

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

Report prepared in accordance with Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001 as amended

Development proposed by, on behalf of, or in partnership with Local Authority

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

Type of Development:	The construction of 15 no. residential units
Site address	St. Evin's Park, Monasterevin, Co. Kildare
Development proposed by:	Housing Department
Display period:	Advertised in the Leinster Leader on 2 nd April 2024 Part 8 site notices were fixed at the site on 8 th April 2024 Public display period from 08/04/2024 until 07/05/2024 Submissions/observations due by 4pm on 22 nd May 2024
Submissions/observations	Kildare County Council received 5 public submissions, 8 reports were received from internal departments within KCC and 3 reports/comments from Prescribed Bodies
Part 8 Reference Number	P8 2023-06

1. Site Location & Context

The application site is located within the existing residential development of St. Evin's Park, Monasterevin. The lands are currently in use as an open space area associated with the existing residential development. The site is accessed off the R414 Regional Road. The site backs onto Monasterevin rail line and the Grand Canal proposed Natural Heritage Area is located to the west. There are no Protected Structures within the application boundary. The site has a stated area of c. 1.129 Ha.

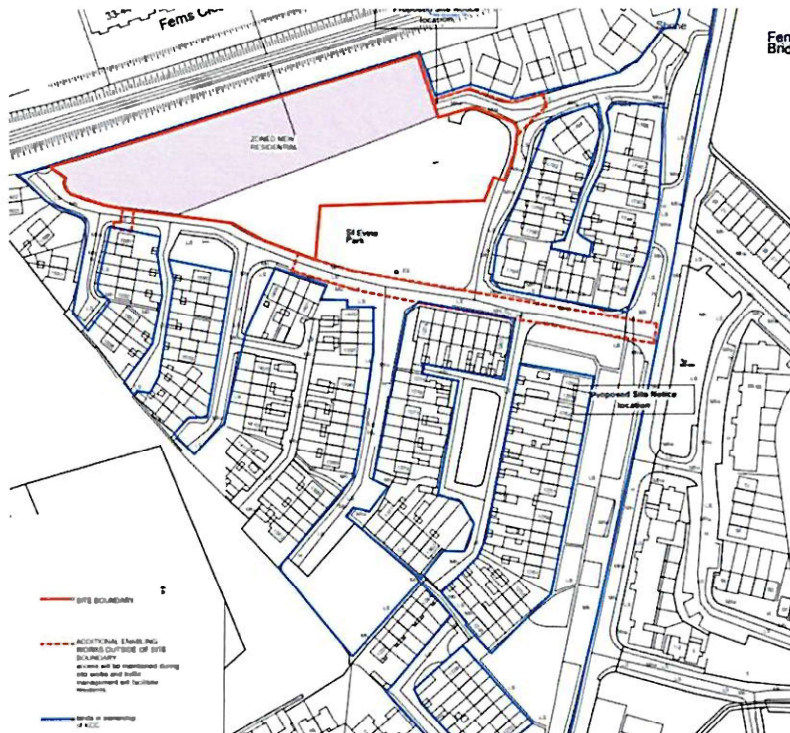


Fig. 1 - Site Location Map (submitted as part of the Part 8 application documents)



Fig 2 - Site Location (subject site denoted by red star)

2. Description of the proposed development

The proposed development will comprise:

- *“15 new residential dwelling units including:*
 - *4 no. one-bedroom apartments,*
 - *7 no. two-bedroom two storey houses,*
 - *4 no. three-bedroom two storey houses*
- *16 car parking spaces including:*
 - *1 designated wheelchair spaces*
 - *1 E-charging space*
 - *Rationalization of the existing car parking spaces as part of resurfacing and road alignment works to the east of the site*
- *All associated site-works including:*
 - *Site boundaries*
 - *Landscaping*
 - *Paving*
 - *Access Road*
 - *Ducting for utilities*
 - *Nature based sustainable drainage features,*
 - *Formation of new connections to existing public foul and surface water drainage and existing utilities,*
 - *Public lighting*
 - *Electrical pillar/structures.”*

3. Planning History

No relevant planning history

4. Supporting Documents

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

- *Kildare County Council Part 8 Application Form*
- *Newspaper Notice*
- *Site Notice*
- *Privacy Statement*
- *Circulation List*
- *EIA Screening and EIA Determination*
- *AA Screening and AA Determination*
- *Design Statement*
- *Engineering Infrastructure Design Report and Drawings*
- *Architectural Register and Drawings*
- *Lighting Report*
- *Landscape Design Details*
- *Outdoor Lighting Report*

- Noise and Vibration Impact Survey
- Ground Investigation Report
- Waste Classification Report
- Road Safety Audit

5. Referrals and Consultations

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

The following submissions have been received.

Internal KCC Departments/Sections

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

Water Services: No objection, subject to conditions

Heritage Officer: No objection

Housing Section: No objection, query raised in relation to access bathrooms

Kildare NDRO: No observations

Environmental Health Officer: No objection, subject to conditions

Public Realm: No objection, revised proposals recommended in relation to boundary treatments

Fire Service: No objection, subject to conditions

Prescribed Bodies:

Transport Infrastructure Ireland: No observations

Irish Water: No objection, subject to conditions

Department of Housing, Local Government & Heritage: No objection, subject to conditions

Elected Representatives Submissions/Observations

Kevin Duffy

Public submissions

- Donal Dunne
- Stephanie Hayden

- Karol Dunne
- Damian Maher
- Rebecca Maher

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

6. Policy Context

Kildare County Development Plan 2023 – 2029

Chapter 2 – Core Strategy and Settlement Strategy

Chapter 3 – Housing

Chapter 5 – Sustainable Mobility and Transport

Chapter 10 – Community Infrastructure & Creative Places

- 10.8 Groups with Specific Design/Planning Needs
- 10.8.3 Older People
- 10.8.3.1 Age Friendly Kildare

Chapter 13 – Landscape, Recreation & Amenity

Chapter 14 – Urban Design, Placemaking and Regeneration

Chapter 15 – Development Management Standards

Relevant Government Policy

- Project Ireland 2040 – National Planning Framework (NPF)
- Regional Spatial and Economic Strategy 2019-2031 (RSES) for the Eastern and Midland Regional Area
- Urban Development and Building Heights-Guidelines for Planning Authorities, 2018, Department of Housing, Planning and Local Government
- Flood Management Guidelines, 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009'
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
- Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023).
- Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).
- Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in

Urban Areas, Department of the Environment, Heritage and Local Government, (2008)

- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2018)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Monasterevin Local Area Plan 2016-2022 (Extended)

The site is subject to two zoning objectives as follows:

‘C9 – New Residential’ which has the following land use objective in the Monasterevin Local Area Plan 2016-2022:

“To provide for new residential areas.”

‘F – Open Space and Amenity’ which has the following land use objective:

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

Built / Natural Heritage

Built Heritage	None within the application site boundary.
Archaeological Heritage	There are no recorded monuments within the application site.
Natural Heritage	River Barrow and River Nore SAC is located c. 670m to the west of the site.
Flood	Part of the site is subject to PFRA Pluvial Indicative 0.1AEP

7. Assessment

Proposed Development

The proposed development consists of the following:

- *“15 new residential dwelling units including:*
 - *4 no. one-bedroom apartments,*
 - *7 no. two-bedroom two storey houses,*
 - *4 no. three-bedroom two storey houses*
- *16 car parking spaces including:*
 - *1 designated wheelchair spaces*
 - *1 E-charging space*

- Rationalization of the existing car parking spaces as part of resurfacing and road alignment works to the east of the site
- All associated site-works including:
 - Site boundaries
 - Landscaping
 - Paving
 - Access Road
 - Ducting for utilities
 - Nature based sustainable drainage features,
 - Formation of new connections to existing public foul and surface water drainage and existing utilities,
 - Public lighting
 - Electrical pillar/structures"

The site has a stated area of c. 1.129 Ha.

The site is subject to two land use zoning objectives as follows:

'C9 – New Residential' and 'F- Open Space and Amenity' as set out in the Monasterevin Local Area Plan 2016-2022. The proposed residential element is located within the 'C9-New Residential' zoned area. The 'C9- New Residential' objective seeks "To provide for new residential areas." The principle of the development is therefore considered to be acceptable.

The Housing Section have noted that:

"The 15 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Monasterevin and the wider community.

The emphasis of the design is for older people and families".

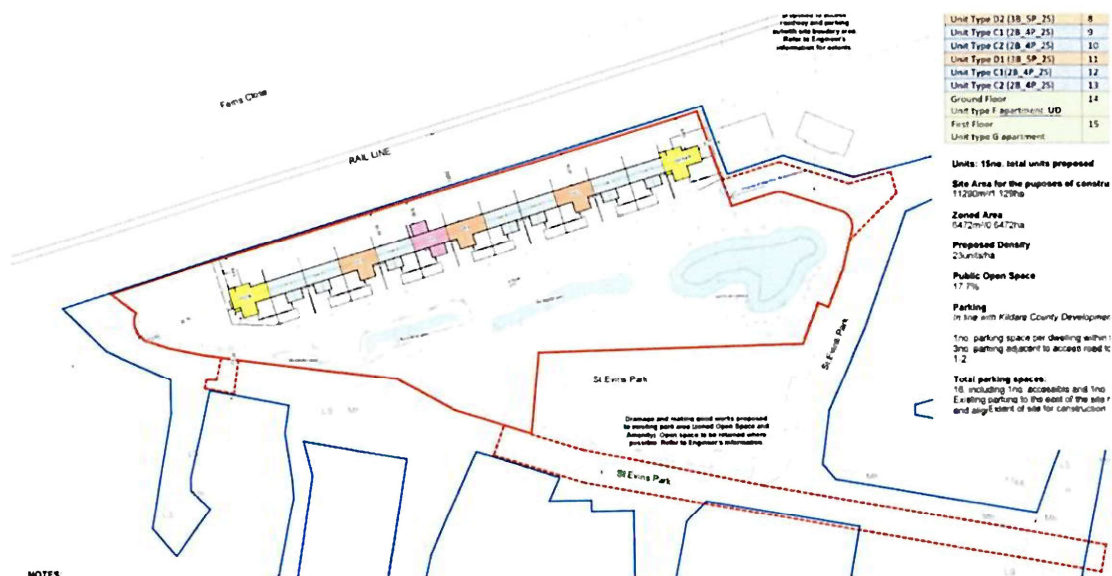


Fig 3 – Proposed Site Layout Plan

Design and Layout

A Design Statement is received with the application which outlines the rationale and concept behind the design. It is proposed to provide 15 no. residential units in a continuous terrace with a breakdown of units as follows:

- 4 no. 1-bed apartments (2 no. accessible/universally designed)
- 7 no. 2-bedroom houses
- 4 no. 3-bedroom houses (1 no. accessible/universally designed)

There is undercroft access to the rear of each unit. A total of 16 no. car parking spaces are proposed.

With regard to open space, existing public open space (excluding zoned residential land) is 2.03 Ha. It is proposed to provide 0.1145 Ha of open space in the zoned residential land. Public open space is provided at a rate of 17.7%.

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

The proposed scale of the development is considered acceptable. Brick and render external finishes are proposed.



Fig 4 – Proposed 3D view (Unit Type C2)

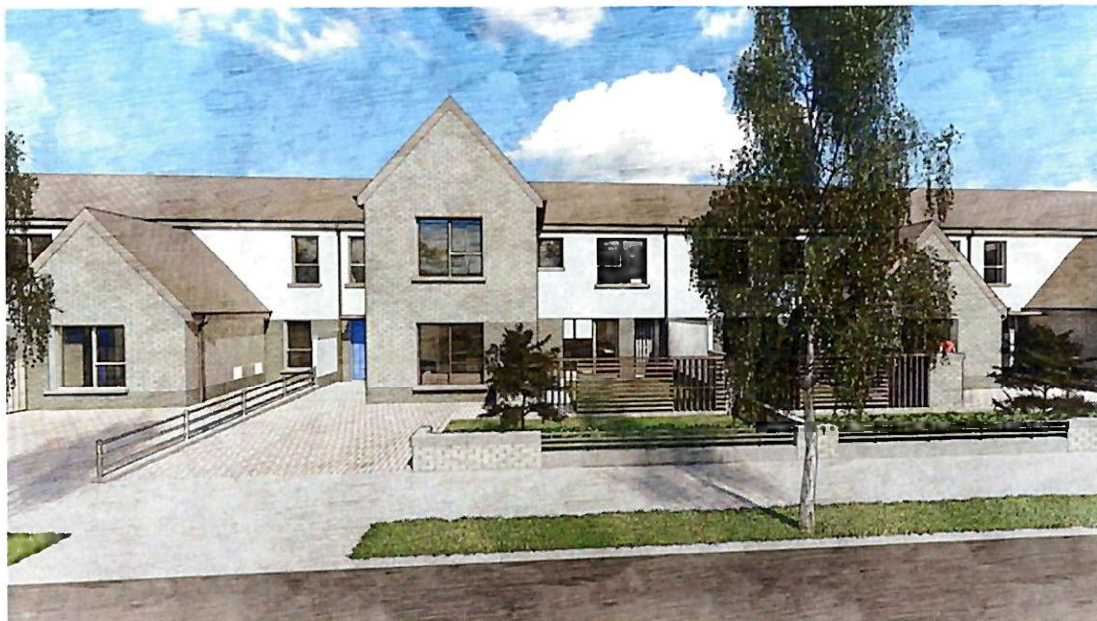


Fig 5 – Proposed 3D View (Unit 8)

Landscaping and Nature based drainage features

A Landscape Design Plan was submitted as part of the application documents. A number of SuDS features are proposed as part of the development including constructed wetlands and bioretention areas and bioswales. An Infrastructure Design Report was submitted as part of the application.

A report has been received from the Public Realm Section of Kildare County Council noting no objection, however, revised proposals are recommended in relation to boundary treatments.

Access

A number of the submissions received have raised concerns in relation to the proposed access road.

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

Water and Wastewater

The Housing Department have outlined that Kildare County Council have entered into connection agreements with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

The Water Services Department and the Environmental Health Officer who have provided reports recommending no objection, subject to conditions.

Noise

Having regard to the proximity of the site to the existing rail line, a Noise and Vibration Impact Survey was undertaken.

The investigation indicates that the site's existing and future rail traffic noise impacts fall into the Low/Medium Risk Category for both the daytime and night periods. It is stated that the site benefits from substantial building barrier effects to protect garden amenity areas.

The report concluded that there was no objection on noise or vibration grounds. The proposal shall adhere to the Acoustic Design Statement provided.

Appropriate Assessment

An Appropriate Assessment Screening was completed in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. The Appropriate Assessment Screening report concluded that the proposed development *“does not include any element that has the potential to significantly alter the favourable conservation objectives associated with the species and habitats, or interfere with the key relationships that define the structure or function, either alone or in combination with other impacts, of the Natura 2000 sites considered in this document provided that the following is carried out:*

The proposed development is completed as described in section 4 (of the AA Screening Report)

The programme of measures consistent with best practice, standards, design and controls as outlined in section 4 are implemented.”

EIAR

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

Conclusion

Having regard to:

- The provisions of the Kildare County Development Plan 2023– 2029
- Monasterevin Local Area Plan 2016-2022 (as extended)
- Kildare County Council internal departmental reports
- Prescribed Bodies reports
- The AA Screening report
- The EIA Screening Report
- The location of the proposed development
- The nature and extent of the proposed development;
- The recommendations set out below.

It is considered that the proposal would be in accordance with the provisions of the Kildare County Development Plan 2023 –2029 and the Monasterevin Local Area Plan 2016-2022 and would therefore be in accordance with the proper planning and sustainable development of the area.

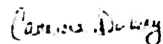
Recommendation

It is recommended to the Mayor and Members of the Kildare-Newbridge Municipal District that the proposed development be proceeded with, subject to the modifications set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 8th April 2024, except where altered or amended by the following modifications.
2. The proposed development shall not impair existing land or road drainage.
3. Finishes shall be in accordance with the drawings submitted.
4. With regard to Appropriate Assessment, measures consistent with best practice, standards, design and controls as outlined in section 4 of the Appropriate Assessment Screening Report shall be implemented.
5. Final details regarding the requirements of the Public Realm Section of Kildare County Council, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this report), shall be agreed prior to commencement of development.
6. Final details regarding the requirements of the Department of Housing, Local Government & Heritage, as identified in their submission and responded to by the Housing Department in its report on submissions (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
7. Final details regarding the requirements of Uisce Éireann and the Water Services Department as set out in their report and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.
8. Final details regarding the details of design and traffic management of the works, pavement materials, roads, vehicular access footpaths, parking and cycle spaces, public lighting etc as raised by the Transportation Department in their Reports and responded to by the Housing Department in its report on submissions and included as Appendix 2 of this Report shall be agreed prior to commencement of development.
9. The Acoustic Design Statement as provided shall be adhered to.
10. Final details regarding the requirements of the Council's Fire Service Department, as identified in their submissions and responded to by the Housing Department in its report on submissions, (included as Appendix 2 of this Report), shall be agreed prior to commencement of development.

11. Final details regarding a root management plan and landscaping shall be agreed with Transportation Department to ensure that landscaping and roots do not interfere and damage shared surfaces, prior to commencement of development.
12. A Construction Traffic Management Plan should be submitted before the works commence.
13. A Construction Management Plan should be submitted before works commence.
14. Site development works shall be confined to the hours of 07:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays. No site development works shall take place outside of these hours, or on Sundays or Public Holidays. Any alteration to these times shall be subject to the prior written consent of the Planning Authority.

Signed:



Assistant Planner

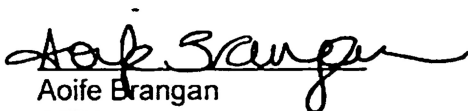
Date: 26/06/2024

Signed.



A/Senior Executive Planner

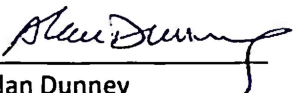
27/06/2024



Aoife Brangan

A/SP

28/06/24



Alan Dunne

Director of Services Planning



Sonya Kavanagh

Chief Executive

APPENDIX 1.

**SUBMISSIONS REPORT
PREPARED BY HOUSING SECTION.**

KILDARE COUNTY COUNCIL
Architectural Services Section
Housing Department



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

Proposed Development:

**Proposed Housing Development, St Evans Park, Monasterevin, Co.
Kildare.**

Part 8 Housing Report
including submissions received

Part 8 Reference P8 2023.06

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

Prepared by:
Patrick Henderson MRAI
A/Senior Architect
07th June 2024

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1 EXECUTIVE SUMMARY

The following report relates to the Planning and Development Regulations 2001 (as amended) - Part 8 planning process for the Proposed Residential Development at St Evans Park, Monasterevin, Co. Kildare.

It should be noted that a Part 8 (Ref. P82023.06) was launched for the development on 08th of April 2024. Submissions received in connection with the Part 8 process have been included and considered in the submissions report prepared in connection with Part 8 Ref. P82023.06 and included at Appendix A.

As per the Regulations, public consultation commenced on the 08th of April 2024 and plans and particulars of the proposed development were available for inspection from 08th of April 2024 until 07th of May 2024 (both dates inclusive). The closing date for submissions and observations was the 22th of May 2024.

1 submission was received from the public representatives, 3 submissions were received from the prescribed bodies, 8 reports/comments were received from internal departments within KCC and 5 submissions were received from members of the public:

Part 8 Ref P82023.06

Submissions and Reports Received

- Public Representatives 1
 1. Kevin Duffy
- Kildare County Council Internal Sections: 8
 1. Kildare NDRO
 2. Water Services
 3. Heritage officer
 4. Housing Section
 5. Roads Section
 6. Public Realm
 7. Environmental Health Officer
 8. Fire Department
- Prescribed Bodies: 3
 1. Irish Water
 2. Transport Infrastructure Ireland
 3. Dept. of Housing, local government & Heritage
- Public Submissions: 5
 1. Donal Dunne

2. Stephanie Hayden
3. Karol Dunne
4. Damian Maher
5. Rebecca Maher

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

Kildare County Council Housing Department is of the view that the proposed Residential Development at St Johns Convent Rathangan is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023-2029) and Monasterevin Local Area Plan 2016 – 2022.

2 SCHEME DESCRIPTION

Introduction

The proposed development comprises of:

15 new residential dwelling units including:

- 4no. one-bedroom apartments,
- 7no. two-bedroom two storey houses,
- 4 no. three-bedroom two storey houses,

16 car parking spaces including:

- 1 designated wheelchair spaces.
- 1 E-charging space
- Rationalization of the existing car parking spaces as part of resurfacing and road alignment works to the east of the site.

All associated site-works including:

- Site boundaries.
- Landscaping.
- Paving.
- Access Road.
- Ducting for utilities,
- Nature based sustainable drainage features,
- Formation of new connections to existing public foul and surface water drainage, and existing utilities,
- Public lighting,
- Electrical pillar /structures.

The proposed site area of this development is 1.129 hectares (approx.) and is zoned: New Residential.

The proposed Unit density of the site is 23 uph. As per table Chapter 3 table 3.1 Smaller Towns and villages the density parameter requirements are 30-40+uph. Due to mitigating circumstances the density needed to be lowered. Reasons for the reduced density include the following mitigation circumstances:

- Noise reduction mitigation due to proximity to rail line.
- Location, due to the proposed site being located in an established housing estate, housing as opposed to apartments were deemed appropriate.
- The existing urban fabric in St Evans Park is primarily 2 Storey housing.

The project details are contained in the proposed development drawings and 'Design Statement' prepared by the Kildare County Councils Housing Capital Team; the Engineering Report and associated engineering documents prepared by the project Engineer Donnacha O'Brien & Associates Consulting Engineers.

The proposed development satisfies the current Department of Housing, Local Government and Heritages specifications and Kildare County Councils housing standards as expressed through the Kildare Development Plan 2023-2029 and Monasterevin Local Area Plan 2016 – 2022.

Purpose of Scheme

The proposed 15 units will add to the Kildare County Council housing stock available for approved persons on the housing list.

The 15 housing units will provide right sizing opportunities for older people, this will result in the freeing up of larger dwellings for families. It will relieve the pressures on the housing list for Rathangan and the wider community.

The emphasis of the design is for older people and families.

3 COMPLIANCE WITH PLANNING

Compliance with relevant Development Plans.

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

The following policies and objectives are addressed in the delivery of the 15 social housing units at St Evans Park Monasterevin, Co. Kildare.

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

Kildare County Development Plan (2023- 2029)

Policy Context

It is the policy of the Council:

HO P1

Have regard to the DHLGH Guidelines on:

- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes and Sustaining Community (2007);*
- Sustainable Urban Housing: Design Standards for Apartments (2020);*
- Sustainable Residential Development in Urban Areas (2009);*
- Urban Design Manual: A Best Practice Guide (2009);*
- Urban Development and Building Heights – Guidelines Planning Authorities (2018)*
- Housing Options for our Aging Population (2020) and Age Friendly Principles and Guidelines for the Planning Authority (2021);*
- Design Manual for Urban Roads and Streets (DMURS) (2019).*

The Housing Department has had regard to the DHLGH Guidelines set out above in preparing this Part 8 for the proposed development of 15 units.

Strategic Context

HO P2

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

The proposed development of 15 social housing units at St Johns Convent, New Street, Rathangan accords with the framework, strategy, Ministerial Circular, and guidelines described above.

Housing Strategy

HO P3

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

The Housing Department has had regard to the Housing Strategy and the Housing Need Demand Assessment in the design of proposed development of 15 social housing units at St. Evins Park, Monasterevin, Co. Kildare. The proposed split of unit types is suitable for older people who wish to right size and for families.

HO O1

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

The Housing Department has had regard to the Kildare County Housing Strategy in the design of proposed development of St. Evins Park, Monasterevin, Co. Kildare.

Housing Supply

HO P4

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

The site is zoned: “New Residential”. This land will fulfil the housing requirements of the county by the building of 15 social housing units.

HO O2

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

The site is zoned: “New Residential”. This land will fulfil the housing requirements of the county by the building of 15 social housing units.

HO O3

Co-operate with the Eastern and Midland Regional Assembly in planning for new homes and meeting housing needs for the Dublin Metropolitan Area (which includes Maynooth, Leixlip, Celbridge, and

Kilcock) through the implementation of the Dublin Metropolitan Area Strategic Plan.

N/A

Residential Densities

HO P5

Promote residential densities appropriate to its location and surrounding context.

The proposed development has a density of 23 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 35-40 units per hectare. However, the proximity of the scheme to the rail line and the noise mitigation required, reduces our ability to achieve a density of 35+ units.

Considering that the proposed site is in an established housing estate, houses as opposed to apartments are deemed appropriate. The existing urban fabric in St. Evins Park is primarily 2 storey housing and the proposed design reflects this.

HO 04

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

The proposed development has a density of 23 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 35-40 units per hectare. However, the proximity of the scheme to the rail line and the noise mitigation required, reduces our ability to achieve a density of 35+ units.

Considering that the proposed site is in an established housing estate, houses as opposed to apartments are deemed appropriate. The existing urban fabric in St. Evins Park is primarily 2 storey housing and the proposed design reflects this.

HO 05

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

The proposed development has a density of 23 units per hectare. The indicative density levels provided in Table 3.1 of the Kildare County Development Plan 2023-2029 is for 35-40 units per hectare. However, the proximity of the scheme to the rail line and the noise mitigation required, reduces our ability to achieve a density of 35+ units.

Considering that the proposed site is in an established housing estate, houses as opposed to apartments are deemed appropriate. The existing urban fabric in St. Evins Park is primarily 2 storey housing and the proposed design reflects this.

Promoting Existing Residential Amenity

HO 06

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

The scheme is adding to the existing residential fabric and enhancing the public realm.

The proposed buildings are 2 storeys, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of St Evins Park.

Regeneration, Compact Growth and Densification

HO P6

Promote and support residential consolidation and sustainable intensification and regeneration through the consideration of applications for infill development, backland development, re

use/adaptation of existing housing stock and the use of upper floors, subject to the provision of good quality accommodation.

The scheme consolidates and sustainably intensifies a residential area. The development has regard to the Sustainable Residential Development in Urban Areas –Guidelines for Planning Authorities and the accompanying Urban Design Manual, DEHLG, May 2009.

HO 07

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

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

HO 08

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

This development is located within an existing housing development which increases the residential density on a suburban site within the town.

It is within walking distance of all relevant amenities and within walking distance of good transport links.

HO 09

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

This development is located within an existing housing development which increases the residential density on a suburban site within the town.

It is within walking distance of all relevant amenities and within walking distance of good transport links.

It is located near relevant amenities and transport links.

Two 1 bed apartments and one 3 bed house unit is designed to Universal Design (UD) standards and are adaptable.

The scheme that will add to the mix of unit types available in the area affording people the opportunity to right size, this will result in the freeing up of larger dwellings for families and the like.

HO 010

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

N/A

HO 011

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

- a) Resisting, and where the opportunity arises, reversing the loss of residential use on upper floors.*
- b) Supporting the use of the upper floors of existing town and village centre buildings for appropriate uses, including residential.*

N/A

HO 012

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

- (i) Encourage the redevelopment and reuse, including energy retrofitting, of the existing housing stock.*
- (ii) Support Government programmes and incentives to bring empty homes into use through various means, including potential expansion of the Town and Village Renewal Scheme as referred to in the Government's Rural Development Policy 2021-2025.*
- (iii) Maximise the effective use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate.*

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

N/A

HO 013

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

The apartments will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating.

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

HO 014

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

N/A

Mix of Dwelling Types

HO P7

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

The housing mix provides for inclusion of four 1 -bed apartments (2 accessible/universally designed), seven 2-bed house units and four 3-bed house units (1 accessible/universally designed).

HO 015

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

A) The housing mix provides for inclusion of four 1 -bed apartments (2 accessible/universally designed), seven 2-bed house units and four 3-bed house units (1 accessible/universally designed).

B) N/A.

C) See A above, housing mix.

D) 20% of the proposed unit types are universally designed.

HO 016

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

The four proposed 1 bed apartments comply with Chapter 15 of the Kildare County Development Plan 2023-2029 and the Sustainable Urban Housing: Design Standards for Apartments (2020).

HO 017

Require new apartment developments to comply with the Specific Planning Policy Requirements and standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant particularly in relation to paragraph 3.8(a) of same which requires that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)

The four proposed apartments exceed the minimum DHLGH standard of more than 10%.

HO 018

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

Two 1 bed apartments and one 3 bed house unit is designed to Universal Design (UD) standards and are adaptable, equating to 20% of the housing scheme.

HO 019

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

The dwelling units will be constructed to NZEB (Near Zero Energy Building) standard combining high standards of insulation with sustainable energy efficient heating and ventilation systems.

The dwellings will achieve compliance with Part L (Conservation of Fuel and Energy – Dwellings – 2022) of the Building Regulations and a minimum A2 BER Rating.

Minimal parking is being provided. Infrastructure for future EV charging points is being provided. The site is located with excellent transport links. Nature base surface water attenuation is to be provided.

Life cycle costings will be included as part of the construction tender and low carbon construction methods and the reduction of embodied energy in this development.

Specialist Provision

HO P8

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

Two 1 bed apartments and one 3 bed house unit is designed to Universal Design (UD) standards and are adaptable, equating to 20% of the housing scheme.

Older Persons

HO O20

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029. The site is located near to all amenities and transport links in urban area.

HO O21

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029. The site is located near to all amenities and transport links in urban area.

HO O22

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

The site is located near to all amenities and transport links in urban area.

The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.

HO 023

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

The site is located near to all amenities and transport links in urban area.

The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.

HO 024

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

The site is located near to all amenities and transport links in urban area.

The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which

will result in the freeing up of larger dwellings for families and the like.

HO 025

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

**20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.
The site is located near to all amenities and transport links in urban area.
The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.**

HO A1

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

**20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.
The site is located near to all amenities and transport links in urban area.
The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.**

HO A2

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

N/A

People with Disabilities

HO 026

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

The site is located near to all amenities and transport links in urban area.

The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.

HO 027

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

The site is located near to all amenities and transport links in urban area.

The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.

HO 028

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

The site is located near to all amenities and transport links in urban area.

HO A3

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

**20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.
All 15 new units will comply with Part M of the building regulations.**

HO A4

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

20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.

HO A5

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

HO A6

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

Homeless**HO O29**

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

**20% of the housing scheme has been universally designed. This complies with KCC County Development Plan 2023-2029.
The site is located near to all amenities and transport links in urban area.**

The inclusion of four 1 bed apartments and seven 2 bed houses offers the opportunity for people to 'downsize' or 'right size' which will result in the freeing up of larger dwellings for families and the like.

Travellers

HO 030

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

This is not traveller specific accommodation. The proposed 15 units will add to the stock of social housing available for members of the Travelling community and the 3 UD units will be available for people with a disability from the Travelling community.

HO 031

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

The proposal is not for Traveller specific housing.

HO 032

Ensure that Traveller accommodation is located in proximity to key services including education, community, health, recreation and public transport facilities, and to support those communities in accessing Council services in their widest provision (including arts and culture).
N/A

HO 033

Support the implementation of the recommendations of the Irish Human Rights & equality Commission Review on the provision of Traveller accommodation in Co Kildare

N/A

HO 034

Recognise the separate identity, culture, tradition and history of the Travelling people in order to reduce the levels of disadvantage that Travellers experience, consistent with UN Sustainable Development Goal No. 10 - 'Reduced Inequalities

N/A

International Protection Applicants

HO 035

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

The proposed 15 units will add to the Kildare County Council housing stock available for approved persons on the Housing list.

Third Level Students

HO 036

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

N/A.

HO 037

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

N/A.

Domestic Violence Refuge

HO O38

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

N/A

Social, Affordable Purchase and Cost Rental Housing

HO P9

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

(a) That 20% of

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

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

Or

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

Or

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

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

planning permission was granted before 1 August 2021,

or

(ii) where land was purchased between 1 September 2015 and 31 July 2021 in respect of which new planning

The proposed development is for 100% social housing units.

HO P10

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

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

HO O39

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

The proposed development is for 100% social housing units.

HO O40

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

The proposed development is for 100% social housing units.

HO O41

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

The proposed development is for 100% social housing units.

HO O42

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

The proposed development is for 100% social housing units.

Sustainable Rural Housing

HO 043-059

HP P11-P27

HO A7-A9

N/A this is an urban project.

Access and Entrances

HP P28-P32

N/A

Flood Risk Management

HO P33

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

N/A

Monasterevin Local Area Plan 2016-2022

Note: Kildare County Council is currently working to create the Monasterevin Local Area Plan 2025 – 2031.

4 STATUTORY PROCEDURES

Statutory Procedures

The proposed scheme was advertised and displayed in accordance with Part 8 requirements. An advertisement for the scheme was placed in the Leinster Leader, which was published on the 02nd of April 2024, the display period was 08th of April until the 07th of May 2024 both dates inclusive). A Site notice was placed at 2 locations on the site and was maintained on site for 4 weeks.

Details of the advertisement and notices contained the following:

Planning and Development Act 2000 (as amended) – Part XI
Planning and Development Regulations 2001 (as amended) - Part 8
Site Location: St. Evin's Park, Monasterevin, Co. Kildare.

Proposed Development In accordance with provisions of Part XI of the Planning and Development Act 2000, as amended and Part 8 of the Planning and Development Regulations 2001, as amended, notice is hereby given by Kildare

County Council of a proposed social housing development at St. Evin's Park, Monasterevin, Co. Kildare. **The proposed development will comprise:**

- **15 new residential dwelling units including:**
 - **4no. one-bedroom apartments,**
 - **7no. two-bedroom two storey houses,**
 - **4 no. three-bedroom two storey houses,**
- **16 car parking spaces including:**
 - **1 designated wheelchair spaces.**
 - **1 E-charging space**
 - **Rationalization of the existing car parking spaces as part of resurfacing and road alignment works to the east of the site.**
- **All associated site-works including:**
 - **Site boundaries.**
 - **Landscaping.**
 - **Paving.**
 - **Access Road.**
 - **Ducting for utilities,**
 - **Nature based sustainable drainage features,**
 - **Formation of new connections to existing public foul and surface water drainage, and existing utilities,**
 - **Public lighting,**
 - **Electrical pillar /structures.**

This application also includes an Appropriate Assessment Screening report and an Environmental Impact Assessment Screening report.

The proposal has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC), the Planning and Development Act 2000, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that an Appropriate Assessment is not required. The proposed development will not have a significant effect on a European Site.

In addition, the proposal has also undergone screening for **Environmental Impact Assessment** under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU, (and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended) and Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

In accordance with Article 120 of the planning and development Regulations 2001 (as amended), any person may, at any time before the expiration of 4 weeks beginning on **08/04/2024**, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Plans and particulars of the proposed development (Part 8 RefNo. P82023.06) will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy, at the offices of **Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F** (public display area, Level 1) during its public opening hours by appointment during the

period from **08/04/2024 until 07/05/2024** (both dates inclusive). Please note that an appointment may be necessary to access the building.

Plans and particulars of the proposed development will also be available to view on Kildare County Council's website at <https://consult.kildarecoco.ie/browse> and <http://www.kildare.ie/countycouncil/AllServices/Planning/Part8Schemes/>

Submissions and observations with respect to the proposed development and dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made in writing before **4.00pm on 22/05/2024** to:

Siobhan Barry, Housing Department, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. W91 X77F
or online at: <https://consult.kildarecoco.ie/browse>

All submissions and observations should be headed **“Part 8: Proposed Development at St. Evin’s Park, Monasterevin, Co. Kildare. Planning Ref No. P82023.06**

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

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

Circulation List:

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

Prescribed Bodies:

1. An Taisce,
2. Dept Agriculture, Food and Marine,
3. Department of Housing, Local Government and Heritage,
4. Dept of Environment,
5. Department of Tourism, Culture, Arts, Gaeltacht, Sport & Media,
6. Environmental Protection Agency,
7. HSE, Environmental Health Officer,
8. Inland Fisheries Ireland,
9. National Heritage Council,
10. Transport Infrastructure Ireland (TII),
11. Uisce Eireann,

12. Irish Rail

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

Internal Sections:

Parks	Simon Wallace, Snr. Parks and Landscaping Officer
NRO	Aisling Tormey, Senior Executive Engineer
Roads and Transportation	Mark Mc Loughlin SEO George Willoughby, SEE, Roads, KCC
Economics and Community & Culture	Ms. Paula O'Brien, Snr Exc Officer
Environment	Colm Flynn Snr Exc Engineer.
Strategic Projects and Public Ream	Pamela Pender A/ Snr Exc Officer
Heritage Officer	Bridget Loughlin, Heritage Officer, Forward Planning
Fire Services	Niall O Riordan, A/Chief Fire Officer, Fire Services.
Water Services	Ibrahim Fathalla, Senior Engineer David Hall, SEE, Snr Exec Engineer
Planning	Gabriel Conlon Snr Exec Officer Amy Granville, Senior Planner Bébhinn O'Shea, Senior Executive Planner Caroline O'Donnell, Senior Executive Planner
Municipal District Engineer	Brenda Cuddy, Municipal District Engineer, Newbridge Kildare Municipal District
Housing	Siobhan Scully A/SEO
Sports Partnership	Syl Merrins- Sports Coordinator
Environmental Health Office	Niamh Ryan, Principal Environmental Health Officer-HSE

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

Members: Celbridge/ Leixlip Municipal District

1. Councillor Anne Connelly
2. Councillor Noel Connolly
3. Councillor Suzanne Doyle
4. Councillor Kevin Duffy
5. Councillor Noel Heavy
6. Councillor Fiona McLoughlin Healy

7. Councillor Peggy O'Dwyer
8. Councillor Tracey O'Dwyer
9. Councillor Chris Pender
10. Councillor Robert Power
11. Councillor Paddy Curran

Submissions Received

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

5. Recommendation

Kildare County Council is of the view that the proposed 15-unit, residential development at **St Evins Park, Monasterevin, Co. Kildare** is acceptable, appropriate and in keeping with the proper planning and sustainable development for the area and complies with the policies and objectives set out in the Kildare County Development Plan (2023- 2029).

It is recommended that the proposed 15-unit, residential development proceeds to detailed design and construction.

Prepared by:

Patrick Henderson

7/6/2024 | 11:11 AM BST

Patrick Henderson, MRIAI

A/Senior Architect

Date: 07th June 2024

Appendix A

Submissions Report

Kildare County Council launched Part 8 Ref P82023-06 for 15-unit, Residential Development at **St Evins Park, Monasterevin, Co. Kildare**.

1 submission was received from the public representatives, 3 submissions were received from the prescribed bodies, 8 reports/comments were received from internal departments within KCC and 5 submissions were received from members of the public:

Part 8 Ref P82023.06

Submissions and Reports Received

- Public Representatives 1
 1. Kevin Duffy
- Kildare County Council Internal Sections: 8
 1. Kildare NDRO
 2. Water Services
 3. Heritage officer
 4. Housing Section
 5. Roads Section
 6. Public Realm
 7. Environmental Health Officer
 8. Fire Department
- Prescribed Bodies: 3
 1. Irish Water
 2. Transport Infrastructure Ireland
 3. Dept. of Housing, local government & Heritage
- Public Submissions: 5
 1. Donal Dunne
 2. Stephanie Hayden
 3. Karol Dunne
 4. Damian Maher
 5. Rebecca Maher

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

Part 8 Public Display Drawings and documents.

Link to Part 8 plans and particulars on KCC website:

[P82023.06 - Proposed Development at St. Evin's Park, Monasterevin, Co. Kildare | Kildare County Council \(kildarecoco.ie\)](#)

Submissions Received P82023.06 – St Evins Park, Monasterevin.

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

		<p>with Uisce Éireann's Standard Details and Codes of Practice.</p> <p>Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or divert existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.</p> <p>Reason: To provide adequate water and wastewater facilities.</p> <p>Queries relating to the terms and observations above should be directed to planning@water.ie</p>			
Dept of Housing	Portal	<p>Outlined below are Archaeological observations/recommendations co-ordinated by the Development Applications Unit.</p> <p>It is noted that the proposed development site (PDS) is large in scale, encompassing an area of approximately 1.129 hectares. Given the scale and location of the PDS, it is possible that previously unrecorded archaeological features/deposits may be disturbed during the course of groundworks required for the development. Therefore, in line with national policy –see Section 3. 6.2 of Framework and Principles for the Protection of the Archaeological Heritage (1999) – the Department recommends that a programme of pre - development archaeological test excavation, as described below, be required as a condition of any grant of approval that may issue.</p> <p>These recommendations align with the policies, objectives and development</p>			<p>Submission Noted.</p> <p>The items mentioned will be incorporated at detailed design stage.</p>

		<p>management standards of the Kildare County Development Plan 2023 - 2029 and with Sample Conditions C.3 and C.5 as set out in OPR Practice Note PN03: Planning Conditions (October 2022),</p> <p>.....</p> <p>2</p> <p>with appropriate site</p> <p>-</p> <p>specific additions/adaptations based on the particular characteristics of this development. A report on the results of the pre - development archaeological test excavation should be submitted to the Planning Authority and to the Department in advance of commencement of development works so as to facilitate the formulation of an appropriate and informed archaeological recommendation. Archaeological Conditions</p> <p>1.</p> <p>The developer shall retain/engage a suitably qualified Archaeologist (licensed under the National Monuments Acts) to carry out pre</p> <p>-</p> <p>development archaeological testing in areas of proposed ground disturbance and to submit an Archaeological Impact Assessment Report for the written agreement of the Planning Authority, following consultation with the Department in advance of any site preparation works or groundworks, including site investigation works, topsoil stripping, site clearance, and construction works.</p> <p>2.</p>			
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		<p>The report shall include an Archaeological Impact Statement and Mitigation Strategy. Where archaeological material is shown to be present, avoidance, preservation in situ, preservation by record (archaeological excavation) and/or monitoring may be required.</p> <p>Any further archaeological mitigation requirements specified by the Planning Authority, following consultation with the Department, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the Archaeologist's report has been submitted to and approval to proceed is agreed in writing with the Planning Authority.</p> <p>3.</p> <p>The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post excavation work.</p> <p>All resulting and associated archaeological costs shall be borne by the developer.</p> <p>4.</p> <p>A Construction Environmental Management Plan (CEMP) shall include the location of any and all archaeological constraints relevant to the proposed development based on the results of the archaeological test</p>			
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		excavation. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological environment during all phases of site preparation and construction activity. Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest			
External Submissions					
Damien Maher	Portal	<p>"Part 8: Proposed Development at St. Evin's Park, Monasterevin, Co. Kildare. Planning Ref No. P82023.06"</p> <p>I wish to object to this proposal on the grounds that there is too many vehicles driving the road that is planned to be the main road to the new dwellings. The area will be a cul de sac with too many vehicles driving in and out which makes it unsafe for small children.</p> <p>The communal area would be reduced greatly for the houses already in place as</p>	2904/2024	29/04/2024	<p>A road Safety Audit stage 1-2 was completed by the Project Engineer as part of this planning application.</p> <p>The proposed public open space is for the entire St Evans Park Estates exceeds the 15% required by the KCC County Development Plan 2023-2029.</p> <p>The proposed buildings are 2 storeys, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of St Evins Park.</p>

		<p>well as the new houses being put in there. I wish to object on the grounds that the new dwellings are going to look differently to the existing dwellings.</p> <p>The new houses dont have none of the existing characteristics of the original houses. No consideration of the design of the new dwellings to relate to the existing older houses was put in.</p>			
Rebecca Maher	portal	<p>Title: P82023.06 - Proposed Development at St. Evin's Park, Monasterevin, Co. Kildare</p> <p>I wish to object to this proposal under the traffic hazards ground. The access road that will be used to the buildings is a road that proposes many dangers already to existing residents. The road is too narrow at the entrance for safety as there is always cars parked either side of the road and it is only a matter of time before someone crashes there.</p>	29/04/2024	29/04/2024	<p>A road Safety Audit stage 1-2 was completed by the Project Engineer as part of this planning application.</p> <p>The proposed buildings are 2 storeys, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of St Evins Park.</p>

		<p>Not only do the residents that live on the road use it but also the residents that live at the very front of the estate use this road as there is a back lane that leads to their back garden. The back lane can only be accessed using this road.</p> <p>Most of the houses built this way were built without front gardens, so parking is on the road.</p> <p>part 8 Title: P82023.06 - Proposed Development at St. Evin's Park, Monasterevin, Co. Kildare</p> <p>I wish to object on the grounds that the proposed new dwellings are going to look out of place in older completed estate.</p> <p>The new dwellings have none of the existing characteristics of the original houses. No consideration of the design of the new dwellings to relate to the existing</p>			
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		<p>older houses was put in.</p> <p>It is a tight knit family community and having one part different to the rest will not do any favours for new residents as it would not feel like part of our estate.</p>			
Karol Dunne	Portal	<p>Firstly the access of the road directly beside my house I believe will not be able to cope with increased traffic.</p> <p>Secondly I feel that apartments proposed are not in keeping with st evins estate being one of oldest in monasterevin and would hope council would look at trying to use for houses for this family orientated estate</p>	4/5/2024	4/5/2024	<p>A road Safety Audit stage 1-2 was completed by the Project Engineer as part of this planning application.</p> <p>The proposed buildings are 2 storeys, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of St Evins Park.</p> <p>The housing unit density (23 units per hectare) is lower than the required 30-40+ 23 units per hectare as per the KCC County Development Plan 2023-2029. Part of the reason for the lower units was an attempt to match the existing urban fabric in St Evans Park, 2 storey, tiled pitched roof dwellings.</p>
Stephanie Hayden	Portal	I object to the above proposal in St Evins park, Monasterevin. As a resident of the estate i do no think it is a good idea, parking in the estate itself is already an issue for people who live here, it is a mature estate many people living	4/5/2024	4/5/2024	<p>A road Safety Audit stage 1-2 was completed by the Project Engineer as part of this planning application.</p>

		there from the houses being new, this development will bring with it alot of traffic through the estate and as for 16 car parking spaces when the ratio of cars to a home now days is at least 2:1 this will not work, therefore it will be an elderly couple or young familys drive way to their home will be affected.			
Donal Dunne	Portal	<p>I object to this Development,</p> <p>There have been 5 developments in St evins park in the last 60 years ,each time one was very similar to the last,this has worked and created a good family community with very low antisocial behaviour.</p> <p>With 2nd and 3rd generations now living here,the proposed development goes against every thing that is here,there not suited to the area, 3 and 4 bed family homes would be more in keeping with the area,thus development is not very well thought out.</p> <p>part 8 Title:</p>	8/5/2024	8/5/2024	<p>Submission Noted.</p> <p>A road Safety Audit stage 1-2 was completed by the Project Engineer as part of this planning application.</p> <p>A Waste management Plan will be prepared at detailed design stage.</p>

		<p>Roads are not fit for purpose</p> <p>I object to this Development,</p> <p>The road on the plans for the new development is a by road, off a by road, off a by road, off the main road thought the estate,</p> <p>These roads are not designed to this this much traffic,</p> <p>It's a hazard to the people living there where there is other alternatives</p> <p>part 8</p> <p>Title:</p> <p>Health Hazard From Verm.</p> <p>I want to object to this Development on the grounds that, we that live in the Drive st evins park suffer immensely with verm/rats from the drain behind our houses, was there an environmental report carried out on this issue, and what impact will this have for the rest of the residents live close by, and for</p>			
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		the new residents this is a health hazard from Wells disease from rats.			
Donal Dunne	Portal	<p>I object to this planning application on the ground tat,</p> <p>This is the only area left in St evins park as a playing field for the kids,this has always been the playing field and there are some 250 houses in the estate,with the new development it takes away from the safety and pushes the kids closer to the main road in the estate,</p>	22/5/2024	22/5/2024	<p>Submission Noted.</p> <p>The proposed public open space is for the St Evans Park Estate will exceed the 15% required by the KCC County Development Plan 2023-2029.</p>
Kevin Duffy	Portal	<p>Following a meeting with approximately 50-60 residents of St. Evin's Park, I submit the following observations on the above-mentioned Part 8 residential development on their behalf; the residents were generally very supportive of the proposed residential development and understood the local need, but they had the following concerns:</p> <ul style="list-style-type: none"> • St Evin's Park is the oldest housing estate in Monasterevin, it consists of 1, 2, 3- and 4-bedroom houses and has been a family orientated community for generations. The proposed inclusion of 1-bed apartments isn't considered to be in keeping with the estate and not appropriate. An alternative design that included 1 or 2-bedroom bungalows in keeping with the residential units further along would be more appropriate. • Overall modern design, massing and length of the 	22/5/2024	22/5/2024	<p>Submission Noted.</p> <p>Point 1 - The proposed buildings are 2 storeys, with tiled pitched roof and finished with materials to reflect Kildare County Council requirements in keeping with the existing architectural character of St Evins Park.</p> <p>Point 2 - The housing unit density (23</p>

		<p>proposed development isn't in character with the existing estate. The material selection, visual appearance and design doesn't reflect the vernacular style in the estate. A breaking up of the massing, material selection and design needs to be considered,</p> <ul style="list-style-type: none"> Proposed access road to service the proposed development is an extension of access road that already services circa 40 houses, it's a narrow, busy and congested access road and not suitable to be extended for an additional 15 houses. An alternative access road could be design to come directly off the estate spine road opposite Nr. 1586 and provide dedicated access in keeping with the existing road network design, Lack of existing car parking in the estate; the current spine and access roads are often blocked with resident's cars due to the lack of parking, this can cause access issues for emergency vehicles and refuse collections. Additional residential parking should be included in the overall design around the central green to improve the overall access, Loss of the existing playing field and goals; the design doesn't cater for the relocation of the existing playing field and goals. The proposed SUDS location pushes the larger playing field area towards the busy spine road, consideration should be given to the location of the SUDS, with the change in access road to the proposed development, the playing field could be kept more central or closer to the inner access road which would be a safer solution, 		<p>units per hectare) is lower than the required 30-40+ 23 units per hectare as per the KCC County Development Plan 2023-2029. Part of the reason for the lower units was an attempt to match the existing urban fabric in St Evans Park, 2 storey, tiled pitched roof dwellings.</p> <p>Point 3 – The proposed development will comply with the latest Design Manual for Urban Roads and Streets (DMURS) and Kildare county Development Plan 2023-2029.</p> <p>Point 4 – See point 3.</p> <p>Point 5 - The proposed public open space is for the St Evans Park Estate will exceed the 15% required by the KCC County Development Plan 2023-2029.</p> <p>Point 6 – Noted, a Waste management</p>
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		Existing boundary hedgerow and drain; the boundary between the estate and the rail line is significantly overgrown and the drain unmaintained; it's a location for vermin and consideration should be given to the necessary works in this location to improve the situation and address the vermin issue for existing and new residents. Based on the above points raised by the residents, I request that Kildare Co Co reconsider the design of the proposed development to take into consideration this feedback.			Plan will be prepared at detailed design stage.
Internal Reports					
Siobhan Scully Housing		I note the inclusion of one bedroom apartments, can the ground floor units be delivered with level access bathrooms?	09/04/2024	09/04/2024	
George Willoughby	SEO Roads, transport & Public safety	The Kildare County Council Transport, Mobility & Open Spaces Department has examined the Part 8 documentation and drawings for the proposed development which comprises the construction by Kildare County Council of 15 Social Housing Residential Units at St. Evin's Park, Monasterevin, Co. Kildare . The Kildare County Council Transport, Mobility & Open Spaces Department wish	8/4/2024	8/4/2024	Submission Noted. This will be incorporated at detailed design stage.

		<p>to confirm that we have no objection to the proposed development as outlined in the Part 8 subject to the following conditions :</p> <ol style="list-style-type: none"> 1. A Consulting Engineer shall be employed by KCC to carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site. 2. A structural analysis shall be carried out on the proposed boundary wall between the development and the railway line by a Chartered Structural Engineer to take into account the vibration and impact of the railway line. 3. A detailed design for the proposed works shall be submitted to the Planning Authority for approval. Details of the design and traffic management of the works shall be agreed in writing with the Planning Authority, KCC Housing Dept, KCC 			
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		<p>Roads and MD Sections prior to the commencement of the development.</p> <p>4. The detailed design with dimensions shall include pavement materials which shall be robust and durable under trafficking and suitable for all road users and vulnerable road users , cycle parking, parking bays (2.5m * 5m), access arrangements where lines of sight at the entrance to the site shall be provided strictly in accordance with DMURS, facilities for vulnerable road users (pedestrians and cyclists) accessing the site , traffic impact assessment, drainage and outfall arrangements, public lighting, signage and road markings.</p> <p>5. Paving materials shall have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester shall be carried out,</p> <p>6. Access and facilities for disabled</p>			
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		<p>persons shall be provided.</p> <p>7. Roads, footpaths, turning areas and corner radii at junctions shall be designed and constructed in accordance with the DMURS standards within the development, new footpaths shall tie into existing footpaths.</p> <p>8. Public lighting shall be in accordance with the KCC Public Lighting Policy document. Public lighting columns shall be positioned at the back of footpaths and not be impeded by landscaping. Public lighting shall be provided within the development and at the entrance to the proposed development.</p> <p>9. A root management plan shall be submitted to ensure that roots do not interfere and damage shared surfaces, paths, cycle tracks and roads.</p> <p>10. The proposed landscaping shall not</p>			
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		<p>interfere with public lighting, sight visibility and should not damage infrastructure where a Root Management Plan should be submitted.</p> <p>11. Footpaths shall be dished at junctions to facilitate wheelchairs and buggies.</p> <p>12. Existing land and roadside drainage shall not be impaired; changes at the entrance shall be designed and shaped to ensure the uninterrupted flow of existing roadside drainage. Additional gullies shall be provided as necessary.</p> <p>13. No surface water runoff from the site shall be discharged onto the public road.</p> <p>14. The manner in which surface water runoff is collected and disposed of for the application site shall comply with SUDS. Storm water runoff attenuation to be located under public open space and not under</p>			
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		<p>trafficked areas.... A KCC SUDS Guidance Document has now been published.</p> <p>15. Permeability links shall be provided to adjoining lands and developments where possible with design for permeability links for vulnerable road users to include passive surveillance, public lighting, line and level and cross section and a 3m minimum width of verge.... A draft KCC Permeability Guidance Document has now been published.</p> <p>16. A Stage 2 Road Safety Audit shall be carried out by an independent approved and certified Auditor for the proposed development and the infrastructure works. The RSA recommendations shall be incorporated into the detailed design.</p> <p>17. A Stage 3 Road Safety Audit shall be carried out by an independent approved and certified Auditor on</p>			
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		<p>the completed works including the public lighting being fully operational for the proposed development and the infrastructure works . The implementation of the RSA recommendations shall be incorporated into the detailed design.</p> <p>18. Vehicular access to the site will be off the St Evin's Park Road where the sight visibility at this access shall be in compliance with the DMURS standards.</p> <p>19. Parking and cycle spaces shall be provided accordance with the Kildare County Development Plan 2023-2029 and electric charging points shall be provided with details to be agreed beforehand by the Planning Authority, KCC Housing Dept and KCC Roads Sections.</p> <p>20. The EV Charger shall be compatible with the Sustainable Energy Authority of Ireland's Triple E Register. Elevation details to be</p>			
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		<p>indicated at scales of 1:25.</p> <p>21. New footpaths shall be a minimum of 2m in width and tie into existing footpaths and the internal roads access shall be a minimum of 5.5m in width...</p> <p>22. Prior to the commencement of development, a licence from the Planning Authority is required for the erection of fencing / hoarding on the public footpath network pursuant to Section 254 of the Planning And Development Act 2000, as amended.</p> <p>23. All works involving the opening of public roads or footpaths shall be carried out under a Road Opening Licence submitted to the Municipal District Area Office through the MRL system to ensure the following items are assessed:</p> <p>a) Contractors' experience and competency to carry out such works.</p> <p>b) Compliance with the Guidelines for</p>			
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		<p>Managing Openings in Public Roads (The Purple book, 2017 edition).</p> <p>c) Compliance with Chapter 8 of Traffic Management Guidelines including a general assessment of traffic impacts within the local area.</p> <p>d) Relevant Insurance's to carry out such works.</p> <p>24. Turning movements shall be checked for HGVs (including refuse trucks and emergency vehicles) at the new access point (entry and exit) and within the development using software such as AUTOTRACK, there shall be no encroachment by HGVs onto footpaths or grass verges...</p> <p>25. An Acoustic Noise Assessment shall be carried out on the proposed development and an Acoustic Design Statement shall be issued which shall contain noise</p>			
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		<p>amelioration / mitigation measures (as required) and a concluding statement for the overall development indicating full compliance with the Kildare County Council Third Noise Action Plan 2019 – 2023 and the British Standards BS 8233:2014 and shall take into account the noise from the adjacent railway line.</p> <p>26.A Construction Traffic Management Plan shall be submitted before the works commence to be agreed with the Planning Authority, KCC Housing Dept, KCC Roads and Celbridge MD Sections which shall include the following:</p> <ul style="list-style-type: none"> • All haul routes to and from the site. • Delivery times for plant and materials and waste collection shall have consideration to morning and evening peak school times in the area and peak traffic periods. • The plan shall contain mitigation measures to minimize the effects the proposed development would have on the immediate public road 			
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		<p>network and existing traffic movements.</p> <ul style="list-style-type: none"> • Wheel wash arrangements or similar type facility to keep the existing road and footpath free of dirt and debris shall be provided. • Location of the construction compound, use of cranes, parking and storage areas during the construction phase. (This is in the interest of the residential amenity of properties in the area). • Relevant construction site warning signs shall be in accordance with the Department of Transport, Tourism and Sport (DTTAS) Traffic Signs Manual for the overall development. • Hours of operation during the construction phase shall be 08.00 hours to 18.00 hours Monday to Friday and 08.00 hours to 14.00 hours Saturday with no work permitted on the Sundays and public holidays. (This is in the interest of the existing residential amenity of properties in the area). • Parking facilities for construction staff which should be within the site 			
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		<p>and not on the public road and footpath.</p> <p>27. A Lighting Report and a Site Lighting Layout drawing at a scale of 1:500 demonstrating the development shall not be a source of light pollution to adjacent lands, property, the adjacent railway line and the public road network. Calculations are required to be submitted demonstrating that they have satisfied the requirements of ILP Guidance Notes for the Reduction of Obtrusive Light (GN01:2011) in relation to the impact of lighting design on the adjoining public roads, adjacent railway line, lands and properties. The Applicant shall be required to review the existing outdoor lighting arrangements on the adjacent public road network and submit proposals for the upgrade of outdoor lighting (as deemed required). The lighting scheme is to be in accordance with the Kildare County Council Lighting Policy Street Lighting Technical</p>			
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		<p>Specification June 2019.</p> <p>If any further information is required please contact the undersigned.</p>			
Katie O Malley Public Realm	Email	<p>Proposed Boundary Treatment nos. 1 (street boundary metal railing 0.6m) and 3 (0.75m metal railing atop of 0.5m exposed brick base) detailed on Drawing No. P-04 Boundary Walls, located to the front of each unit are not considered to be an appropriate design solution, will detract from the design and character of the overall development and visually will create a significant barrier between the units and the public realm. The proposed double boundary treatment nos. 1 and 3 along the front boundary of the proposed development are not considered to be appropriate or attractive at this location. A higher quality design with regards to this boundary treatment is required, preferably single rather than a double boundary and consider the inclusion of additional planting. Revised proposals are recommended to address this concern.</p>	22/05/2024	22/05/2024	<p>Submission Noted.</p> <p>This will be incorporated at detailed design stage.</p>
Bridget Loughlin Planning Heritage		<p>HERITAGE DESIGNATIONS (RPS/NIAH/SAC/RMP)</p> <p>REF: None</p> <p>ASSESSMENT:</p> <p>1. Appropriate Assessment</p>	09/04/2024	10/04/2024	Submission Noted.

		<p>An Appropriate Assessment Screening was undertaken.</p> <p>The following were considered in the assessment of the AA screening Natura Impact Statement</p> <ul style="list-style-type: none"> • The basis for the assessment. • The findings of the Appropriate Assessment Screening • Description of the proposed activity • Description of the Footprint and Scope of influence. • Description of Natura 2000 sites within the scope of influence of the proposed activity. • Identification and evaluation of likely significant effects of the project alone, in-combination with other project on Natura 2000 sites • Finding of No significant Impact (FONSI) <p>1.1. The basis for the assessment</p> <p>The basis for the AA Screening and Natura Impact Statement clearly explained. It has been identified that the proposal is neither connected to nor necessary for the management of any SAC. The consenting process and the consenting authority have been identified. The guidance and reference material which has been relied upon in the assessment has been stated.</p> <p>1.2. Description of the proposed activity and description of the footprint and scope of influence of the proposed development</p> <p>A comprehensive description of the proposed</p>			
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		<p>development and associated process has been provided in the NIS. Adequate detail of the proposed development and associated documentation and the receiving environment to allow the competent authority to assess the impact of the activity on any European site have been provided. The scope of influence of the proposed activity has been provided. A comprehensive description of the receiving environment has been provided. The footprint and scope of influence of this project has been defined within the NIS Screening</p> <p>1.3. Description of European site within the scope of influence of the proposed activity A comprehensive description of the receiving environment and conditions present has been provided.</p> <p>1.4. Identification and Evaluation of Likely significant effects. Potential impacts on the receiving environment, their potential zone of influence, have been provided within the NIS. European Sites within the zone of influence of the proposed development and likely significant effects in terms of changes to the baseline conditions of one or more the qualifying interest features for which any of the identified SACs have been identified. Potential impacts and timescales over which effects have been considered have been clearly defined.</p> <p>The likely impacts, based on the development and</p>			
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		<p>vulnerabilities of SACs, that might affect the qualifying interests for which the European site within the vicinity of the proposed development were identified.</p> <p>1.5. Identification and Evaluation of Likely Significant in-Combination or Cumulative Impacts</p> <p>Cumulative impacts have been discussed in the NIS. Existing conditions and background trends in environmental quality have been considered. Boundaries for the identification of in combination effects have been defined and justified.</p> <p>1.6. FONSI</p> <p>It has been objectively concluded following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted effects from the proposed development, that the proposed development will not, either alone or in combination with other plans or projects, be likely to have significant effects on the conservation objective of the qualifying interest of any natura 2000 site.</p> <p>RECOMMENDATION No further comments</p>			
EHO email		<p>1. Construction Management Plan A comprehensive construction management</p>	18/04/2024	18/04/2024	<p>Submission Noted.</p> <p>The construction management plan will</p>

		<p>plan shall be drafted and implemented to ensure that any adverse impacts from construction and demolition on the environment and health are reduced and that any temporary emissions during the construction and demolition phases are controlled to prevent nuisance or adverse health effects. The plan should take into account all of the following: Waste management, staff welfare facilities, pest control management, dust impacts, excessive noise and emissions to surface/ground water.</p> <p>(a) Noise The following measures shall be taken to prevent nuisance from noise at construction and demolition sites:</p> <p>The hours of operation on all construction sites shall be restricted to 8.00a.m. to 7.00p.m., Monday to Friday, and 8.00 a.m. to 2.00p.m. on Saturdays. No activities shall take place in site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening. If there is any occasion when work must be carried on outside daytime hours, this department, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement.</p> <p>(b) Air-Quality The following measures shall be taken to prevent nuisance from air</p>			be incorporated at detailed design stage.
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		<p>pollution at construction and demolition sites:</p> <p>No outdoor burning shall occur on site. Site must be secured to prevent access by vandals who may cause air pollution nuisance due to carelessness.</p> <p>During any demolition works and during the construction phase, all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc.</p> <p>Protective hoarding screens should be erected around construction activities to reduce dust-blow from the site</p> <p>A temporary wheel-wash facility should be installed close to the location of the site entrance to prevent the dragging of silt and mud onto the local road surface by trucks departing from the site.</p> <p>Exposed surfaces and entrances to the site should be dampened during dry windy conditions in the interest of controlling fugitive dust.</p> <p>Any spillage of material from vehicles departing from the site should be promptly removed to prevent re-suspension of silt from the road surface by passing vehicles.</p> <p>Dust control measures should be active on</p>			
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		<p>equipment used for drilling or pavement cutting, grinding of block surfaces and similar types of stone finishing is taking place as significant fine particulate emissions can be generated which may cause a local nuisance. Bulk fine sized aggregates and other similar building materials that may easily become airborne by the wind should not be stored in uncovered stockpiles.</p> <p>Truck speeds should be controlled within the redevelopment area to prevent high levels of dust being re-suspended from the construction area.</p> <p>Vehicles and plant machinery operating on site should be properly maintained to prevent excessive emissions of particulates and other pollutants from the exhaust-pipes.</p> <p>In the interests of both public health and the environment the above guidelines should be included in the work policy of those undertaking all large and small building projects. These details must be made known to all developers, contractors and sub-contractors.</p> <p>2. Pest Control</p> <p>Adequate pest control measures shall be in place at all times to prevent and control possible rodent, animal, insect or bird activity.</p> <p>3. Ventilation</p> <p>All internal areas throughout the development are to be adequately ventilated. Furthermore, WC (water closet) and bathroom/wetroom areas shall be separately and independently ventilated directly to the external air by either natural or mechanical means. Where mechanical extract ventilation</p>			
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		<p>is provided, the listed minimum air changes are necessary: -WCs – 3 air changes per hour - Bathroom – 6 to 10 air changes per hour</p> <p>4. External Lighting To prevent light pollution and the creation of a nuisance: <input type="checkbox"/> Any external lighting system shall be designed to minimise potential glare and light spillage in particular to residential properties in close proximity to the site. <input type="checkbox"/> All external lighting shall be of a type that ensures deflection of lighting downwards.</p> <p>5. Waste/Refuse Facilities Suitable and sufficient refuse facilities including recycling facilities and waste segregation must be provided for the storage of waste material. Should you require clarification on any of these matters please do not hesitate to contact me on 045-920208.</p>			
Chanel Ryan	KCC	<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 			<p>Submission Noted</p> <p>Points 1 & 3 below will be included at detailed design stage.</p> <p>Point 2. Design Team to obtain Fire Safety Certificates for the apartments which will be in accordance with Building Control Acts.</p>

		<p>Certificates in accordance with the requirements of the Building Control Act.</p> <p>3. All mains are to be equipped with fire hydrants to the relevant British Standard and no building is to be further than 46 metres from any hydrant measured along a hose route.</p>			
David Hall Water Services	email	<p>Date: 10 May 2024</p> <p>Re: P82023-06 – Proposed social housing development at St Evin's Park, Monasterevin.</p> <hr/> <p>WSP have no objections to the proposed development based on the submitted documentation and recommend that the following recommendations for modifications to the submitted Part 8 documentation be included in the Chief Executive's report:</p> <p>1) Surface Water Drainage:</p> <p>a) Final drainage-SuDS strategy and design shall be subject to the requirements of the new KCC SuDS Guidance Document</p>	10/05/2024	10/05/2024	<p>Submission Noted</p> <p>Specific recommendations are noted and will be address during detail design.</p>

		<p>(https://kildarecoco.ie/AllServices/Planning/DevelopmentGuidelines/KCC%20Sustainable%20Drainage%20Systems%20Guidance%20%20Single%20page.pdf) and shall consider the following items.</p> <p>Where a conflict exists between the items below and SuDS Guidance Document, the latter shall take priority:</p> <ul style="list-style-type: none"> i) Maximising SuDS provision and treatment at source and at surface level including roadside bioretention swales, pervious pavements in public areas eg roadways, footpaths and cycleways and subject to Taking in Charge requirements where these public areas will be transferred to KCC. ii) The proposed exclusion of infiltration based on the submitted SI report should be subject to expert geotechnical and hydrogeological review as follows: <ul style="list-style-type: none"> (1) Given the soil infiltration tests, trial pits and boreholes were conducted at relatively shallow levels the possibility of the groundwater discovered during SI being an isolated, perched groundwater shall be investigated and if deeper groundwater monitoring boreholes in the gravel layer may actually reveal much lower equilibrium groundwater levels which could facilitate infiltration deeper in the gravel layer. (2) The expert review shall consider the need for additional soil infiltration tests and procedures to determine high site 			
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		<p>groundwater levels and the achievable unsaturated zone between high site groundwater levels and the invert level of possible infiltration system SuDS and,</p> <p>(3) also consider whether measures are required to protect SuDS-liners, sub-structures and underground services from the effects of high site groundwater levels.</p> <p>iii) Where infiltration is deemed feasible, infiltration system SuDS as per CIRIA SuDS Manual shall be considered, including within house curtilages.</p> <p>(1) Infiltration is subject to protecting sub-structures and underground services from water ingress damage and where infiltration is proposed adjacent to the railway line, Irish Rail written consent shall be obtained.</p> <p>(2) Shallow infiltration including via unlined pervious pavements and bioretention systems shall also be subject to expert review.</p> <p>iv) Where the expert review deems that infiltration is not feasible, Nature based SuDS shall be provided and the proposed tree pits and bioretention swales should be augmented with rain gardens-planters at each individual house.</p> <p>v) Where a clear and plausible can be provided for the exclusion of Nature based SuDS, infiltration system SuDS such as the proposed filter drains shall</p>			
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		<p>be considered.</p> <p>vi) Where road runoff discharges directly to SuDS, gullies should be omitted where deemed feasible and suitable linear SuDS eg proposed roadside bioretention swales should convey runoff without drainage pipes and manholes where deemed feasible.</p> <p>vii) Roads, Development Control and Parks departments' shall be consulted on final strategy where taking in charge is proposed.</p> <p>viii) SuDS especially those which store runoff at surface level either temporarily or permanently, including the proposed constructed wetlands shall be designed for safety in accordance with CIRIA SuDS Manual, including Chapter 36 and each such individual SuDS measure shall be subject to a design risk assessment especially the risk of unsupervised, young children entering even shallow depths of water unobserved.</p> <p>(1) If such SuDS have to be fenced off, their designation as useable open space can be rescinded and their inclusion shall be reviewed.</p> <p>ix) Strategy and design shall cater for design exceedance and failure events.</p> <p>x) A robust pollution prevention strategy in accordance with CIRIA SuDS Manual, including Chapters 26 and 27 shall be implemented to protect groundwater and downstream surface water quality.</p>			
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		<p>b) Drainage-SuDS designs shall comply with above design guidance documentation with 20% climate change and 10% urban creep factor shall be applied, including to surface water drainage pipe network simulations for 2, 5, 30 and 100 year return period events.</p> <p>i) Minimum pipe self-cleansing velocities shall be achieved and Sustainable pipe sizes should be used ie predicted flow rates should not be significantly less than pipe flow capacities and excessively deep manholes and pipes should be avoided.</p> <p>c) Prior to the commencement of the proposed development:</p> <p>i) the existing, receiving surface water drainage network shall be subject to a hydraulic capacity and condition assessment including CCTV survey and report to be submitted to Roads department.</p> <p>ii) The applicant shall submit details of any upgrade works to the existing network as agreed with Roads department.</p> <p>d) Prior to the occupation of any units:</p> <p>i) Works as item c) ii) above shall be carried out by the applicant to the satisfaction to Roads department and written confirmation shall be submitted.</p> <p>e) The applicant shall be responsible for implementing a robust drainage-SuDS maintenance, inspection and repair regime until the development is taken in charge and records of the regime shall be kept by</p>			
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		<p>the applicant and handed over to KCC upon taking in charge.</p> <p>f) The applicant shall be responsible for protecting the existing underground service traversing the subject site as per the submitted GPR survey drawing in agreement with the service owner.</p>			
Marie Whelan	Kildare NRDO	No comment on this development	21/5/2024	21/5/2024	Submission Noted.