in accordance with the Architectural Heritage Protection Guidelines, 2011, best practice and conservation principles and with regard to the conservation plan for the Wonderful Barn.</p> <p>2. The design of replacement windows in historic openings should be informed by research into the correct proportions and details based on a detailed analysis of drawn/photographic evidence, surviving joinery or features in the structure.</p> <p>3. The Conservation Architect should record as necessary all conservation works undertaken as part of the project to maintain a permanent record. The unusual use of clay roof tiles as a historic roof covering in this context is noted. The restoration/salvage of this roof covering is supported where detailed assessment suggests that this roof finish is appropriate.</p> <p>4. Interventions to the cultural landscape should have regard to the protected views and vistas and should be carefully considered as part of a fully co-ordinated approach to the overall the landscape design setting of the historic Castletown House</p> <p>You are requested to send any further communications to this Department’s Development Applications Unit (DAU) at manager.dau@npws.gov.ie</p>
<p>Response Submission noted with thanks.</p> <p>Archaeology On approval of this Part 8 proposal, KCC will continue to liaise with the DHLGH at detailed design stage which will have the continued input of the Archaeologist on the design team. Furthermore, KCC will further liaise with the DHLGH regarding the requirement of an appointed retained Project Archaeologist to carry out a comprehensive programme of Archaeological Test Excavation of areas where ground disturbance is proposed. This will be finalised in advance of commencement of the development.</p>			

Recommended conditions 1 and 2 (Pre-Development Stage and Development Stage) Archaeological Heritage as proposed will be incorporated into the contract documents for the construction and management of the proposed development subject to agreement with the DHLGH prior to commencement of the development.

Built Heritage

Howley Hayes Cooney Architecture prepared the Architectural Heritage Impact Assessment Report for the Part 8 Application. As per recommendation No. 1 and subject to agreement with the DHLGH, a Grade 1 Conservation Architect or equivalent will be engaged at the Pre-Development Stage and Development Stage areas of historic fabric intervention, remaking, repair and discovery to achieve a high-quality design and conservation outcome in accordance with the Architectural Heritage Protection Guidelines, 2011, best practice and conservation principles and regarding the conservation plan for the Wonderful Barn.

On approval of this Part 8 proposal, KCC will continue to liaise with the DHLGH at detailed design stage which will have continued input of the Grade 1 Conservation Architect or equivalent on the design team to monitor impacts that arise and to advise on areas of intervention, remaking, repair and discovery in order to achieve a high-quality design and conservation outcome. The Conservation Architect will record as necessary all conservation works undertaken as part of the project to maintain a permanent record.

Interventions to the cultural landscape will have regard to the protected views and vistas and will be carefully considered as part of a fully co-ordinated approach to the overall landscape design setting of the historic Castletown House.

Recommendations 1 -4 in relation to Architectural Heritage will be incorporated into the contract documents for the construction and management of the proposed development subject to agreement with the DHLGH.

5. SUBMISSIONS FROM MEMBERS OF THE PUBLIC

Of the 24 submissions received, a number of primary issues were identified by members of the public. The following section will focus on addressing the recurring issues in detail under the headings below and will be referenced as part of the submission responses in Table 5.2. The remaining issues will be addressed individually in Table 5.2.

5.1 Project Objective

Background

Completed in 1743 the Wonderful Barn served several different purposes. The primary use was as a grain store, the construction of which created employment as part of a famine relief scheme after some hard winters in the early 1740s. It also served the purpose of pleasure through its high-level vantage point, making it an impressive prospect tower." Please refer to Howley Hayes Cooneys Stage 1 Report for further information and historical analysis. Kildare County Council acquired the complex and surrounding lands in 2005 and is the current owner.

The Wonderful Barn, Barnhall House, ancillary buildings, walled garden and surrounding parkland is located at Celbridge Road, Barnhall, Leixlip, County Kildare. Leixlip is a town situated at the confluence of the River Liffey and the Rye Water. It has a rich history dating back to Viking times and is known for its blend of old-world charm and contemporary development.

Kildare is one of the three fastest growing counties in Leinster with a population of 250,000 in 2021 and there is a growing need for recreational and leisure facilities with a modern range of resources and spaces. The redeveloped site will be a landmark development and a key cultural catalyst within the County's overall development strategy.' 'Kildare County Council sees cultural and community buildings and the opportunities they provide as a means of improving the quality of life of the County's citizens of all ages. The Council is particularly conscious of the need for more cultural and recreational centres in order to significantly increase access to the cultural and historical legacy of the County, outdoor and indoor recreational facilities, information and knowledge, ideas and opportunities that are generated by such facilities and to enhance access to the rich heritage of the County at a time of unprecedented social and economic challenge. Kildare County Council envisages that the buildings form part of a space that ties into and enhances the existing facilities of Leixlip and fulfils the cultural needs of the town and surrounding areas.

Primary Project Objectives

The Wonderful Barn, rich in history, is envisioned as a national recognised tourism and community facility. The design strategy has been carefully considered so that it responds to its historical, social and environmental context to enhance and improve what is already a significant attraction and amenity in Leixlip and its wider context. The primary objective of this project is create a sustainable and connection neighbourhood through:

- Enhanced, multi-faceted green open space that is easily accessible with planting, walkable and cyclable areas
- Promoting healthy and happy living through extensive biodiversity and sustainable greening strategies
- Incorporating useful areas for the local community such as a cafe, allotments and play space
- Providing seating and play infrastructure making inclusive neighbourhoods for all ages.
- Successfully integrating with existing structures, local and future context while improving existing green space networks and links for all.

Policy Objectives

The proposed development has been formulated in the context of national, regional and local planning policy including:

- The National Planning Framework, 2040 – ‘Project Ireland 2040’ with focus on the revitalisation of Irish towns
- Climate Action Plan 2023 and 2024 - 50% reduction in transport emissions by 2030, and for walking, cycling and public transport to account for 50% of all daily trips, which will contribute towards the achievement of national climate targets.
- Town Centre First – A policy Approach to Irish Towns, 2023
- The Design Manual for Urban Roads and Streets
- National Sustainable Mobility Plan, 2024
- Regional Spatial Economic Strategy for the Eastern Midlands Region
- Greater Dublin Area Transport Strategy 2022-2042
- Kildare County Development Plan 2023-2029
- Leixlip Local Area Plan 2020-2023 (as extended to 2026)

- Leixlip Town Renewal Masterplan 2024

5.2 Submissions from Members of the Public

Sub. Ref. No.	Received From	Summary of Submission
KCC-C254-WB-1	Una Barrett	<ul style="list-style-type: none"> • The attractiveness of the barn needs to be utilised for tourists. A gift shop attached with merchandise would be a good idea. In the UK this practice generates a large profit and also would give the Barn a lot of publicity. • History tours should also be considered.
<p>Response Submission noted with thanks.</p> <p>The provision of a gift shop has not been considered specifically as part of this Part 8 Proposal. It should be noted, however that it is intended that the barn, the house and the stable buildings are proposed to be restored and reused in part as community/cultural spaces. The introduction of a gift shop may be considered within one of these spaces at detailed design stage.</p> <p>The suggestion of History Tours is welcomed; however, this is not a matter for consideration as part of this Part 8 Proposal. The specific uses assigned to each space will be considered at Implementation Stage. It is intended that there will be a dedicated space within Barnhall House to highlight the context of the structure's park, key historic events and architectural features. This would serve as an ideal meeting point for the proposed history tours.</p>		
KCC-C254-WB-2	Pauline Darcy	<p>Regarding the Bird Assessment, which was carried out in March 2024, it should be noted that the Swallows, House Martins in particular had only arrived in the middle of April this year. These Birds nest in the upper storey of Corkscrew Barn. Please allow them to continue to nest in their usual places.</p> <p>From the information I read in Leixlip Library only the Swifts of the Swallow family are mentioned. These Birds are a particular feature of the Barn site and the whole project would be much diminished if these Birds did not return.</p>

Response

Submission noted with thanks.

The concerns raised in this submission are acknowledged. Swift Surveys have been done previously across Kildare, so sites are often known, before ecological assessments are even done, for some of the older buildings in particular. Swift is Red Listed (high conservation concern) and both House Martin and Swallows are Amber Listed (medium conservation concern) on the BOCCI List (Birds of Conservation Concern in Ireland 2020-2026). All need to be protected wherever possible.

As set out in the Ecological Impact Assessment, which accompanies the Part 8 proposal, and in accordance with the EC (Birds and Natural Habitats) Regulations 2011 (as amended), all building renovation and site clearance works will be carried out outside the season of peak breeding/roosting activity of birds, bats and fauna.

A standard conservation measure for Swifts is to install prefabricated nest boxes in suitable buildings. As per the Ecological Impact Assessment, it is intended that a minimum of 10 swift nest boxes will be installed at appropriate locations on the northeastern sides of Barnhall House and the northeastern end of the stable buildings.

It is recommended that the site is re-surveyed during the appropriate breeding season at detailed design stage to ascertain exactly the species nesting in and around the site and the requirements with respect to the protection of these species will be considered prior to commencement of the project.

KCC-C254-WB-3	Hilda Mulrennan	The provision of an 'outdoor gym' should be considered as part of the redevelopment of the site.
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Response

Submission noted with thanks.

The provision of an 'outdoor gym' is a matter for detailed design stage. SPPR and the Parks Department will consider all options regarding design and provision of equipment for exercise, play and general recreation and amenity at the detailed design stage. It is important to note that given the nature, size and layout of the site that the needs of all potential users of the space will be considered and balanced to ensure that the development caters to the needs and wants of the community.

KCC-C254-WB-4	Susan O' Connor	What an amazing plan for the Wonderful Barn, Born and Bred in Leixlip this would be an absolutely beautiful addition to our community. It would certainly bring our Town "back to life.
<p>Response Submission noted with thanks.</p>		
KCC-C254-WB--5	Paul Barry	Reviewing the plans for the redevelopment of the Wonderful Barn and grounds, I noted the proposed public lighting scheme does not cover the proposed pedestrian / cycle path to the southwest of the property. To ensure safe access and encourage use in the evenings / dusk / night, I would propose that the public lighting provision be extended to cover these paths
<p>Response Submission noted with thanks.</p> <p>A Public Lighting Report and Proposed Lighting Scheme (Ref. AEC-XX-00-00-DR-EE-0001) prepared by Aecom accompanies the Part 8 application. The provision and agreement of public lighting will be further expanded upon at detailed design stage. All lighting will be provided in accordance with the Kildare County Council Public Lighting Guide.</p>		
KCC-C254-WB--6	Joe Bergin	Leixlip and indeed other local towns in North Kildare is sorely lacking in small scale performance spaces which can accommodate intimate spoken word (drama, poetry, literary) events, music sessions and all types of performance art. The Wonderful Barn area because of its historic importance would be an ideal spot to house an area where these activities and other cultural events can be held.
<p>Response Submission noted with thanks.</p> <p>It is intended that performances will be possible within the site as it is proposed that the ground floor of the barn will be restored and reused to act as a community/cultural space. It is also proposed to reuse the existing stable buildings to incorporate a café, multi-purpose community/meeting rooms, other community activities, including events, classes and gatherings. The activation and use of the various spaces within this proposal is a matter to be considered at the Implementation Stage of the project.</p>		

KCC-C254-WB--7	Hilda Mulrennan	Can you please consider that this development will include a 'Teenager Area with either Outside Gym/Combined basketball hoop & goalpost or parkour equipment'? Our young people have nowhere to 'exercise or hang out'.
<p>Response Submission noted with thanks.</p> <p>It is proposed that the redevelopment of the existing parkland will include the provision of fitness stations, sport areas and other ancillary open space facilities. The provision of a dedicated teenager area with outside gym/combined basketball hoop & goalpost/parkour equipment is a matter for detailed design stage.</p> <p>A multi-use games area is included in the plans. The detailed design of this element of the proposal will ascertain what exact activities and sports it can cater for. SPPR in consultation with the Parks Department will consider all options regarding design and provision of equipment for exercise, play and general recreation and amenity at the detailed design stage. It is important to note that given the nature, size and layout of the site that the needs of all potential users, including teenagers, of the space will be considered and balanced to ensure that the development caters to the needs and wants of the community.</p>		
KCC- C254-WB-8	Jenny Byrne	The redevelopment of the existing parklands should include an outdoor basketball court. Basketball is growing as a sport in Ireland and many local youths etc play in the local club. Leixlip also has many international basketball players as well as representatives on regional teams and there isn't a proper outdoor court to play on. I'm sure adults too would enjoy this amenity.
<p>Response Submission noted with thanks.</p> <p>A multi-use games area is included in the plans. The detailed design of this element of the proposal will ascertain what sports it can cater for. SPPR in consultation with the Parks Department will consider all options regarding design and provision of equipment for exercise, sport, play and general recreation and amenity at the detailed design stage. It is important to note that given the nature, size and layout of the site that the needs of all potential users of the space will be considered and balanced to ensure that the development caters to the needs and wants of the community.</p>		

KCC-C254-WB-9	Gerard Brangan	<p>I congratulate all associated with this proposed development for the local area. I would suggest that a multimedia presentation space / museum-style installation based on the history of Irish Meat Packers should be developed as part of the heritage/historical aspect of the proposed redevelopment.</p> <p>The story of IMP would serve as an interesting and informative example of changes in industrial development in Ireland and the important links between rural agriculture and urban life. There are still many former employees of IMP living in the area who may be willing to partake in video clips/testimonies of 'factory life' in Leixlip in the 1950's and 1960's</p>
<p>Response Submission noted with thanks.</p> <p>It should be noted that it is intended that the barn, the house and the stable buildings are proposed to be restored and reused in part as community/cultural spaces. It is also proposed that there will be a dedicated space within Barnhall House to highlight the context of the structure's park, key historic events and architectural features.</p> <p>The suggestion of an installation detailing the history of Irish Meat Packers is welcomed as part of the industrial heritage of Leixlip; however, this is not a matter for consideration as part of this Part 8 Proposal. The specific uses assigned to each cultural and community space will be considered at Implementation Stage.</p>		
KCC-C254-WB-10	Ian Byrne	<p>I feel the redevelopment should include a pedestrian access point from the back of Beechpark estate either into Rinawade or into the wonderful site. It's a great opportunity for people to have walking access to such a wonderful site and with the proposed pedestrian bridge in the future to Castletown this would also be within walking distance. With the number of new homes off the glen easton road now there is no open greenspace or playground for children within walking distance. The lands between the back of beechpark estate and the N4 are also not included within the redevelopment and would be great to see this small section of land included within the redevelopment as it is prone to anti-social behaviour.</p>

<p>Response Submission noted with thanks.</p> <p>Pedestrian accesses from Beechpark and Rinawade to the Wonderful Barn Site are subject to ongoing planning processes separate to this Part 8 application and will be progressed accordingly.</p> <p>The Part 8 application for the Wonderful Barn relates to lands within the defined red line boundary only. The area to the rea of Beechpark is currently not considered as part of the Wonderful Barn site and will not be developed at this stage.</p>		
KCC-C254-WB-11	Department of Transport	Refer to Section 4.2.1 above.
<p>Response As per response above in 4.2.1 Submissions Received from Prescribed Bodies</p>		
KCC-C254-WB-12	Uisce Eireann	Refer to Section 4.2.1 above.
<p>Response As per response above in 4.2.1 Submissions Received from Prescribed Bodies</p>		
KCC-C254-WB-13	Transport Infrastructure Ireland	Refer to Section 4.2.1 above.
<p>Response As per response above in 4.2.1 Submissions Received from Prescribed Bodies</p>		
KCC-C254-WB-14	Adrienne Pratt	I have not lived in the area for long so I cannot comment on how long this project has come to take about, but I nonetheless want to congratulate KCC and its staff who must have worked hard on this amazing project.

	<p>As a Barnhall Meadows resident, I could not be happier about the Barn redevelopment. So many children and teenagers live in close proximity and the playgrounds, games court, and skate park will provide essential leisure facilities for them. I hope that the court and skate park will provide healthy diversion that helps reduce anti-social activity.</p> <p>For myself, I am thrilled at the proposed sound barrier along the M4 which will hopefully boost the attractiveness of the park no end, let alone the comfort of myself and my neighbours. I hope this can be prioritised early in implementation. The cafe and social facilities at the Barn will also be extremely welcome.</p> <p>I have just one small observation, which is that the plans for a Fairy Trail to the very southwest of the site (Key item 1 on Landscape Concept Plan Sheet 1) should be considered in light of the privacy implications for residents along The Road, The Park, and the lower section of The Boulevard. The area is significantly raised and visibility into the upper floors of those homes will be an issue. There are already two good existing paths that pedestrians and cyclists can use to either side of the raised area. Ultimately, I am very supportive of pedestrianisation and cycle lanes and so if this path is considered necessary even so, I will support that decision. I would just like to draw your attention to these implications and ensure they are part of the analysis.</p> <p>Apart from that, all I can ask is for this project to happen as soon as humanly possible! Thank you to all involved.</p>
<p>Response Submission noted with thanks.</p> <p>It is proposed that the redevelopment of the existing parkland will include the provision of a skate park, MUGA, kickabout area, shared surface place, walking and cycling trails, fitness stations, sport areas and other ancillary open space facilities.</p> <p>The Acoustic Design Statement which accompanies the Part 8 applications proposes measures including as 3m acoustic fence which will protect and enhance the architectural heritage and residential and user amenity of the Wonderful Barn and the adjacent buildings and surrounding lands. The measures will significantly reduce the contribution of the M4 Motorway to the external amenity noise levels within the amenity areas of the site.</p>	

<p>The concern raised regarding the proposed fairy trail on the Landscape Concept Plan Sheet 1 (AEC-XX-00-00-DR-L-1001) is noted. On approval of this proposal, SPPR will continue to collaborate with the Parks Department throughout the detailed design stage. Concerns regarding possible overlooking will be addressed at this next stage.</p>		
KCC-C254-WB-15	Department of Housing, Local Government and Heritage	Refer to Section 4.2.1 above.
<p>Response As per response above in 4.2.1 Submissions Received from Prescribed Bodies</p>		
KCC-C254-WB-16	Friends of The Wonderful Barn	<p>Observations of Friends of the Wonderful Barn on the Development Plan for The Wonderful Barn June 2024</p> <p>The Barn Transepts:</p> <ul style="list-style-type: none"> • That the barn would have the four transepts re- roofed to eliminate the current leaking problem and to also prevent any further deterioration of the brickwork of the interior. <p>Barn Floor:</p> <ul style="list-style-type: none"> • That the floor of the barn be restored to the original red brick surface that is evident in a number of exposed areas or a new floor of suitable material be fitted instead. <p>Interior Lighting of the Barn:</p> <ul style="list-style-type: none"> • That a suitable lighting system, including power sockets to facilitate future events in the Barn, be installed that would be as appropriate and sympathetic as possible to a listed building. <p>Video Display System:</p> <ul style="list-style-type: none"> • That a suitable video display system be installed to facilitate historic tours of the Barn and its surrounds, including the production of a short video film illustrating all historical sites in the locality, such as Leixlip Castle and Connolly's Folly, with

	<p>images/accounts of contemporaneous historical matters such as modes of transport, farming practice, living conditions, etc.</p> <p>Frontage of The Barn:</p> <ul style="list-style-type: none"> • That all the grass area in front of the Barn and Barnhall House be removed and replaced with adequate stone chips in line with current practice for many other Heritage Houses and Listed Buildings, e.g. Castletown House. <p>Barnhall House:</p> <ul style="list-style-type: none"> • That the exterior facade of Barnhall House be returned to its original condition and the "add-ons" removed as per the display plans. • That the front steps be repaired and retaining walls upgraded. • That adequate flood lighting be installed to illuminate the entire perimeter of the house. • That an effective security camera system be installed. • That all traces of a previous fire be removed from the interior of the house. • That the hall, stairs and landing be renovated to expose the original cut-stone stairs and balustrade. • That the entire house be renovated to its original condition, including the provision of suitable heating and lighting systems, power supplies, fire alarm, etc . • That the floors and walls be restored and the entire interior decorated in a manner sympathetic to a house of this era. <p>Future Plans for Barnhall House:</p> <ul style="list-style-type: none"> • As the Barn, House and surrounding site were developed in 1743 as a Famine Project by Catherine Connelly, a Famine Commemoration should be created in one of the upper rooms with suitable visual history display material. • That an Art Gallery be installed in another room to display artworks of local artists. • That a small Museum be created to display local historical artefacts that would provide the present generation with insights into how their ancestors lived. • That the "Rest Room Facility" be upgraded to an acceptable modern standard. • In the initial stages, that a Coffee Dock be installed until the sheds in the East courtyard are renovated and the coffee dock is relocated to that area, or until the new proposed coffee dock is built. • That Barnhall House should be included in any future tour system or visitor plans as it is an intrinsic, important and central part of this great initiative and site.
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	<p>Courtyards East, West and South:</p> <ul style="list-style-type: none"> • That the courtyards be returned to their original condition and any historical parts of buildings be highlighted e.g. the fresh water well that was discovered during the archival dig some years ago. • That the sheds and stables be renovated, including attic areas being increased in height to provide storage for future businesses using the new building, e.g. coffee dock, craft shop and the like. • That a small play area be installed in the East Courtyard, or adjacent to the new coffee dock in the South courtyard, to encourage family visits and usage of onsite facilities. • That all the courtyard walls be repaired and grass areas appropriately resurfaced. <p>Vehicular Access</p> <ul style="list-style-type: none"> • The proposed new car park is close to the existing entrance so the current road system could be used or part of the construction access for the Barnhall Meadows development could be reinstated for this purpose. • Road access to the Barn should be restricted to pedestrians and cycles only when events are taking place in the Barn. • Wheelchair access facilities should be provided close to the Barn as a permanent feature. • The Car Park should also incorporate dedicated Bus Parking. • All of the above should incorporate appropriate signage. <p>Vista To Castletown House:</p> <ul style="list-style-type: none"> • As a new bridge over the motorway (M4) is planned, the vista to Castletown House should/needs to be upgraded and landscaped to expose the West Wing of Castletown House from the Wonderful Barn as both were visible to each other originally. • Currently Castletown House is not visible from the front ground area of the Barn due to the trees at both sides of the motorway (M4); it is imperative that these trees are removed, not alone for the overall visual effect, but also to allow for the fact that only persons capable of ascending to the first floor of the Barn currently have any view of Castletown House. • The proposed bridge should be wide enough to facilitate provision of suitable transport for visitors from Castletown House to the Wonderful Barn who are not capable of walking that distance. • A Visitors Book should be provided to record all visitors to the Barn.
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		<ul style="list-style-type: none"> • Finally, an information pamphlet/brochure/leaflet, should be produced for visitors similar to that created by the previous Leixlip Town Council. <p>Conclusion:</p> <ul style="list-style-type: none"> • This is a hugely positive, welcome and worthwhile initiative by Kildare County Council, at last, to put the Wonderful Barn on the Tourist Map; due to its unique design, history and structure the restored Barn and surrounds should be a massive success. • This is a great opportunity to turn this amazing site into an attractive and inviting Tourist Centre for Leixlip, North Kildare and the county at large. • We, Friends of The Wonderful Barn, have cared for the Wonderful Barn for many years and have given many, many tours of the Barn on Open Days, Heritage Weeks; also all the local sixth class school students have been provided with tours of the Barn which they have enjoyed immensely, notwithstanding the limited facilities currently available; we have also arranged many music concerts in the Barn that produced full house attendances on every occasion. • We, Friends of The Wonderful Barn, warmly welcome and are 100% behind this initiative; we will give it our full and complete support in every way we can in order to help deliver its aims, objectives and planned outcomes.
<p>Response Submission noted with thanks.</p> <p>The Barn Transepts: The barn will be the subject of a conservation led restoration of the entire existing building complex. The exact works to be carried out to the roof will be determined by the appointed Conservation Architect at detailed design stage.</p> <p>Barn Floor: The barn will be the subject of a conservation led restoration of the entire existing building complex. The exact works to be carried out to the floor will be determined by the appointed Conservation Architect at detailed design stage.</p> <p>Interior Lighting of the Barn:</p>		

The barn will be the subject of a conservation led restoration of the entire existing building complex. An appropriate and sympathetic lighting/electrical system interior and exterior lighting will be determined by the appointed Conservation Architect at detailed design stage.

Video Display System:

A digital display system to facilitate historic tours of the Barn can be considered at detailed design stage and the exact use of each space/element of the buildings will be determined and refined at implementation stage.

Frontage of The Barn:

The protection and reinstatement of the integrity of the historic landscape is an important element of this Part 8 Proposal. Refer to the Landscape Concept Plan and the Overall Landscape Plan which details the proposal to create an arrival space (11) with bound gravel surfacing to the front of the Barn and Barnhall House. These works are proposed within the context of a comprehensive conservation led Landscape Design Report.

Barnhall House:

- Barnhall House will be the subject of a conservation led restoration of the entire existing building complex. The exact works to be carried out to Barnhall will be determined by the appointed Conservation Architect at detailed design stage.
- It should be noted that it is intended that the entire building complex shall be restored and reused in part as community/cultural spaces. It is also proposed that there will be a dedicated space within Barnhall House to highlight the context of the structure's park, key historic events and architectural features.
- Specific suggestions regarding the end use and subject matter to be displayed/curated are welcomed, however, this is not a matter for consideration as part of this Part 8 Proposal. The specific uses assigned to each cultural and community space will be considered at Implementation Stage.

Courtyards East, West and South:

- The Courtyards will be the subject of a conservation led restoration of the entire existing building complex. The exact works to be carried out to the Courtyards will be determined by the appointed Conservation Architect at detailed design stage.
- The archaeological and architectural heritage elements of the building will also be considered at detailed design stage.

- It is also proposed to reuse the existing stable buildings to incorporate a café, multi-purpose community/meeting rooms, other community activities, including events, classes and gatherings. The activation and use of the various spaces within this proposal is a matter to be considered at the Implementation Stage of the project.

Vehicular Access

The Traffic and Transport Assessment that accompanies the Part 8 Proposal identifies all primary shared pedestrian/cycle routes.



Figure 1: Extract from the Traffic and Transport Assessment

- The site will be fully accessible to people of all abilities.
- The proposed development includes inset bay on-site to accommodate 4 buses at any given time
- A comprehensive signage and wayfinding strategy will be developed at detailed design stage.

Vista To Castletown House:

<ul style="list-style-type: none"> • The protection and reinstatement of the axial views within the site boundary between Castletown House and the Wonderful Barn and the undergrounding of overhead cables along with an important element of this Part 8 Proposal. Refer to the Landscape Design Report. Furthermore, the protection and reinstatement of the wider historic landscape within the site area also forms part of this Part 8 proposal. • The proposed new bridge will be accessible to users of all abilities. • The suggestion of visitors' book, information pamphlets, leaflets etc are all matters to be considered at the implementation stage of the project. 		
<p>KCC-C254-WB-17</p>	<p>Liffey Valley Park Alliance</p>	<p>The Liffey Valley Park Alliance (LVPA) is a federation of local community groups and national eNGOs including the Irish Wildlife Trust and An Taisce, whose objectives are to conserve the built and natural heritage of the Liffey Valley as it stretches from Islandbridge to Straffan. The protection and conservation of the Liffey Valley, its unique landscapes, biodiversity and outstanding built heritage. It includes community groups across the four council areas bounding the valley, through Dublin City Council (DCC), South Dublin County Council (SDCC), Kildare County Council (KCC), and of course Fingal County Council (FCC); together with a number of national organisations such as An Taisce, The National Trust for Ireland, Birdwatch Ireland, and the Irish Georgian Society.</p> <p>The LVPA is very supportive of this restoration and redevelopment of the Wonderful Barn. Our submission is attached and below (note IMAGES ARE IN ATTACHED SUBMISSION)</p> <p>BACKGROUND</p> <p>The Liffey Valley Park Alliance (LVPA) is a federation of local community groups and national eNGOs including the Irish Wildlife Trust and An Taisce, whose objectives are to conserve the built and natural heritage of the Liffey Valley as it stretches from Islandbridge to Straffan. The protection and conservation of the Liffey Valley, its unique landscapes, biodiversity and outstanding built heritage. It includes community groups across the four council areas bounding the valley, through Dublin City Council (DCC), South Dublin County Council (SDCC), Kildare County Council (KCC), and of course Fingal County Council (FCC); together with a number of national organisations such as An Taisce The National Trust for Ireland, Birdwatch Ireland, and the Irish Georgian Society. Dublin is acknowledged to have three great natural jewels: Dublin Bay, The Dublin Mountains and the valley of the river Liffey. However, despite the fact that, the landscapes within the valley have been acknowledged as being of "outstanding natural beauty and importance both nationally and internationally" by an Foras Forbartha; and that the first special amenity area order in the state was designated for a portion of the valley; (IMAGE IN ATTACHMENT)</p>

	<p>WONDERFUL BARN RESTORATION</p> <p>The LVPA is delighted that this project is going ahead and is fully supported by our organisation. One of our main goals is to see the restoration and preservation of buildings along the Liffey Valley region as shown in the image above where the wonderful barn is listed.</p> <p>There are potential opportunities during the restoration of the environs and surrounding buildings especially for some birds and bat species. Could there be opportunities to install swift boxes and Barn owl boxes to promote nesting for swallows, swifts and owls? The Environmental impact assessment has shown the presence of bats and most likely in large numbers before fires damaged their roosting locations. Will the restoration facilitate bats returning to this location and swallows and swifts to the barns? Could there be a structure with swift boxes installed that is sensitive to the heritage of the site? There is mention of exterior lighting to highlight the structure. Will this have an impact on bats at nighttime?</p> <p>TOURISM POTENTIAL</p> <p>The new cycling and walking links connecting Barnhall into the Wonderful barn location will help improve connectivity in the locality. What will the bike path widths be located within the development. They should be at least 4 metres due to high usage and population density of the area and potential for high usage when connectivity is completed to Castletown demesne. Also, in light of the recent announcement of new potential cycling and walking links from the old Hewlett Packard site.</p> <p><i>Source: Extract from NTA, GDA Network Plan, 2023 prospective pedestrian/cycle overpass over the M4 Motorway secured by the Kildare Innovation Campus planning permission (ref: 2360047) that will connect Celbridge, to the south with The Wonderful Barn site. The provision of this connection across the M4 also forms Walking and Cycling Policy MT1.11 of the Leixlip Local Area Plan (2020 –2023, extended to 2026) which states, “To support the delivery of a pedestrian and cycle overpass of the M4 to link The Wonderful Barn Leixlip to Castletown Demesne in Celbridge in consultation with Transport Infrastructure Ireland (TII).</i></p>
<p>Response</p>	<p>Submission noted with thanks.</p> <p>Wonderful Barn Restoration</p>

As set out in the Ecological Impact Assessment, which accompanies the Part 8 proposal, and in accordance with the EC (Birds and Natural Habitats) Regulations 2011 (as amended), all building renovation and site clearance works will be carried out outside the season of peak breeding/roosting activity of birds, bats and fauna. Bat sensitive lighting will avoid or minimise effects on foraging and commuting bats.

A standard conservation measure for Swifts is to install prefabricated nest boxes in suitable buildings. As per the Ecological Impact Assessment, it is intended that a minimum of 10 swift nest boxes will be installed at appropriate locations on the northeastern sides of Barnhall House and the northeastern end of the stable buildings.

As part of the Ecological Impact Assessment, the vacant buildings were surveyed for signs of barn owl, however none were recorded. It is considered that the series of fires at these structures are likely to have reduced their suitability for nesting/breeding owls. The matter of introducing owl boxes has not been considered in the EIA, however this can be re-considered at detailed design stage.

Tourism Potential

The Transport Strategy for the Part 8 proposal has been designed to prioritise active travel whilst managing and containing the presence of vehicles where possible. On site shared pedestrian/cycle routes of 4m in width are proposed and 2m pedestrian paths are also proposed. The width and design of all cycle ways and footpaths are in accordance with the recommendations of the Design Manual of Urban Roads and Streets insofar as possible. The exact specifications will be ascertained at detailed design stage. The final design and specifications will have regard to the population density of the area and potential for high usage when connectivity is completed to Castletown demesne and the potential future cycling and walking links from the old Hewlett Packard site.

KCC-C254-WB-18	Anthony Larkin	<p>A brilliant plan and concept look forward to completion.</p> <p>As volunteer caretaker of the barn and environs over the last 15 years I fully support and welcome the part 8 process which will see the barn and lands preserved and repurposed to public use, I have some observations and submissions for consideration.</p> <ol style="list-style-type: none"> 1. Carpark have recharging facilities for cars and buses on at least 60% of spaces as in pay for use. 2. Solar PV panels be used as where possible café, sheds and new allotment facility. 3. A corkscrew ramp (tree top walk Wicklow) at rear of barn constructed to second floor room allow panoramic views of area through existing triangular openings room could have a graphic of views at each opening it would be assessable to all.
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	<p>4. Views of Barn from Celbridge Rd be opened up i.e. from Barnhall Meadows to HP entrance.</p> <p>5. Reinstatement of tennis court at front of barn and second one built for public use.</p> <p>6. Field behind barn be developed into two playing fields available to all sports proximity to services power and water this would encourage footfall to barn facilities.</p> <p>7. The council encourage a committee set up with public representation to give the public a close contact and representation as the facility develops.</p> <p>8. The Arthurs Way trail which starts in Leixlip and ends at Oughterard Graveyard a spur through the Wonderful Barn and on over new overpass rejoining trail at Castletown house be included in plans.</p> <p>9. The Wonderful Barn name and motif be patented to allow for financial opportunity going forward.</p> <p>10. Camper van spaces provided.</p> <p>11. At least one room or shed be dedicated to the barns history from being built off the famine of 1700-1701 to date including Guinness, IMP, HP, motorway development and residential developments across north Leixlip</p>
<p>Response Submission noted with thanks.</p> <p>EV Charging Facilities In accordance with the requirements of the EU (Energy Performance of Buildings) Regulations 2021 (S.I. 3932021) for EV Recharging Infrastructure and as set out in the Energy and Sustainability and Servicing Strategy Report which accompanies the Part 8 proposal, 100% of on-site car parking is proposed to be equipped with EV charging (active and passive provision, ensuring future proofing of the site and preventing the need to lay cabling in the future as demand for electric vehicle charging increases. Currently it is proposed the 1 EV charging bay is provided in the car park. This level of provision will be reviewed at detailed design stage, implementation stage and at regular intervals post construction.</p> <p>Solar PV panels The requirement, feasibility and suitability of solar PV panels within a historical setting is a matter to be considered at detailed design stage.</p> <p>Viewing Ramp The suggestion of corkscrew ramp (tree top walk Wicklow) at rear of barn constructed is noted. This is a matter to be further considered at detailed design stage.</p>	

Views of Barn from Celbridge Rd be opened up i.e. from Barnhall Meadows to HP entrance.

All landscaping works are proposed within the context of a comprehensive conservation led Landscape Design Report. The protection and reinstatement of the axial views within the site boundary between Castletown House and the Wonderful Barn and the undergrounding of overhead cables along with an important element of this Part 8 Proposal. Refer to the Landscape Design Report. Furthermore, the protection and reinstatement of the wider historic landscape within the site area also forms part of this Part 8 proposal.

Reinstatement of tennis court at front of barn and second one built for public use.

A multi-use games area is included in the plans. The detailed design of this element of the proposal will ascertain what sports it can cater for. SPPR in consultation with the Parks Department will consider all options regarding design and provision of equipment for exercise, sport, play and general recreation and amenity at the detailed design stage. It is important to note that given the nature, size and layout of the site that the needs of all potential users of the space will be considered and balanced to ensure that the development caters to the needs and wants of the community.

Field behind barn be developed into two playing fields available to all sports.

A multi-use games area is included in the plans. The detailed design of this element of the proposal will ascertain what sports it can cater for. SPPR in consultation with the Parks Department will consider all options regarding design and provision of equipment for exercise, sport, play and general recreation and amenity at the detailed design stage. It is important to note that given the nature, size and layout of the site that the needs of all potential users of the space will be considered and balanced to ensure that the development caters to the needs and wants of the community.

A committee set up with public representation.

Proposal is noted.

The Arthurs Way Trail

The trail which starts in Leixlip and ends at Oughterard Graveyard, with a spur through the Wonderful Barn, continuing over the new overpass and rejoining the Castletown House trail will be considered at detailed design stage.

The Wonderful Barn name and motif be patented to allow for financial opportunity going forward.

This is not a matter for this Part 8 process. This may be considered at the Implementation Stage of the project.

Camper van spaces provided.

Currently there no proposals to include campervan spaces and associated facilities on the site.

History of the Wonderful Barn

The suggestion to dedicate an exhibition space to the barn’s history is noted. It is proposed to create a dedicated space within Barnhall House to highlight the context of the structure’s past, key historic events and architectural features. It is also intended that a variety of cultural and community uses will be possible within the site as it is proposed that the ground floor of the barn will be restored and reused to act as a community/cultural space. It is also proposed to reuse the existing stable buildings to incorporate a café, multi-purpose community/meeting rooms, other community activities, including events, classes and gatherings. The activation and use of the various spaces within this proposal is a matter to be considered at the Implementation Stage of the project.

KCC-C254-WB-19

Pauline Darcy

Planning Reference P82024.10 Barnhall, Leixlip, Co. Kildare
I am the allotment tenant holder of Plot No. 75 (b) at the Wonderful Barn site.

The following are the problems I see with the line on the Planning which says:

“Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes.”

1. There are 79 allotments on the official site layout drawing given to me by Kildare Co. Council. Which of the allotments are to be realigned? Will the remaining 27 be left in place?
2. The proposed realignment area in the Walled Garden is much smaller than the current location of the allotments. Also, there is a very beautiful historic apple tree in that location which would cast its shadow over all the allotments within its reach. Also, there would be the danger that the roots of the apple tree would be damaged by allotment holders digging in that entire area.
3. On the Planning drawing have they allowed space for water taps, a supply of farmyard manure and compounds for disposal of green waste and all within a minimum walking distance for the holders to access?
4. Do the Planners realize how difficult it would be to uproot fruit trees, vegetables and shrubs and flowers? Most people hate uprooting themselves and plants and vegetable struggle and probably die when moved to a new location.

The improved facilities mentioned for the allotment users will be very welcome and I would be willing to pay an additional fee to use those facilities.

		I suggest that a very limited number of new allotments could be installed on the southern end of the walled garden. That the current allotment area be kept as it is and that all vacant abandoned allotments be restored and advertised to new tenants. While working on my plot I have met many people who are more than willing to take a plot if offered.
<p>Response Submission noted with thanks.</p> <p>All the existing allotments will require realignment as part of redesigning the area. The detail design of this area will involve an examination of how any relocations and realignments will be achieved. Similarly, the location and design of water taps, manure and green waste will be considered as part of the overall project. All allotment holders are on an 11-month licence and may have to move as part of the realignment of the allotments. This is a condition within the licence that the allotment holders sign up to. There are no plans to put allotments in the walled garden.</p>		
KCC-C254-WB-20	Niall Geraghty	<p>The proposed new facilities for allotment holders is welcomed. However further consideration needs to be given to parking for allotment users. Page 36 of the proposal mentions an Allotment user lay-by, page 37 details the number and types of parking spaces but does not mention parking spaces for allotment users and on the allotment, landscape plan no parking spaces are shown for allotment users.</p> <p>An appropriate and secure parking area would need to be provided for allotment users next to the allotment area to reduce any risk to the public, in particular young children from allotment users carrying plants, sharp tools etc from their car to their allotment. Currently it would not be unusual to see 10 cars parked at the allotments at any one time and that is even with a number of vacant allotments.</p>
<p>Response Submission noted with thanks.</p> <p>Currently there are no plans to provide separate parking for allotment holders.</p>		
KCC-C254-WB-21	MU Barnhall Rugby Football Club	I am writing to you today on behalf of the membership of Maynooth University Barnhall Rugby Football Club (MU Barnhall R.F.C). I am the recently elected Chairperson of the club, and I am taking the opportunity to respond to the recently published notice as referenced above, seeking inclusion in the consultation process surrounding the Wonderful Barn Complex.

	<p>Firstly, I would like to thank Kildare County Council for securing the approval for the proposed project. The Wonderful Barn has a deep relevance to our club as the club emerged out of the rugby team started in Cork Marts meat Plant in Leixlip and the wonderful barn was used for meeting and other gatherings by the company in the 1960. On establishing Barnhall R.F.C. the Wonderful Barn was naturally going to be the emblem for our club. The entire club are all keen to see this structure restored to a working living building.</p> <p>Secondly may I congratulate your team on the production of such tremendous detail and vision for the Wonderful Barn and its central position in the proposed public amenity and the much-needed scope for housing provision. MU Barnhall R.F.C has a very deep interest in the local community, and a deep interest in the Wonderful Barn as a Historical structure and as an emblem of the communities in Celbridge and Leixlip. We have communicated and engaged with any agency, Town and County council, Community representatives etc over many years in relation to the structure and the landscape and we have included copies of communications in Appendix 1 and 2 below.</p> <p>MU Barnhall has a strong drive to expand the activities at the club. In particular to accelerate expansion at Mini rugby and Youth Level. This would cover the ages from under 7-year-old children to the 18-year-old girls' and boys' teams. Today the club has over 1,000 members with the mini rugby and youth teams accounting for 635 players.</p> <p>We also field a mixed ability team (The Buffalos) comprised of adults with special needs comprising a group of 34 players, coaches, and clinical staff supporting the mixed ability players. The highlight of the year for this cohort is the annual blitz which will attract over 1,000 participants of which over 700 mixed ability players will tog out and play in this all Ireland event. We are also fielding 260 players in women's and men's teams, each week during the playing season and across all disciplines we manage have 35 teams togging out each week.</p> <p>The club is deeply immersed in the community, and we host a creche and a Montessori School on the grounds during the daytime. We are also deeply connected with Maynooth University where the club manages rugby affairs for the university, and we currently have 87 students in the rugby sports academy. The First team competes nationally in the all-Ireland league and the Women's First team have been knocking on the door of promotion to the national league for the past two years. MU Barnhall RFC also provide referees to the Leinster region and provide administrators to support the smooth running of competitions at all ages across Leinster.</p>
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	<p>A summary of the key activities would be as follows: (image in the attachment)</p> <p>The club has ambitious expansion plans for the local community of Celbridge and Leixlip, but we are also drawing players from Maynooth, Straffan and Clane. Our infrastructure is under serious pressure particularly for training grounds and playing pitches. We are also acutely aware of the pressure on the physical infrastructure in the club and the need for the club to expand all elements of the club infrastructure to manage the planned increase in player numbers.</p> <p>We have developed strong relationships with the Kildare Innovation Campus (KIC) who facilitate 80 to 90- car parking spaced when demand is high during national games and mini and youth blitz weekends. This facilitation prevents roadside parking for spectators and increases the level of safety for pedestrians walking by the grounds while matches are being played.</p> <p>The element of the proposed development we would wish to consult with you and contribute to any community discussion on would be as follows:</p> <p>C) Redevelopment of existing parkland to include: Installation of children's play-area, fitness stations, sport areas and other ancillary open space facilities. Upgrade of existing/ addition of new combined footpath/cycle-paths throughout the site with associated new street furniture, seating, and public lighting throughout the parkland, new wayfinding and signage throughout the parkland, facilities for existing park user groups, e.g. dog walking facilities.</p> <p>In the context of C, paragraph 3 above, we are looking to consult with Kildare County Council (KCC) on the prospect of including playing facilities for MU Barnhall R.F.C. to alleviate current pressures and to provide room to expand the playing membership of the club. We have communicated with KCC, Local town councils, community representatives and TDs on this subject for many years now. We have attached as an appendix copies of communications to KCC in recent years.</p> <p>We are open to work with local groups, provide facilities to support discussions and to ensure our close neighbours on Parsons town Lane and the OPW are fully informed on our club and its endeavours.</p> <p>The Two points of contact would be Sean Kirby, Hon Secretary MU Barnhall RFC, and myself Noel Dillon, Chairperson MU Barnhall RFC.</p>
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<p>Response Submission noted with thanks.</p> <p>Currently there is no proposal to incorporate playing facilities for MU Barnhall RFC. It should be noted in the case of The Wonderful Barn Part 8 Proposal, the land orientation of the subject site will not facilitate playing pitches.</p>		
KCC-C254-WB-22	Mary Foley	<p>Leixlip Tidy Town Association supports the redevelopment of the Wonderful Barn complex and all the proposals contained in the Part 8 document.</p> <ul style="list-style-type: none"> We would like to add a suggestion that an orchard of suitable fruit trees be planted (apples, pears, plums) to which the public would have access. The orchard could also have provision for public sculptures by local artists. Leixlip's twin town Bressuire, France, has a public orchard/sculpture park which operates very successfully We note there is no mention of who is going to run all the proposed facilities. We would like to see access to the barn/house available in the evenings for meetings etc., to a reasonable hour. We support all access arrangements and outdoor facilities. We propose that part of the proposed exhibition space in Barnhall House contain provision for a small local museum. The local history club does a "Show and Tell" session annually and it always highlights the need for a small local museum.
<p>Response Submission noted with thanks.</p> <ul style="list-style-type: none"> The development of a public orchard could be considered as part of the detailed design of the proposed fruit tree planting area to the west of the barn on the Part 8. The practicalities of managing and maintaining it would have to be considered as part of any design. Details of the management and operational structure of the site will be determined at a later date. It is intended that exhibitions will be possible within the site as it is proposed to create a dedicated space within Barnhall House to highlight the context of the structure's past, key historic events and architectural features. It is also proposed that the ground floor of the barn will be restored 		

<p>and reused to act as a community/cultural space. It is also proposed to reuse the existing stable buildings to incorporate a café, multi-purpose community/meeting rooms, other community activities, including events, classes and gatherings. The activation and use of the various spaces within this proposal is a matter to be considered at the Implementation Stage of the project.</p>		
<p>KCC-C254-WB-23</p>	<p>Brian Mc Ardle</p>	<p>It's fantastic to see this plan proposed, and I look forward to it being implemented. In particular, the skate park and playground are very welcome.</p> <p>Playground and cafe pairing It would be desirable to have the cafe overlook the playground. This adds to passive supervision of the area and equipment, and also allows for parents to use the cafe while watching children. This would give more business to the cafe and allow parents and guardians to relax while eating. In its current layout, it will also lead to parents getting single-use cups from the cafe to bring around to the playground, creating litter.</p> <p>Allotments It is unclear whether the number of allotments is increasing. Only "redevelopment" is mentioned in the documents that I can see. Currently the waiting list for allotments in Leixlip is closed, which suggests that it is massively oversubscribed. Considering this is the location for allotments already, it would make sense to expand the number of allotments here to try meet demand. Otherwise, what is the council's plan for more allotments?</p> <p>Carpark surfacing The carpark surface should be permeable, similar to what Fingal have done in the overflow in St Catherine's Park. As well as alleviating the urban heat island effect, it would be more sustainable in terms of drainage and biodiversity, etc.</p>

		<p>Active Travel Permeability It is unclear how the site will connect to Beechpark. There is existing gated access, but it is unclear whether this will be open permanently. There should be permanent access from Beechpark as well as Rinawade to encourage local residents to walk and cycle to the Barn.</p>
<p>Response Submission noted with thanks.</p> <p>Playground and Café Pairing Noted. The location and design of the proposed playground must work within the constraints and opportunities that the site presents. The location of the café was selected as a key feature of the walled garden restoration within the curtilage of the existing buildings. The rear wall of the courtyard, and the associated conservational constraints that it presents, would make it very difficult to create an 'overlook' from any building within the courtyard area. The scale of the playground area is such that it can't be moved sympathetically to a location closer to the proposed walled garden and café location.</p> <p>Allotments All the existing allotments will require realignment as part of redesigning the area. The detail design of this area will involve an examination of how any relocations and realignments will be achieved. All allotment holders are on an 11-month licence and may have to facilitate the realignment of the allotments. This is a condition within the licence that the allotment holders sign up to. There are currently no plans to increase the number of allotments at this location outside of what is proposed within this Part 8 application.</p> <p>Car Park Surfacing As set out in the Overall Sustainable Drainage Systems (SuDS) Strategy that accompanies the Part 8 Proposal, permeable paving will be used for all car parking spaces within the site, coupled with low level planting and greening of the car park. High traffic circulation routes within the car parking will comprise appropriate road surface.</p> <p>Active Travel Permeability The permeability route between Beechpark and Rinawade into Barnhall are subject to ongoing planning processes separate to the Part 8 application for the Wonderful Barn and will be progressed accordingly.</p>		

<p>KCC-C254-WB-24</p>	<p>Cllr. Joe Neville</p>	<p>PRESERVE AND PROMOTE THE WONDERFUL BARN</p> <p>For many years as a local Councillor, I have been pushing KCC to focus on and develop the Wonderful Barn so I am very positive about this Part 8. I fully support the programme in place and will be pushing hard to obtain the funding required. With the Wonderful Barn we have a gem in our midst, part of the storied past of our area. Built in 1743 in order to provide employment for the poor and then to store grain it must remain as a living breeding monument to those who have gone before. Importantly, with the allotments and improved parklands it has become a place that more and more people in Leixlip are using as an Amenity. I have been involved in this process and will continue to be but I just wanted to add some items of focus to the part 8 at this stage.</p> <ul style="list-style-type: none"> • That the Barn and the smaller barns be left in as original form as possible and that any upgrading or recovery work use bricks in keeping with what was used originally. • That a Historical video display area showing the history of the area and indeed the surrounding area be shown with a history of the Barn and how it was a Famine related project, Castletown Lands and indeed up to the present day with the Irish Meat Packers • That security cameras be installed across the area to ensure it is safe. • That an old-style Irish fruit Orchard be put in place in an area. Many of these orchards that were once common in the area have almost all been lost but there is an opportunity here for a new one. • That a play area be included on the lands. I know that KCC have started this process on a small scale but a new playground at this location would be ideal. • Sporting infrastructure to be put in place for local children where possible. As children many of us in Leixlip played Tennis at the courts at the house. While grown over now it shows the opportunity for tennis/Basketball/Astro Football or indeed other games • Use of renewables where possible without impacting the historical nature of the location • Inclusion of good cycle links to Castletown House and to the opposite side of the M50. • Also explore the opportunities around links to the local Greenways from a wider perspective.
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		<p>This is a great opportunity for Leixlip and indeed North Kildare. This is an area that is booming in population but also does not necessarily have the community facilities that is required by the population. At the Wonderful Barn we have a great opportunity to provide a great amenity locally but also an opportunity to be a transcendent tourism attraction across Ireland considering its central location.</p>
<p>Response Submission noted with thanks.</p> <p>Building conservation and restoration The Howley Hayes Cooney Architecture prepared the Architectural Heritage Impact Assessment Report for the Part 8 Application. As per recommendation no. 1, a Grade 1 Conservation Architect of equivalent will be engaged at the Pre-Development Stage and Development Stage areas of historic fabric intervention, remaking, repair and discovery to achieve a high-quality design and conservation outcome in accordance with the Architectural Heritage Protection Guidelines, 2011, best practice and conservation principles and regarding the conservation plan for the Wonderful Barn.</p> <p>On approval of this Part 8 proposal, SPPR will continue to liaise with the DHLGH at detailed design stage which will have continued input of the Grade 1 Conservation Architect or equivalent on the design team to monitor impacts that arise and to advise on areas of intervention, remaking, repair and discovery to achieve a high-quality design and conservation outcome. The Conservation Architect will record as necessary all conservation works undertaken as part of the project to maintain a permanent record.</p> <p>Display Area It is intended that exhibitions will be possible within the site as it is proposed to create a dedicated space within Barnhall House to highlight the context of the structure's past, key historic events and architectural features. It is also proposed that the ground floor of the barn will be restored and reused to act as a community/cultural space. It is also proposed to reuse the existing stable buildings to incorporate a café, multi-purpose community/meeting rooms, other community activities, including events, classes and gatherings. The activation and use of the various spaces within this proposal is a matter to be considered at the Implementation Stage of the project.</p> <p>Security Cameras The installation of security cameras is a matter for consideration at detailed design stage.</p>		

Fruit Orchard

The development of a public orchard will be considered as part of the detailed design of the proposed fruit tree planting area to the west of the barn on the Part 8 drawing *Landscape Concept Plan Sheet 2 of 2, item 18 – fruit tree border planting*.

Play area and sporting infrastructure.

A playground and a multi-use games area is included in the plans. The detailed design of this element of the proposal will ascertain what exact activities and sports it can cater for. SPPR in consultation with the Parks Department will consider all options regarding design and provision of equipment for exercise, play and general recreation and amenity at the detailed design stage. It is important to note that given the nature, size and layout of the site that the needs of all potential users, of the space will be considered and balanced to ensure that the development caters to the needs and wants of the community.

Renewable Energy

The Energy and Sustainability and Servicing Strategy Report which accompanies the Part 8 proposal, outlines in detail the proposed energy conservation and sustainability approach for the Wonderful Barn Part 8 proposal, focussing on minimising the carbon footprint of the development while providing an exceptional environment while respecting the significant historical importance of the buildings.

Cycle Links to Castletown/M50 and connections to Greenways.

A pedestrian/Cycle overpass over the M4 was granted planning permission (Pl. Ref. 23/60047) to connect Celbridge/Castletown Demesne, to the south with the Wonderful Barn site. The delivery of this piece of infrastructure is the subject of a separate process. The Traffic and Transport Assessment Report which accompanies the Part 8 proposal identifies a network of cycle and pedestrian ways.

6. PROPOSED AMENDMENTS TO THE PLANS AND PARTICULARS

No proposed amendments

7. CONCLUSION / RECOMMENDATION

It is considered that the proposed development is in accordance with the proper planning and development of the area and it has been demonstrated that it aligns with and supports national, regional and local planning policies and objectives. In accordance with the legislation, the proposed development may be carried out as recommended in this Report, unless the Council, by resolution, decides to vary or modify the development otherwise than as recommended or decides not to proceed with the development.

It is recommended that the development should proceed as amended in this report and associated drawings.

SIGNED: Pamela Pender DATE: 13.08.2024

Pamela Pender, Senior Executive Officer,
Planning, Strategic Projects & Public Realm
Kildare County Council, Devoy Park, Naas, Co. Kildare

8. APPENDICES

APPENDIX I

Submissions Received from Kildare County Council Internal Department Responses

Reference Number:	Part 8 P82024.10	Environment Section
Name of Applicant:	Wonderful Barn Barnhall Leixlip	Planning Report

1. Prior to the commencement of development, the developer or any agent acting on its behalf shall prepare a **Tier 2** Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with the EPA “*Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects - 2021*”. 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. All records (including for waste and all resources) pursuant to the agreed RWMP shall always be made available for inspection at the site office.

Reason: In the interest of proper planning and sustainable development.

2. All foul sewage, trade effluent 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.

3. Adequately sized and sited fats, oils, greases interceptors shall be installed on all commercial kitchen waste drainage lines in a manner which is satisfactory to the Planning Authority and these shall be cleaned on a regular basis. All grease traps installed shall conform to the Irish Standard EN 1825 Grease Separators – Part I (Principals of Design, Performance, Testing, Marketing and Quality Control) and Part II (Selection of Nominal Size, Installation, Operation and Maintenance) published by the National Standards Authority of Ireland. Grease traps that use an additive (e.g. chemicals or enzymes etc.) to dissolve the collected grease are not acceptable. The use of food macerators on the kitchen waste drainage line (s) is not permitted.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise Control
 - a) Construction Stage

Noise limits for construction activity of 70 dB(A) (LAeq 1 hour) apply 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.

- b) Operational Stage

There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location*, and noise from the

development shall not give rise to sound pressure levels (Leq 15 minutes) measured at *noise sensitive locations which exceed the following limits:

- (i) 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays), or
- (ii) 45 dB(A) at any other time.

Note: *Noise sensitive location is deemed to be any dwelling house, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.

Reason: In the interest of public health and the use of best practice guidelines to avoid pollution.

5. A detailed Noise Study, with recommended noise remediation measures shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

6. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

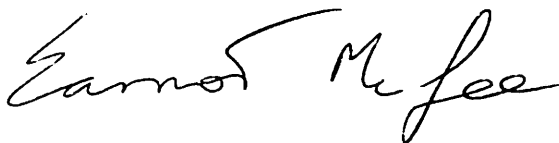
Reason: In the interest of public health, and the use of best practice guidelines to avoid nuisance.

7. 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. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Inspector:

Date: 22/7/24



Approved by SEE/SE:

Date:

 SEE

22/7/2024 _____

Kildare County Council, Parks Section, Transport, Mobility and Open Spaces.



Planning Reference: Part 8 Planning-The Wonderful Barn.

Applicant: Kildare County Council.

Development Description: Redevelopment of the site including the restoration of the existing house, walled garden, allotments and development of a surrounding park, play areas and associated site works.

Address: Barnhall road, Leixlip, Co Kildare.

Date: 19/07/2024

Type: Conditions.

1.0 Preamble/Introduction.

1.1.1 Kildare County Council intend to apply for Part 8 planning for the redevelopment of The Wonderful Barn site to include Barnhall House and the surrounding lands. The site would require substantial redevelopment works to include new allotments, redeveloped walled garden, café facilities, play spaces and park lands.

1.1.2 The area is currently under the charge of the Parks Section and would continue to be the management body for the site into the future. To that end, the Parks Section have a considerable interest in how the design will influence the future management of the site and its functional use.

2.0 Assessment

The Parks Section has reviewed the documents and submitted drawings and have made the following points to note.

2.1 Landscape design.

2.1.1 As Barnhall house is a historic property, the entrance way specifically off the Barnhall Meadows road should be designed and constructed to be in keeping with the overall character of the house and create a sense of place for those entering the site. The entrance gates, piers and walls would help differentiate from that of the surrounding new development. Historic context should be kept to the forefront when designing this area, in other words to seem as if the entrance has always been there.

- 2.1.2 The landscape plans detail a number of paths throughout the site. The Parks Section requires that all paths shall be constructed of a durable material. Pathways should be tarmac, resin bound gravel or concrete surface and shall be provided on all pathways and cycleways in all areas of the development. This is to ensure the long-term durability of the paths and ease of maintenance.
- 2.1.3 The landscape proposals detail seating to be located throughout the development. The Parks Section require that all seating shall be constructed of stone, metal or recycled composite timber. Details of these should be provided and clearly identified on the landscape plan. It is a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas. Similarly, it is required for the long durability of the seating and its ease of maintenance. Seats which provide for those with disability and age friendly seating should also be taken into consideration.
- 2.1.4 The current allotments are a very important feature to the locals and those who are current allotment holders. While it's understood that they will have to vacate the area until the new allotments are constructed, the area should be focused on to create a harmonious change over when the time occurs. Appropriate notice periods should be provided to allotment holders in advance of any works. The proposed new allotments need a detailed landscape plan, highlighting the plot sizes, access for allotment holders, the management of waste, how the plots will be divided up, boundary treatments between each plot. All should be included in an individual management plan, landscape drawings, section drawings for the area due to the nature of the operation of allotments and to allow them to be integrated into the design.
- 2.1.5 The landscape plans detail the refurbished wall garden as a "kitchen type" garden for the production of fruit and vegetables. The current proposed plans would not be in line with the Parks Section strategy for the management of the walled garden due to its intensive management style. This section would advocate for a design, which acknowledges the history of the garden but in a way that can be easily maintained through herbaceous planting, shrubs and fruit trees. Detailed landscape plans would be required for this area also.
- 2.1.6 The landscape plans detail a large area of natural play. The Parks Section guidance documents on landscape design and open spaces detail that all play equipment should be that of natural play, on safety grass matting with equipment which has no moving parts. The area where the play equipment is to be located could be seen as sheltered from being overlooked for security reasons with the tree line along Barhall meadows providing screening and the rear of the buildings of the wonderful barn screening the other side. This could lead to areas of anti-social behaviour due to not being sufficiently overlooked. The area should be considered for a more integrated approach to its surroundings.
- 2.1.7 Due to the nature of the proposed site, and its design as an open non secured landscape proposal. The design should take into consideration the security of all features on the site for the future and reduce or remove areas which may become future issues for antisocial behaviour. Buildings and structures should be considered for their security and safety on the site.

- 2.1.8 Within the parkland design, a number of areas are detailed as meadows and open mown grass areas. A balance should be drawn on these to provide areas of recreational play for informal sports and meadow areas in order to cater for the local population.
- 2.1.9 The Suds and drainage design for the site proposes filter drains to run parallel with some of the footpaths. The design includes a open stone drain. This design is not practical for maintenance and the loose stone will end up on the footpaths. This design needs to be reconsidered and whether it's necessary given the surrounding areas are grass and may provide sufficient drainage and percolation with out a filter drain.
- 2.1.10 Swale and detention basins are proposed at various locations around the parkland and these need to be designed so that they fit with the landscape and proposals.
- 2.1.11 A surface water drain is indicated crossing the allotment area. The practicalities of maintaining this need to be considered.

2.2 Trees and vegetation.

- 2.2.1 The site currently contains a large amount of trees and hedges across its entirety. The Parks Section understands that some areas of dead or damaged trees may need to be removed on health and safety grounds. The utmost protection should go the remaining trees during the course of the development. The arborist should be retained throughout the development and tree protective fencing should be installed before construction commences.

3.0 Recommendation

In relation to the above proposed development, this section has reviewed the application and recommends the following Conditions be requested/included as part of any grant of permission:

3.1 Landscape Design

- 3.1.1 The Parks Section request that a revised plan be submitted for the entrance way off Barnhall meadows. The design should take into account the historical nature of the property. Submitted details shall include written specifications, plan, and section drawings.

Reason: In the interest of visual amenity and character of the overall site.

- 3.1.2 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 shall include written specifications, plan, and section drawings.

Reason: To minimise future maintenance costs.

- 3.1.3 It is a requirement of the Parks Section that seating shall be constructed of stone, metal or recycled composite timber. Details of these should be provided and clearly identified on the landscape plan. It is a requirement of the Parks Section that a bound surface shall be provided to seating locations in open space areas.

Reason: To minimise future maintenance costs.

- 3.1.4 The area designed in the master plan as allotments shall be revised to include detail on proposed paths and surfacing, highlighting the plot sizes, access routes for allotment holders, the management of waste, how the plots will be divided up and the boundary treatments between each plot. Submitted details shall include written specifications, plan, and section drawings

Reason: To minimise future maintenance costs are reduced, ensure the long term viability of the allotments, and to provide enhanced amenity value to the users.

3.1.5 The proposed landscape plan for the walled garden details the area as “*kitchen/vegetable production*” style garden. This shall be revised to create a garden design which has a lower maintenance regime incorporating grass lawn, herbaceous and fruit tree type planting. Submitted details shall include written specifications, plan, and section drawings

Reason: To minimise future maintenance costs.

3.1.6 The Landscape Proposal contains details of proposed play areas located in the open space to the rear of the main house on the site. The proposed play area shall be revised so as to create areas, sufficiently overlooked for safety. All play areas shall be designed to provide a variety of opportunities and provide for universal access. The path network must link to play areas. Some seating must be accessible and age-friendly with bound surfacing beneath.

Safety surface areas shall be Safety Surface that conforms to European Standards.

Proposed play items containing wood such as Robinia shall conform to European Standards.

The applicant shall be requested to submit and agree with the Parks Section all details for the design, choice of equipment, safety surfacing, along with specifications and proof that all equipment conforms to **Current 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.

Reason: To minimise future maintenance costs and still cater for quality play provision in residential developments.

3.1.7 The landscape master plan details a number of meadow areas and informal kickabout areas. Detailed information should be supplied in relation to areas which are design for meadow and those as informal sports areas. A balance should be drawn across the site between both. Submitted details shall include written specifications, plan, and section drawings

Reason: To minimise future maintenance costs and to provide enhanced amenity value to open space areas.

3.2 Trees and Vegetation.

3.2.1 Retention of the services of a qualified Arborist as an Arboricultural consultant, for the entire period of construction activity. The applicant shall inform the planning authority of that appointment in writing prior to commencement of development.

The Applicant is requested to provide the following:

3.2.2 An Arboricultural Assessment report in accordance with BS:5837:2012, Trees in relation to design, demolition and construction of the trees and hedgerows located on and adjacent to the proposed development site prepared by an independent, qualified Arborist as an Arboricultural Consultant and shall include all of the following:

10. **Tree Survey Plan:** all trees and hedges on and adjacent to the subject site (i.e. within falling distance thereof and where their rootzones maybe impacted by the development) shall be accurately plotted, tagged, and shown on a scaled drawing of a topographical survey of the site. Drawings of both existing and proposed layouts with trees plotted need to be provided.
11. **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.
12. **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).
13. **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.
14. **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.
15. **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.
16. **Summary Table:** Summary of all trees and hedgerow proposed for removal and retention to include numbers and percentages.
17. Arborist's name, arboricultural qualifications and contact details.
18. Date that the survey was carried out (surveys > 12 months are unacceptable).

Specific recommendations relating to Arboricultural Works

- 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 and hedgerows 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 shall 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 and hedgerows. A Completion Certificate shall be signed off by the Arborist when all permitted development works are completed and in line with the recommendations of the tree reports and plans. The certificate shall be submitted to the Parks Section for written agreement upon completion of construction works on site.

3.3.4 Submission of report from the Landscape Architect/Arborist containing photographic evidence of fixed (non-movable) tree protection fencing in place in locations as per the Tree Protection Plan and confirmation from the Landscape Architect that all existing trees and hedgerows identified to be retained are retained and protected.

Reasons: To ensure the retention, protection and sustainability of trees/hedgerows during and after construction of the permitted development

3.4 Surface Water Drainage Infrastructure.

3.3.1 The design and need for filter drains beside some of the footpaths should be reviewed at detail design stage to ascertain if there is a necessity for them. If they are required the design should be reviewed to ensure they do not cause a maintenance issue and issues for the adjacent path surface with loose stone.

Reason: To protect the safe use of the footpaths and not cause an over due maintenance burden for the upkeep of the park.

3.3.2 The location and design of the drain through the allotments should be reviewed to ensure there is no conflict with the proposed allotments and function and maintenance of both.

Reason: To ensure the drainage and allotment design function do not conflict with each other.

3.4.3 The design of any swales or detention basins should involve a multi-disciplinary team to ensure they are integrated into the overall design and are not just engineered features. The new Kildare County Council SUDS guidance document should be adhered to.

Reason: To ensure the SuDs design integrates with the surrounding buildings and landscape.

Michael Yallop

Michael Yallop,

Executive Parks and Landscape Officer.

Endorsed by:

Pp: Michael Yallop

Carmel O Grady,

Senior Executive Parks and Landscape Officer.



Pre Part 8 review - Impacts Of Development
On the National Road Network (NRN)

PLANNING APPLICATION REFERENCE NO:		P82024.10			
DATE RECEIVED BY KCC	DATE RECEIVED BY KCC NRO	DATE RETURNED TO KCC			
N/A	29/12/23				
NAME OF APPLICANT:	Kildare County Council				
ADDRESS:	The Wonderful Barn, Leixlip, Co. Kildare				
CHECK ITEM	Y/N/ N/A	IMPACT IF YES			NOTES
		H	M	L	
Is the development inside the 91m setback?	N				No new building within 91m set back.
Is there noise impact on the development from traffic on the National Road Network (NRN)	Y				The site is existing and adjacent to the M4. Note on drawings: "A proposed noise barrier wall at location indicated by dashed line. Detail to be developed at next stage. Please refer to Acoustic Design Statement for further information."
Is there a traffic report provided?	Y				Traffic impact on NRN negligible. Refer to Traffic and Transport Assessment Report (sections 5 in particular).
If not do we require a traffic study and report?	N				
Will the development generate a significant volume of traffic on NRN?	N				
What is the impact of the increased traffic on the NRN, particularly interchanges?					Negligible. Traffic and Transport Assessment Report, M4/R449 Junction - Table 12, Proposed Traffic Impact is 0% and Table 13, Worst-case Impact Junction Distribution Assessment is 0.7%.
Is there traffic access or egress directly with the NRN?	N				
Is there an impact on drivers on NRN from lighting on the development?	N				Refer to comments.
Does the outfall connect to the NRN drainage? Or does it increase the loading on NRN culverts?	N				Uses culvert crossing national road – refer to comments
Is the development near, or could it impact, the tank section of Kildare town bypass?	N				
Will the development give rise to driver distractions on the NRN? E.g. – Bill boards, sales displays (forecourts etc)	N				



**Pre Part 8 review - Impacts Of Development
On the National Road Network (NRN)**

Are there any emissions from the development, smoke, steam, vapours which could cause a visibility issue on NRN?	N				
Are there services/works to be built across the road which form part of the NRN?	N	If YES refer the application to Bridge Section of the NRO for their comments.			
Are there services/works proposed to be hung on existing structures that form part of the road of the NRN?	N	If YES refer the application to Bridge Section of the NRO for their comments.			
Are there services/works to be built which affect existing road signs which form part of the NRN?	N	If YES refer the application to Sign Section of the NRO for their comments			
Are there services/works proposed to be hung on existing road signs that form part of the road of the NRN?	N	If YES refer the application to Sign Section of the NRO for their comments			
Consider the combined effects of this and previously approved applications which have not yet been constructed.	N/A				
NOTE/OBSERVATION:					
<p>National Road Network drainage</p> <p>The following was noted in the Infrastructure Report:</p> <p><i>"The surface water discharge rate from the proposed development will be restricted in line with GSDSDS requirements. For this proposal, the discharge rate will be restricted to 2 litres per second, which lies within the required discharge rate limit of 2 litres/second/hectare. Flows in excess of the allowable discharge rate will be infiltrated and attenuated on site for storms up to and including a 1 in 100-year rainfall event, with an additional 30% allowance for climate change."</i></p>					
COMMENTS/RECOMMENDATIONS:					
<p>KNRO have reviewed this application in the context of any effects on the National Road Network (NRN) only.</p> <p>National Road Network drainage</p> <p>No surface water from the proposed development is permitted to discharge into the National Road Network surface water drainage network.</p> <p>Public lighting</p> <p>The proposed public lighting for the site shall be designed so as not to impede users of the National Road Network drivers.</p> <p>Foul Water</p> <p>No foul water connections shall be within the National Road Network boundary.</p>					
ASSIGNED ENGINEER NAME		KJT		DATE:	19/07/2024
SENIOR ENGINEER'S / PROJECT MANAGER'S COMMENTS, IF ANY:					
SE/PM SIGNATURE		SC		DATE:	19/07/2024

Kildare County Council
Fire Service,
Central Fire Station,
Newbridge,
Co. Kildare.
W12 PW7D



Comhairle Chondae Chill Dara
Seirbhís Dóiteáin

Phone: 045 454800
Fax: 045 432530

3rd July 2024

Strategic Projects and Public Realm Team,
Housing & Regeneration Department,
Kildare County Council

Your Ref: P62024.10

Development Address: Wonderful Barn, Celbridge Road, Barnhall, Leixlip

A Chara,

Kildare Fire Service has no objection to this planning application subject to the following conditions:

1. Firefighting water supply of at least 20 litres per second for 60 minutes at 2 bar or greater to be available from hydrants on a watermain.
2. The Applicant shall obtain Fire Safety Certificates in accordance with the requirements of the Building Control Act.

Mise, le meas,

PD Niall O'Riordan
NIALL O'RIORDAN
A/CHIEF FIRE OFFICER

APPENDIX II

Submissions Received from Prescribed Bodies

An Roinn Iompair
Department of Transport

**A/Senior Executive Officer**

Strategic Projects and Public Realm Team,
Housing and Regeneration Department
Level 3
Kildare County Council,
Áras Chill Dara
Devoy Park, Naas
Co. Kildare
W91 X77F

10th July 2024

Re: Part 8 Proposed Redevelopment of The Wonderful Barn P82024.10

The Department of Transport welcomes the opportunity to provide input to Part 8 - Proposed Redevelopment of The Wonderful Barn P82024.10.

The Department of Transport welcomes Kildare County Council's consideration of the site's connectivity to Public Transport and notes, having regard to broader climate goals, the proposed application of a moderate approach to car parking alongside provision of sustainable pedestrian and cycling priority movement at the location. In this context, the site also presents a destination charging opportunity. As such, the Department encourages Kildare County Council to align with the Regional and Local EV charging Network Plan (Draft Plan currently out for Public consultation) and the Universal Design Guidelines for EV charging infrastructure. Through ongoing contact between the local infrastructure team and KCC, the Department of Transport is happy to engage with Kildare County Council regarding the provision of EV charging infrastructure at the site.

There have been important policy developments which are relevant to accessible, integrated and sustainable public transport. The Department of Transport (DoT) considers these should be reflected in the proposed plan.

Lána Liocain, Balle Átha Ciléith, D02 TR60, Éire
Leeson Lane, Dublin 2, D02 TR60, Ireland
T +353 1 6707444 | info@transport.gov.ie
www.gov.ie/transport



Accessible public transport for All, and especially for Persons with Disabilities, Reduced mobility and Older People

- the 'whole of Government' **National Disability Inclusion Strategy (NDIS) 2017-2022** includes specific actions assigned to local authorities. For example, action 108 relates to the 'dishing' of footpaths and action 109 relates to accessible infrastructure, including bus stops. Lack of dishing is often cited as a major concern for wheelchair users. The National Disability Inclusion Strategy came to an end at the end of 2022. The Department of Children, Equality, Disability, Integration and Youth are working with the Disability Inclusion Strategy Steering Group to commence work on the development of a UNCRPD implementation strategy. The DoT welcomes the text (ref: Site notice) 'improve overall park accessibility for residents of all ages and abilities throughout the park'.
- the **United Nations Convention on the Rights of Persons with Disabilities (UNCRPD)** ratified by Ireland in 2018. The UNCRPD puts obligations on State Parties to ensure access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas.
- the **Design Manual for Urban Roads and Streets (DMURS) Interim Advice Note – Covid-19 Pandemic Response** published in 2020. It includes guidance that designers should ensure that
 - measures align with the principles of universal design.
 - consider Government policy on accessibility for people with disabilities and
 - consult people with disabilities to further appraise measures.
- References in the draft Plan to the 2019 version of DMURS should be replaced with references to the 2020 DMURS Interim Advice Note – Covid-19 Pandemic Response.
- To make public transport fully accessible to people with disabilities requires a '**whole journey approach**'. This refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder by ensuring a universal design approach to the built environment'. This including footpaths, tactile paving, dished footpaths, car parking spaces for persons with disabilities, roads and pedestrian crossing points, town greenways and bus stops/shelters.



- The Connecting Ireland Rural Mobility Plan (2022-2025) is a major national public transport initiative with the aim of increasing public transport connectivity, particularly for people living outside the major cities and towns. Over 100 rural villages have benefited from frequent public transport service (at least three return trips daily) for the first time. The plan will also see a 25% overall increase in rural bus services, and over 60 new connections to regional cities from surrounding areas.

The Department of Transport can assist with appropriate text in the development plan regarding integrated, accessible public transport if desirable.

Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Liosain, Balla Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60
T +353 (0)1 604 1177
qcu@transport.gov.ie www.gov.ie/transport

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage



Planning Ref: P82024.10

18 July 2024

Director of Services-Planning
Kildare County Council
Head Office Áras Chill Dara
Devoy Park
Naas
Co Kildare
W91 X77F

Upload: <https://planning.localgov.ie/>

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

Proposed Development: Kildare County Council: Part 8 for the Proposed Redevelopment of The Wonderful Barn: Barnhall, Leixlip, Co. Kildare

A Chara,

I refer to correspondence in connection with the above further information received.

Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings

Archaeology

The Department has reviewed the documents submitted in support of the planning application. These include two desk-based Archaeological Impact Assessment (AIA) reports (Options Appraisal stage and Planning stage) prepared by AECOM Ltd; dated November 2022 and May 2024. It is noted that the desktop study does not include all available documentary research¹ and the reports appear to erroneously rate the archaeology of this unique 18th century designed landscape as being of 'low significance' (Planning Stage AIA report - 'Potential Impacts' - Sections 7.5 to 7.8).

The Department does not concur with this rating/categorisation and considers it prudent to highlight that the heritage value of this landscape has been significantly eroded in recent years and thus, what remains (both above and below ground) must be considered to be significant and should be sensitively protected and enhanced.

¹ e.g. Ó Drisceoil C. *The wider Castletown: the designed landscape of the Wonderful Barn and Barn Hall* in Irish Architectural and Decorative Studies, Journal of the Irish Georgian Society, Vol. XX, 2017.

Notwithstanding the 'low' heritage value assigned to the sub-surface archaeology of this designed landscape in the AIA reports, the Department broadly concurs with the recommended mitigation strategies contained therein. Therefore, in line with national policy – see *Frameworks and Principles for the Protection of the Archaeological Heritage* (1999) – the Department recommends that a Project Archaeologist, with experience of buildings archaeology, be appointed to work with the Conservation Architects in the design and implementation of all conservations works to the Wonderful Barn structure and its environs. It is further recommended that the appointed Project Archaeologist carry out a comprehensive programme of Archaeological Test Excavation of areas where ground disturbance is proposed, in advance of commencement of the development. Thereafter, the appointed Archaeologist should be retained to carry out licensed Archaeological Monitoring all other groundworks during the construction phase.

The Department further recommends that the below wording be reproduced *verbatim* in any approval of planning that may issue. This will ensure that all appropriate mitigation strategies for the protection of the archaeological heritage are applied to the project. These conditions align with Sample Conditions C.5 and C.6 as set out in *OPR Practice Note PN03: Planning Conditions* (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and the recommendations of the Archaeological Impact Assessment report.

Archaeological Conditions – Pre-development Phase

1. All mitigation measures in relation to archaeology as set out in the Archaeological Impact Assessment (AIA) report (AECOM Ltd; May 2024) submitted in support of the planning application shall be implemented in full, except as may otherwise be required in order to comply with the below conditions. In this regard, the developer shall:
 - (a) Retain/engage a suitably qualified Project Archaeologist, with experience of buildings archaeology, to work with the Conservation Architects to advise on, and input to, the design and implementation of appropriate mitigation strategies to protect, enhance and record the archaeological heritage of the Wonderful Barn structure and its environs. The Archaeologist, in consultation with the Planning Authority and the Department, shall advise on the development and curation of the proposed 'Archaeological Yard'.
 - (b) In advance of commencement of development, the Archaeologist shall carry out a comprehensive programme of Archaeological Test Excavation of all areas where significant ground disturbance is proposed.
 - (c) The Archaeological Test Excavation must be carried out under licence from the National Monuments Service of the Department of Housing, Local Government and Heritage and in accordance with an approved method statement; note a period of 4-5 weeks should be allowed in any schedule to facilitate processing and approval of the licence application and method statement.

- (d) Test trenches shall be excavated at locations chosen by the Archaeologist, having consulted the site drawings. Excavation is to take place to the uppermost archaeological horizons only, where they survive. Where archaeological material is shown to be present, the Archaeologist shall suspend works in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department, regarding appropriate mitigation. Please note that all features/archaeological surfaces within the test trenches are to be hand-cleaned and clearly visible for photographic purposes.
- (e) Archaeological Test Excavation shall be informed and supplemented by licensed metal detection survey.
- (f) Having completed this element of archaeological works, the Archaeologist shall submit a written report on the results of the Archaeological Test Excavation for the written approval of the Planning Authority and the Department. The report shall comment on the degree to which the extent, location and levels of all sub-surface works required for the development will affect the archaeological remains. This should be illustrated with appropriate plans, sections, etc.
- (g) Where archaeological material is shown to be present, further mitigation measures will be required; these may include redesign to allow for preservation *in situ*, excavation and/or monitoring as deemed appropriate. The Department will advise the Planning Authority with regard to these matters.

Archaeological Conditions – Development Phase

2. During construction, the Archaeologist shall monitor (licensed as required under the National Monuments Acts) all remaining ground works, including breaking/removal of surfaces, service installations and/or the implementation of agreed preservation *in situ* measures associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. No ground disturbance shall take place in the absence of the Archaeologist without his/her express consent.
 - (a) Should further archaeological remains be identified during the course of Archaeological Monitoring, works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department, regarding appropriate mitigation (preservation *in situ* / excavation).
 - (b) The developer shall facilitate the Archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer.
 - (c) Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the Planning Authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring

and any subsequent archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

- (d) The Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological constraints relevant to the proposed development, as set out in the AIA report and as may become relevant during the course of the Archaeological Test Excavation and subsequent monitoring. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and present appropriate mitigation measures to be employed to protect the archaeological and cultural heritage environment during all phases of site preparation and construction activity.
- (e) All contractors and construction personnel shall be apprised of the locations and sensitivities of the heritage assets within the development site. This shall be done through the appropriate dissemination of the CEMP and tool-box talk/s given by the Archaeologist.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

Built Heritage

The Wonderful Barn, designed to close the great vista of the eastern axis from Castletown House, is an integral part of the cultural landscape of this nationally/internationally significant C18th estate. The subject site in the ownership of the Local Authority has unique architectural character arising from the design intent to create an 'eye catcher' in the landscape, the diversity of building typologies, and their unusual structural form and courtyard arrangement. The conservation of this complex to benefit the wider community is welcomed.

The Department notes that it is very important that all proposed interventions to the cultural landscape are carefully considered as part of a fully co-ordinated approach to the overall landscape design and setting of the historic Castletown House. In particular, attention should be given to the retention of historic specimen trees, and to planting appropriate to the historic setting and informed by assessment of the surviving garden spaces. The appropriate enhancement of historic boundaries and the screening of this cultural site from the impact of adjoining residential development is welcomed.

The Department understands that the proposed redevelopment of the Wonderful Barn aims to restore the existing structures on the site, including one house, one barn (two dovecotes, a walled garden and two adjacent courtyards containing two stable buildings (all protected structures – RPS no. B11-15). The proposed works will protect and enhance the architectural heritage and cultural landscape of the site and provide an integrated public amenity park and tourism destination at the Wonderful Barn and associated lands, informed by a detailed conservation plan.

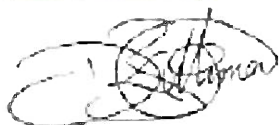
The Department recognises the benefit this proposal offers to community engagement, to the provision of diverse recreational and cultural amenities and to the creation of a tourism offer that complements the principal structure (Castletown House). Furthermore, the Department welcomes the carefully considered conservation and reuse as an exemplar to inform regeneration of other under-utilised traditional buildings.

It is recommended that:

1. The Local Authority should engage the services of a Grade 1 Conservation Architect or equivalent to guide and advise on areas of historic fabric intervention, remaking, repair and discovery in order to achieve a high-quality design and conservation outcome in accordance with the architectural heritage protection guidelines, 2011, best practice and conservation principles and with regard to the conservation plan for the Wonderful Barn.
2. The design of replacement windows in historic openings should be informed by research into the correct proportions and details based on a detailed analysis of drawn/photographic evidence, surviving joinery or features in the structure.
3. The Conservation Architect should record as necessary all conservation works undertaken as part of the project to maintain a permanent record. The unusual use of clay roof tiles as a historic roof covering in this context is noted. The restoration/salvage of this roof covering is supported where detailed assessment suggests that this roof finish is appropriate.
4. Interventions to the cultural landscape should have regard to the protected views and vistas and should be carefully considered as part of a fully co-ordinated approach to the overall the landscape design setting of the historic Castletown House

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie :

Is mise le meas,



Diarmuid Buttimer
Development Applications Unit
Administration



Uisce Éireann Ref: PN24000005085

Planning Ref: Part 8 - Proposed Redevelopment of The Wonderful Barn- P82024.10

Planning Authority: Kildare County Council

Issue Date: 9 July 2024

Uisce Éireann
 Bosca OP 6000
 Baile Átha Cliath 1
 D01 WA07
 Éire

Uisce Éireann
 PO Box 6000
 Dublin 1
 D01 WA07
 Ireland

T: +353 1 89 25000
 F: +353 1 89 25001
www.water.ie

Development Location:

Barnhall, Leixlip, Co. Kildare

Development Description:

The proposed redevelopment includes:

A) Conservation-led restoration and reuse of the existing building complex including: The barn (corkscrew-shaped conical tower), reuse of ground floor as community/cultural space, reuse of upper floors within confines of limited access for other use. Conversion of existing 'potato house' to toilets/first floor add-on general storage area. The house, including demolition of small quantum of existing fabric to reinstate integrity of protected structures, provision of improved access at rear of the house for community reuse. Reuse of existing stable buildings to facilitate re-use as café and multipurpose community/meeting rooms, other community activities, including events, classes, and gatherings. Provision of a 115sqm extension to former stable buildings to provide a commercial kitchen and café with a southern outlook into the historic walled working vegetable garden amenity including external vents. Dedicated space within Barnhall House to highlight the context of the structure's past, key historic events, architectural features. Restoration of both dovecotes (conical towers) and adjacent courtyards. Walled garden restoration, including small scale intervention to facilitate proposed café, relocation of existing temporary roadway to be outside of the garden. Provision of security, including CCTV. Exterior lighting to the Barn to highlight the structure. B) Upgrade works at existing site entrance from R404 including. Provision of new carpark with 65 no. of carparking spaces and 28 no. of bike parking spaces and 4 bus parking spaces. Accommodation works to provide access to existing Uisce Éireann water services pumphouse, to include landscape screening works. C) Redevelopment of existing parkland to include: Redevelopment of the current 55 no. allotments to realign the plots within the restored historical landscape axes and provide new and improved facilities for the local allotment users. Provision of a new 174sqm building to the East of the existing building complex which will provide a storage facility to replace an existing container on site, new toilets, kitchenette, and workshop facilities for the local allotment user group as well as short term workplace facilities for the KCC Parks Department. Provision of water and power outlet market facilities adjacent to the new building to accommodate weekly/monthly local markets. Installation of children's play-area, fitness stations, sport areas and other ancillary open space facilities. Upgrade of existing/ addition of new combined footpath/cycle-paths throughout the site with associated new street furniture, seating, and public lighting throughout the parkland, new wayfinding and signage throughout the parkland, facilities for existing park user groups, eg dog walking facilities.

Stiúrthóirí / Directors: Tony Keohane (Cathaoirleach / Chairman), Niall Gleeson (POF / CEO), Christopher Banks, Fred Barry, Gerard Britchfield, Liz Joyce, Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh.
Óifig Chláraithe / Registered Office: Teach Coivil, 24-26 Srdú Thaidéid, Baile Átha Cliath 1, D01 NP96 / Coivil House, 24-26 Talbot Street, Dublin, Ireland D01NP96
 Is cúldeasctha ghníomhaíochta ainmnithe atá faoi theorainn scalairanna é Uisce Éireann / Uisce Éireann is a design activity company, limited by shares.
 Cártaite in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

The proposed internal route will link to the Celbridge/Backweston to Leixlip cycle route proposed (by others) to the south via the Kildare Innovation Campus (formerly the Hewlett Packard site) and via the M4 pedestrian/cycle overpass. The proposed internal route within the Wonderful Barn site allows for future connections to planned cycle infrastructure improvements along the R404 Celbridge Road towards Leixlip Town Centre, to be delivered by Kildare County Council. Protection and reinstatement of the axial views within the site boundary between Castletown House and the Wonderful Barn and undergrounding of overhead cables. Protection and reinstatement of the integrity of the historic landscape including the Southern and South-Western formal tree lined avenues and forecourt to Barnhall House, formal planting of the walled garden, formal planting of the historic orchard to the Northwest of the building complex and an historic tree line and hedgerow to the Northern boundary of the courtyards. Improve overall park accessibility for residents of all ages and abilities throughout the park. Soft and hard landscaping, including sustainable landscaping practices to enhance biodiversity and environmental sustainability. New conservation-led woodland planting and motorway screening planting. Sensitive design and mitigation measures to minimize environmental impact on native habitat preservation. D) other works Realignment and improvements to pedestrian, cycle and vehicular access to site including all necessary infrastructure works required to integrate the site with a proposed M4 Cycle/Walkway bridge. Proposed noise barrier to protect the site from adjacent motorway noise nuisance. Provision of all utilities, necessary services, drainage works and associated site works.

A Chara,

Please accept this submission in respect to the above-referenced planning application. Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and have the following observation(s).

Uisce Éireann's Recommendation: Further Information Requested

Uisce Éireann's Assessment/Observation(s):

Uisce Éireann records indicate that there are existing 225mm and 300mm foul sewers as well as the Wonderful Barn Wastewater located within / near the development site. Uisce Éireann does not permit build over of its assets and the separation distances as per Uisce Éireann's Standards Codes and Practices must be achieved. Therefore, further information is requested as follows.

The applicant must engage with Uisce Éireann's Diversions team to assess feasibility of build over/near and / or diversion. The outcome of the engagement with Uisce Éireann's diversions team shall be submitted as a response to this Further Information request.

Alternatively

The applicant shall submit revised plans and layouts clearly indicating separation distances as per Uisce Éireann's Standards and Code of Practices have been achieved to accommodate the existing infrastructure within the site.

Information on UÉ Diversion and Build-Over Enquiry process

Please engage with Uisce Éireann Diversions Team (Diversions@water.ie) and submit the diversion enquiry application form and relevant information if requested. Once Uisce Éireann completes the review and it is deemed to be acceptable, the applicant will be issued a Confirmation of Feasibility letter. Any proposal diversion/replacement/build over works must be

Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireann's job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

in compliance with UÉ Standards and Code of Practices.

This can be found on <https://www.water.ie/connections/developer-services/standard-details-codes/> Information relation to the above can be found via the attached link <https://www.water.ie/connections/developer-services/diversion-and-build-over/>

Uisce Éireann notes a Pre-Connection Enquiry (PCE) in relation to the proposed connections to the public water / wastewater infrastructure was submitted on the 15th May, 2024. This is currently being assessed.

The outcome of the PCE shall be submitted to the Planning Authority as a response to Further Information Request.

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 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*.

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.

Reason: To provide adequate water and wastewater facilities.

Queries relating to the terms and observations above should be directed to planning@water.ie

PP Ali Robinson

Signed on behalf of Geoffrey Burke
Connections and Developer Services

Uisce Éireann is a statutory consultee under the Planning and Development Act 2000 (as amended). Uisce Éireann's job is to deliver the highest quality drinking water to taps every day and ensure that wastewater is properly treated and safely returned to the environment. To ensure the satisfactory completion of a development, any permission, approval, or consent granted pursuant to the Planning and Development Act 2000 (as amended) that requires a new connection(s) to water services should include a condition that requires the applicant or developer to enter into a connection agreement(s) with Uisce Éireann prior to the commencement of development. Any person discharging trade effluent to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).



Pamela Pender, A/Senior Executive Officer,
Strategic Projects and Public Realm Team, Housing and Regeneration Department,
Kildare County Council,
Aras Chill Dara,
Devoy Park,
Naas,
Co. Kildare

Online submission: <https://consult.kildarecoco.ie/>

Dáta | Date
12 July 2024

Ár dTag | Our Ref.
TII24-127790

Bhur dTag | Your Ref.
P82024.10

RE.: Part 8 Proposed Redevelopment of The Wonderful Barn P82024.10.

Dear Ms. Pender,

In the case of this planning application, Transport Infrastructure Ireland (TII) makes the following observations.

Project Ireland 2040, National Development Plan 2021 - 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. Government also includes the objective to maintain the strategic capacity and safety of the national roads network, including planning for future capacity enhancements, in National Strategic Outcome 2 of the *National Planning Framework*.

The requirement to safeguard the carrying capacity, operational efficiency, safety, and significant national investment being made in national roads in accordance with official Government policy is similarly reflected in the provisions of the Section 28 Ministerial Guidelines *Spatial Planning and National Roads Guidelines for Planning Authorities* (DoECLG, 2012), the EU TEN-T Regulation No 1315/2013, the National Investment Framework for Transport in Ireland (NIFTI) and the *EMRA Regional Spatial and Economic Strategy* (RSES). The maintenance and protection of the strategic function of the national road networks and associated junctions are amongst the guiding principles of the transport strategy of the RSES at *Regional Policy Objective* (RPO) 8.1. RPO 8.2 promotes the management and enhancement of strategic land transport networks, including by travel demand management. In addition, RPO 8.3 requires future development is to be planned and designed in a manner that *inter alia* maximises the efficiency and protects the strategic capacity of the metropolitan area transport network both existing and planned, and further protects and maintains regional accessibility.

As part of the national road network, the N/M4 is a highly important national road and is also identified as part of the TEN-T Comprehensive Network. The Authority's priorities in relation to existing national roads are the maintenance of the existing national road network, including junctions, safeguarding the Exchequer investment in national roads to date. The submitted application includes works: the installation of noise barriers and the underground diversion of existing overhead powerline lines both adjacent to the M4 that TII have determined will constitute a direct interaction with the M4 and accordingly require potential impact mitigation. TII notes that the proposed scheme details appear to annotate co-ordination with part of the development permitted under Reg. Ref. 2360047 that includes for a new pedestrian and cycle bridge over the M4 and also for the diversion of the existing overhead 10kV / 20kV line adjacent to the M4.

The Authority acknowledges that access to the proposal site is mainly facilitated via the local road network however the proposal interacts with national road infrastructure associated with the M4. The proposed development includes works proposed to be carried out over, on, and in close proximity to the national road network, which includes structures and associated services such as drainage that must be subject to co-ordination with and the prior approval of TII.

In the case of this planning application, TII is of the opinion that insufficient information has been submitted with the planning application to demonstrate that the proposed development will not have a detrimental impact on the capacity, safety or operational efficiency of the national road network in the vicinity of the site. TII therefore recommend that where a grant of planning permission is in contemplation by Kildare County Council that the construction and operation of the proposed development be subject to pre-development compliance conditions for the maintenance of the strategic function of the national road network.

The following elaborates:

1.0 Proposed Noise Barriers

Elements of the national road network are operated and managed by a combination of (Public Private Partnerships) PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. Any crossing or works within the national road network, including crossing by under or over pass will require prior consultation with TII and compliance with all relevant TII standards as detailed within the TII Publications website www.tiipublications.ie.

The proposed development is at a location just west of Junction 5 of the M4 where the motorway is part of MMaRC Maintenance Area A.

The planning authority is reminded of the requirements of the TII Standard: 'Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001). This Standard specifies the procedures to be followed, in order to obtain Technical Acceptance for structures on motorway and other national road schemes and for the submission of as built records. The procedures cover the design of all road structures, including bridges, tunnels, subways, culverts, buried corrugated steel structures, retaining walls, reinforced earth structures, gantries, environmental noise barriers and temporary structures under or over motorways or other roads carrying public traffic. The Technical Acceptance Requirements for the assessment, alteration, modification, strengthening and repair of all road structures must be prepared in accordance with the Technical Approval of Road Structures on Motorways and Other National Roads for structures' (TII, 2009, DN-STR-03001).

In addition, a third party seeking to undertake works within a motorway/dual carriageway will generally require Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993.

In accordance with TII Publications, a Technical Acceptance procedure must be fulfilled and approved by TII ahead of the finalisation of the design and construction of the proposed noise barriers.

2.0 Proposed undergrounding of overhead powerlines and associated landscaping and earthworks

TII considers that arrangements for any other or related works occurring over, under or adjacent to the motorway within the MMaRC area has not been addressed appropriately in the application documentation. It would be expected that intended works parallel to the northern side of the M4 such as landscaping, the diversion of overhead power lines underground and associated works such as earth moving and lighting would be designed and constructed in manner that has regard to the extents and function of the motorway. It is not clear from the information submitted how much of these works will occur within the MMaRC Area.

As above, TII additionally advises that a third party seeking to undertake works within a motorway/dual carriageway will generally require Works Specific Deeds of Indemnities, arrangements for third party access or consent from TII in accordance with Section 53 of the Roads Act, 1993.

TII recommends that that these matters need to be addressed and compliance with TII Publications demonstrated prior to commencement of development on site in the interests of demonstrating that the proposed development will not have a detrimental impact on the capacity, safety, or operational efficiency of the national road network in the vicinity of the site.

3.0 Recommendation to ensure the maintenance of the safety, efficiency, and capacity of the National Road Network

Based on the information submitted with the planning application in respect of mitigation measures for the national road network, TII are unable to ascertain or evaluate national road interactions within the TII maintained area, and all associated infrastructure assets including e.g. lighting, gantries, signage, substations, boundary treatments, drainage arrangements and future maintenance arrangements.

TII recommends that the following matters are required to be addressed prior commencement of development on site on foot of any planning permission in the interests of demonstrating that the proposed development will not have a detrimental impact on the capacity, safety, or operational efficiency of the national road network in the vicinity of the site:

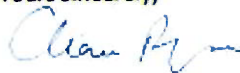
1. Prior to commencement of development, documentation and plans shall be submitted for the written agreement of the planning authority subject to the written agreement of TII to resolve all national road network interfaces by the proposed development and demonstrating compliance with the requirements of TII Publications having regard to the extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A. The information shall include the following:-
 - a) a drawing that identifies the extents of the MMaRC Area A relative to proposed works alongside a schedule of the TII Publications applicable and intended method of compliance with TII Publications;
 - b) a pre-construction survey along the southern boundary of the application site that records extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A;
 - c) commitment to and methodology for, the preparation and submission of, a post-construction survey along the southern boundary of the application site that also records extents of the Motorway Maintenance and Renewal Contracts (MMaRC) Maintenance Area A;
 - d) record of consultation with (MMaRC) Maintenance Area A, via TII and the relevant road authority Kildare County Council;
 - e) detailed information on traffic management, including signage (static and VMS) to ensure the strategic function of the national road network is protected; and
 - f) record of works specific indemnities, Section 53 consent and arrangements for third party access as arise following consultation with thirdpartyworks@tii.ie.

Conclusion

TII recommends resolution of the above matters in advance of any decision on the subject application.

Please acknowledge receipt of this submission in accordance with the provisions of the Planning and Development Regulations, 2001 as amended.

Yours sincerely,



Cliona Ryan
Land Use Planner

Appendix C
List of people who made submissions

Submission Ref. No.	Submission received from	Representing	Completed
KCC-C254-WB-1	Úna Barrett	Individual	✓
KCC-C254-WB-2	Pauline Darcy	Individual	✓
KCC-C254-WB-3	Hilda Mulrennan	Individual	✓
KCC-C254-WB-4	Susan O' Connor	Individual	✓
KCC-C254-WB-5	Paul Barry	Individual	✓
KCC-C254-WB-6	Joe Bergin	Individual	✓
KCC-C254-WB-7	Hilda Mulrennan	Individual	✓
KCC-C254-WB-8	Jenny Byrne	Individual	✓
KCC-C254-WB-9	Gerard Brangan	Individual	✓
KCC-C254-WB-10	Ian Byrne	Individual	✓
KCC-C254-WB-11	Department of Transport	Prescribed Body	✓
KCC-C254-WB-12	Uisce Eireann	Prescribed Body	✓
KCC-C254-WB-13	Transport Infrastructure Ireland	Prescribed Body	✓
KCC-C254-WB-14	Adrienne Pratt	Individual	✓
KCC-C254-WB-15	Department of Housing, Local Government and Heritage	Prescribed Body	✓
KCC-C254-WB-16	Friends of the Wonderful Barn	Community Group	✓
KCC-C254-WB-17	Liffey Valley Park Alliance	Community Group	✓
KCC-C254-WB-18	Anthony Larkin	Individual	✓
KCC-C254-WB-19	Pauline Darcy	Individual	✓
KCC-C254-WB-20	Neil Geraghty	Individual	✓
KCC-C254-WB-21	MU Barnhall Rugby Club	Sports Club	✓
KCC-C254-WB-22	Leixlip Tidy Towns Mary Foley	Community Group	✓
KCC-C254-WB-23	Brian Mc Ardle	Individual	✓
KCC-C254-WB-24	Cllr. Joe Neville	Elected Representative	✓
KCC-C254-WB-25	KCC Parks Department	Internal Department	✓
KCC-C254-WB-26	KCC National Road Design Office	Internal Department	✓

KCC-C254-WB-27	KCC Fire Service	Internal Department	✓
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