

KILDARE COUNTY COUNCIL



PLANNING DEPARTMENT

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

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

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

Type of Development	Proposed residential infill scheme
Site Location	1 Patrician Avenue, Naas, Co. Kildare, W91 NF2C
Development proposed by	Housing Department
Display period	Advertised in the Nationalist and in the Leinster Leader on the 12 th April 2022 Public display period from 13 th April 2022- 11 th May 2022 Submissions to be made by 25 th May 2022
Submissions/observations	12 No. submissions received. A report on the submissions is included in Appendix B. A list of people who made submissions/observations is provided in Appendix C
Part 8 Reference Number	P82022.08

1. Site Location & Context

The proposed site is in the Eastern part of Naas town settlement near the junction of Patrician Avenue and the Kilcullen Road (R448). The site is within the 600m distance from the town centre. The proposed site area for this development is 0.06ha (approx.) and is zoned B: Existing Residential/Infill in the Naas Local Area Plan. The site includes an existing 2 storey semi-detached dwelling, a building structure and garden shed.



Figure 1 – Site location



IMAGE 1. VIEW FROM PATRICIAN AVENUE-FRONT OF EXISTING HOUSE



IMAGE 2. VIEW FROM KILLCULLEN ROAD R448



IMAGE 3. EXISTING SINGLE STOREY STRUCTURE TO BE DEMOLISHED

2. Description of the Proposed Development

The scheme comprises of 2 elements. Refurbishment with extension to the existing dwelling for a family with a specific need. This dwelling provides a ground floor accessible bedroom and sanitary facilities making it an ideal lifetime home for inclusion into Kildare County Councils Housing stock.

Demolition of existing single storey structure and the construction of an infill social housing scheme consisting of 2 number one-bed apartments with own door access.

The proposed works comprises of the following

- a. demolition of existing detached single storey building in the side garden of existing dwelling,
- b. demolition of single storey extension to rear of existing semi-detached dwelling,
- c. demolition of single storey shed in rear garden,

- d. demolition of parts of site boundary and the construction of replacement site boundaries and combined site entrance,
- e. Tree surgery and removal of existing trees and overgrowth,
- f. Refurbishment, internal alterations, and construction of a single-storey extension to the rear of existing two storey semi-detached dwelling,
- g. construction of 2 new apartment units in a two-storey block in the side garden of existing dwelling,
- h. all associated site-works including subdivision of site to accommodate new two storey apartment block, new site boundaries, combined site entrance and associated tying in with existing road and path network including new speed ramp, new landscaping, private, semi-private open space, shared surfaces, site drainage, car parking, public lighting, ancillary site services and development works above and below ground.

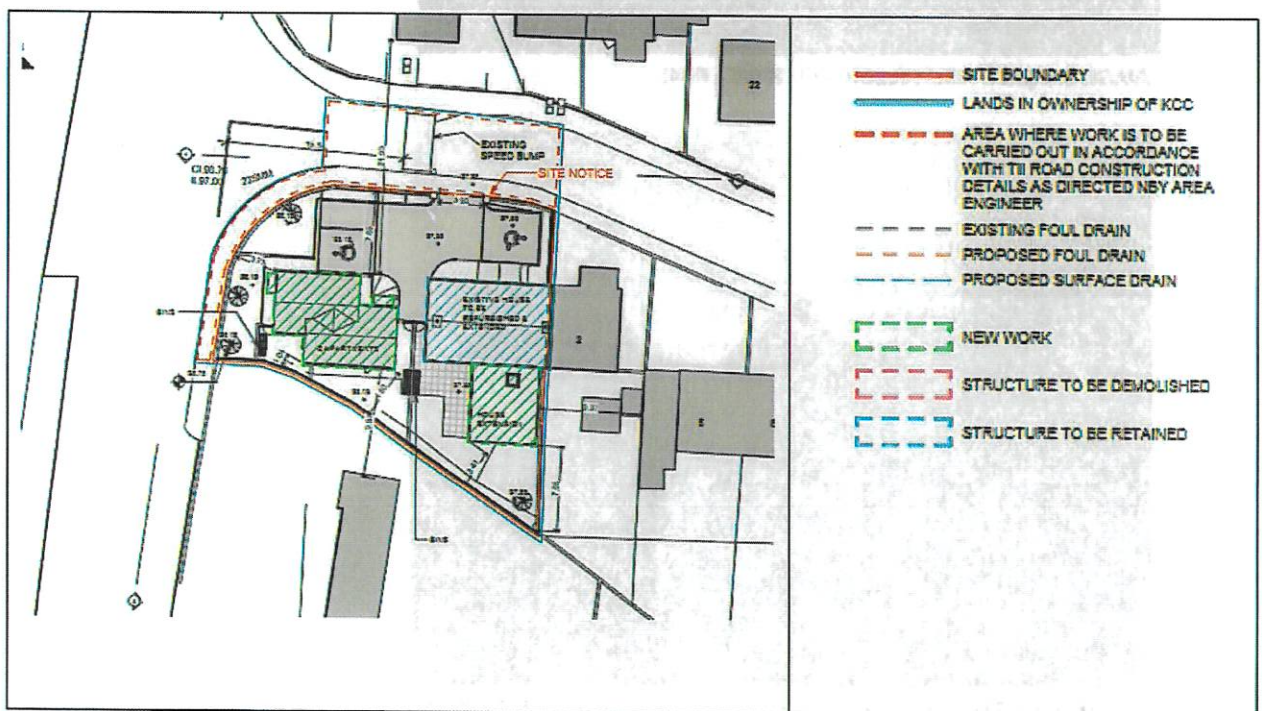


Figure 2 – Proposed site layout

3. Supporting Documents

The proposal is accompanied by the required plans and particulars and in addition:

- Kildare County Council Part 8 Application form
- Detailed Project Description
- AA Screening Report & Determination
- EIA Screening Report & Determination
- Design Statement
- Housing Report

4. Referrals and Consultations

The referrals and consultation process has been summarised in the 'Submission Report' prepared by the Housing Department and an appropriate response to submissions and issues raised is contained in Appendix A of the report. There were 12 submissions received in total and the breakdown is as follows:

- Public Representatives:
None received

- Kildare County Council Internal Sections:
 - a. Water Service Section
 - b. Heritage Officer - Planning
 - c. Strategic Projects and Public Realm Team - Planning
 - d. Parks Section
 - e. Roads, Transportation + Public Safety
 - f. Architectural Conservation Officer - Planning

- Prescribed Bodies:
 - a. Bord Failte
 - b. Transportation Infrastructure Ireland
 - c. Irish Water
 - d. Environmental Health Officer

- Public Submissions:
 - a. Mary Angela Garrett
 - b. Gerard Delaney

5. Planning History

09/500013: Permission granted for development consisting of demolition of existing single storey house and construct two-storey dwelling and all ancillary site-works. All at 1 Patrician Avenue, Naas, Co Kildare.

06/500009: Permission Refused for the demolition of existing single storey substandard dwelling 2) outline p.p to erect new 2 storey 4. Bed dwelling connected to public services. Refused for traffic hazard issues.

6. Policy Context

Kildare County Development Plan 2017 – 2023

Chapter 3- Settlement Strategy

Chapter 4-Housing

Chapter 6- Movement and Transport

Chapter 13- Natural Heritage & Green Infrastructure

Chapter 14- Landscape, Recreation & Amenity

Chapter 15- Urban Design Guidelines

Chapter 17-Development Management Standards

Naas Local Area Plan 2021 – 2027

The subject site is zoned B – 'Existing/Infill Residential' To protect and enhance the amenity of established residential communities and promote sustainable intensification



Figure 3 – Zoning

The following policies/objectives of the Kilcullen LAP 2014-2020 are of particular relevance to the proposed development:

Chapter 4 – Homes and Communities

To facilitate and deliver liveable, high-quality, nearly zero-energy, integrated residential development that provides for an appropriate demographic mix in tandem with the delivery of good social and physical infrastructure to support the development of vibrant and diverse communities

Policy HC1: It is the policy of the Council to ensure that sufficient land is available at appropriate locations to satisfy the County Core Strategy growth allocation for Naas, to ensure Naas maintains its status as one of Kildare's Key Towns and that good quality housing is provided.

Objective HCO 1.1: Support new residential development and infill development that occurs in tandem with the delivery of supporting physical and social infrastructure.

Objective HCO1.3: Encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the footprint of the existing built-up area.

Policy HC2: It is the policy of the Council to ensure that all new residential development provides for a sustainable mix of housing types, sizes and tenures and that new development complements the existing residential mix.

Objective HCO2.1: Require that a good mix of housing types and sizes is provided in all new residential areas and in appropriate brownfield/infill areas, to meet the needs of the population of Naas, including the provision of appropriate supported housing and longer-term residential care solutions designed for older people and/or people with disabilities.

Relevant Government Policy

- Project Ireland 2040 – National Planning Framework (NPF)
- Regional Spatial and Economic Strategy 2019-2031 (RSES) for the Eastern and Midland Regional Area
- Urban Development and Building Heights-Guidelines for Planning Authorities, 2018, Department of Housing, Planning and Local Government
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018, Department of Housing, Local Government and Heritage
- Flood Management Guidelines, 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities November 2009'
- Quality Housing for Sustainable Communities, 2007 Department of the Environment, Heritage and Local Government
- Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of Environment, Heritage and Local Government (December 2008).
- Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008)
- Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2018)
- The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Built / Natural Heritage

Built Heritage	There are no protected structures in the vicinity of the site.
Archaeological Heritage	The site is located approximately 250m south of the National Monuments Service Record of Monuments and Places referred to as a castle / motte.
Natural Heritage	<p>No SAC or SPA in close proximity to the subject site. The nearest Natura 2000 are Mouds Bog and Red Bog Special Areas of Conservation (SACs), which are located approximately 8.2 and 8.5km to the east and west respectively.</p> <p>An Appropriate Assessment Screening Report was undertaken by the Applicant. The outcome of the AA Screening is that there is no requirement for an Appropriate Assessment. The Planning Department agrees with the findings and conclusions of the AA Screening.</p>
Flood	The site is not located within a flood zone and there are no historical records of flooding at the site according to the OPW CFRAMS online mapviewer

7. Assessment

The site is Zoned B – Existing/Infill Residential with the objective 'To protect and enhance the amenity of established residential communities and promote sustainable intensification'. Therefore, the principle of the development of 3 no. residential units on lands zoned existing residential / infill is acceptable.

The justification and benefit of the proposed development has been set out in the Part 8 Design statement and Submission Report prepared by the Housing Department. Kildare County Council agrees with the rationale put forward.

Design, Layout & Impact on existing residential amenity

The site has a stated area of 0.06Ha. The development proposes 3 no. units with open space to the side/rear and 5 car parking spaces to the front. The 3. no units proposed are as follows:

- 1 no. five-bedroomed detached two storey dwelling
- 2 no. one-bedroom two storey building block

It is proposed to access the site via the existing entrance at Patrician Avenue

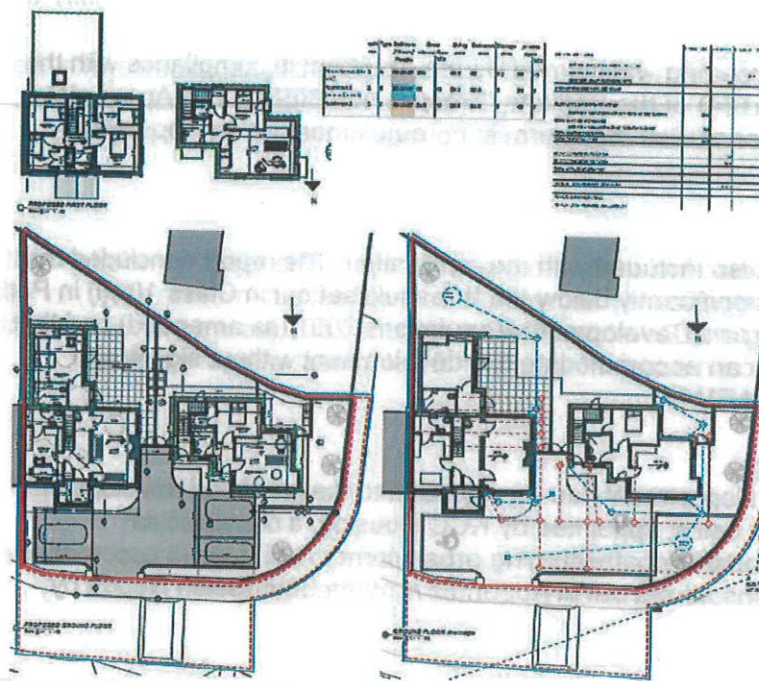


Figure 4 – Proposed floor plans

The proposal development comprises of 2 elements including the refurbishment of the existing house with a new extension to the rear to provide for a family with special need. The second element is the demolition of the existing single storey structure and construct an infill social housing building consisting of 2 number one-bed apartments with own door access.

The proposal maintains the existing building line of the existing dwelling. The overall scheme enhances the existing dwelling, improves site boundaries and creates a strong built form corner of high architectural quality using materials that are reflective of the surrounding area.

There are houses east of the site and the design of the units are sympathetic to the existing pattern of development in the area and the units will be finished with material matching the existing context with black roof slate profiles.

Having regards to the design and setting of the units, it is considered that no overlooking or loss of residential amenity will occur as a result of the proposed development.

Public and Private Open Space

While the exact size of the private open space to the rear of each unit has been provided it appears that it is in compliance with the standards set out in chapter 17 of the Kildare County Development Plan, 2017-2023.

Bin Storage

It is noted that each house has a rear passage and bins can be stored in the rear gardens of each building.

Car Parking

5 no. parking spaces are provided to the front of the units immediately off the entrance at Patrician Avenue. The Roads, Transportation and Public Safety Department has no objection to this.

Appropriate Assessment

An Appropriate Assessment Screening was carried by the Applicant in compliance with the requirements of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. The Appropriate Assessment Screening report concluded that there is no requirement for an Appropriate Assessment.

EIAR

An EIAR screening report was also included with the application. The report concluded that the housing development falls significantly below the threshold set out in Class 1(b)(i) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) and that the proposed development site can accommodate the development without significant impact or the need for a detailed EIAR.

Access and Traffic Management

The Roads and Transportation Department has no objection to the proposed development subject to a consulting engineer being appointed by KCC Housing, a construction management plan prepared, roads/footpaths/turning areas/corner radii to be in accordance with DMURS and other conditions as set out in Appendix A of the Submission Report by Housing

Water and Wastewater

Both foul and surface water connections are proposed to connect to existing services infrastructure. Water services has no objections subject to modifications set out in Appendix A of the Submission Report by Housing.

8. Conclusions

Having regard to:

- The provisions of the Kildare County Development Plan 2017 – 2023,
- The Naas Local Area Plan 2021-2027,
- Kildare County Council's internal departmental reports and Prescribed Bodies reports,
- The EIAR Screening Report,
- The AA Screening Report,
- Appendix B Submissions Report and the responses to the items/issues raised,
- Appendix C List of people who made public submissions,
- The location of the proposed development,
- The nature and extent of the proposed development and
- The recommendations set out below,

It is considered that the proposed Part 8

- Would be in accordance with the provisions of the Kildare County Development Plan 2017-2023 and the Naas Local Area Plan 2021-2027 and would therefore be in accordance with the proper planning and sustainable development of the area.

9. Recommendation

It is recommended to the Mayor and Members of the Naas Municipal District that the proposed Part 8 be proceeded with, subject to the modifications set out below.

1. The proposed development shall be carried out in accordance with the plans and particulars placed on public display on 13th April 2022, except where altered or amended by the following modifications.
2. All dwelling units shall be provided with the minimum storage requirements set out in the Kildare County Development Plan 2017-2023 or as agreed with the Planning Department.
3. The proposed development shall not impair existing land or road drainage.
4. The naming of the scheme shall reflect the local cultural/natural heritage of the area.
5. The modifications as detailed in the Parks, Roads and Transportation, Environmental Health and water Services Department report and responded to by the Housing Department in its report on submissions, shall be agreed prior to commencement of development.
6. A Construction Management Plan should be submitted before the works commence.
7. In the interests of residential amenity the hours of construction activities on the site shall be restricted from Monday to Friday 07.00 - 18.00, Saturday 08.00 - 14.00 or

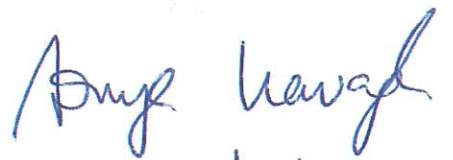
as agreed with the Planning Department. No building activity shall be undertaken on Sundays and Bank Holidays under any circumstances.



Kehinde Oluwatosin
Senior Executive Planner
04/07/2022



Emer Uí Fátharta
Senior Planner

July 4th 2022


CE 5/7/2022

APPENDIX A

APPROPRIATE ASSESSMENT SCREENING REPORT

	<p>APPROPRIATE ASSESSMENT SCREENING REPORT AND DETERMINATION</p>
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(A) Project Details	
Planning File Ref	P8 2022-08
Applicant name	Housing Department
Development Location	1 Patrician Avenue, Naas, Co. Kildare, W91 NF2C
Site size	0.06Ha
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	The nearest Natura 2000 are Mouds Bog and Red Bog Special Areas of Conservation (SACs), which are located approximately 8.2 and 8.5km to the east and west respectively.
Description of the project/proposed development	
The proposed works comprises of the following	
<ul style="list-style-type: none"> a. demolition of existing detached single storey building in the side garden of existing dwelling, b. demolition of single storey extension to rear of existing semi-detached dwelling, c. demolition of single storey shed in rear garden, d. demolition of parts of site boundary and the construction of replacement site boundaries and combined site entrance, e. Tree surgery and removal of existing trees and overgrowth, f. Refurbishment, internal alterations, and construction of a single-storey extension to the rear of existing two storey semi-detached dwelling, g. construction of 2 new apartment units in a two-storey block in the side garden of existing dwelling, h. all associated site-works including subdivision of site to accommodate new two storey apartment block, new site boundaries, combined site entrance and associated tying in with existing road and path network including new speed ramp, new landscaping, private, semi-private open space, shared surfaces, site drainage, car parking, public lighting, ancillary site services and development works above and below ground. 	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	<p>Impacts on sites designated for freshwater habitats or species.</p> <p>Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i></p>	No
2	<p>Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath.</p> <p>Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i></p>	No
3	<p>Impacts on designated terrestrial habitats.</p> <p>Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake</p>	<p><i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i></p>	No
4	<p>Impacts on birds in SPAs</p> <p>Sites to consider: Poulaphouca Reservoir</p>	<p><i>Is the development within a Special Protection Area, or within 5 km of same?</i></p>	No

Conclusion:

If the answer to all of the above is No, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is Yes refer to the relevant sections of C.

(G) SCREENING DETERMINATION STATEMENT		
<i>Selected relevant category for project assessed by ticking box.</i>		
1	AA is not required because the project is directly connected with/necessary to the conservation management of the site.	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain.	

	Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Having regard to the nature and scale of development proposed, combined with the distance to the nearest SAC it is not considered that the development has the potential to significantly impact the SAC network		
Name:	Kehinde Oluwatosin	
Position	SEP	
	04/07/2022	

APPENDIX B

SUBMISSION REPORT (Housing Department)

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

Internal Department, Prescribed Bodies and Public Representatives Submissions

Submission Received From	Date received	Submission	Housing Department Comments
Submissions Received in Connection with Part 8 Ref P82022-08			
Public Representatives			
NA			
Kildare County Council Internal Departments			
1. Water Services Department	14/04/2022	<p>1. You are requested to make a pre connection enquiry to Irish Water to both foul and water before proceeding to detailed design. A letter of agreement should be obtained from Irish Water confirming that you have complied with Irish Water requirement.</p> <p>REASON: In the interests of public health and to ensure proper development.</p> <p>2. Only foul sewage and soiled water from the development shall be discharged to the public foul sewer.</p> <p>REASON: In the interests of public health and to ensure proper development.</p> <p>3. Only clean uncontaminated surface water from the development shall be discharged to the surface water system.</p> <p>REASON: To avoid pollution and to ensure proper development.</p>	<p>R1. A pre-enquiry connection plication has been made for this proposal. IW have reviewed the application in relation Water and Wastewater and have advised that there is capacity available based on a desktop study. Reference Number: CDS22001983</p> <p>R2. The proposed foul drainage is designed to discharge into the public foul sewer.</p> <p>R3. The proposed surface drainage is designed to discharge into the public surface water system.</p>

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

	<p>4. The sewerage system for the development shall be provided in accordance with Irish water code of practice. REASON: To ensure proper servicing of the development.</p> <p>5. All common drains shall be located not nearer than 5m from the rear and not nearer than 2m from the front of the dwelling. REASON: To ensure proper development.</p> <p>6. Each separate property shall be connected to the foul and surface water sewers by means its own individual and separate foul and surface water drain. REASON: To ensure proper servicing of the development.</p> <p>7. The house shall have its own individual <u>service connection and boundary box</u>. The boundary box shall have a customer access lid, a shut off device/stopcock and an approved leakage flowmeter, such as the standard <i>Talbot Matrix Meter Box</i>, or the standard <i>Industrial Plant WSC-R-CA</i> unit or similar unit as approved by the Water Services Department. REASON: To ensure proper servicing of the development.</p> <p>8. A minimum of 24 hour water storage shall be provided. REASON: To ensure proper servicing of the development.</p>	<p>R4. The proposed sewerage system is designed in accordance with the IW code of practice.</p> <p>R5. The proposed is designed to provide no common drains.</p> <p>R6. The proposed foul and surface drainage is designed to provide individual connections.</p> <p>R7. The proposal is designed to provide individual connections and boundary box.</p> <p>R8. The proposal is designed to provide a minimum 24-hour water storage.</p>
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P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		<p>9. Water supply to be metered. REASON: To ensure proper servicing of the development.</p> <p>10. All toilet cisterns shall incorporate a dual flush function incorporating reduced flush and full flush options. REASON: In the interest of water conservation and to ensure proper servicing of the development.</p> <p>11. All surface water shall be collected and disposed of to a soakway designed and constructed in accordance with B.S. 8301:1985 and BRE Digest 365. All soakways located in public areas shall be lined and unfilled, safely rooted and provided with access manholes. REASON: To ensure proper servicing of the development.</p> <p>12. A grease trap shall be constructed on the waste discharge from the kitchen waste outlets. REASON: To ensure proper servicing of the development.</p> <p>WSD recommend the following modifications to the submitted Part 8 documentation be included in the Chief Executive's report:</p> <p>1. Surface Water Drainage: <i>b)</i> The proposed drainage and SuDS strategy shall be reviewed and revised where feasible prior to commencement of the development:</p>	<p>R9. The proposal is designed in accordance with the IW code of practice for water meters.</p> <p>R10. The proposal is designed to include a dual flush function.</p> <p>R11. Soakways will be designed in accordance with BS 8301:1985.</p> <p>R12. The includes a grease trap on the waste discharge from the kitchen waste outlets</p>
<p>2. David Hall - WS</p>			<p>R1. The proposed drainage system will be confirmed with Water Service prior to commencement of development. A consultant Engineer will form part of the Design Team to ensure compliance.</p>

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

	<p>i) Surface water drainage and SuDS strategy shall comply with GSDS, CIRIA SuDS Manual, Water Sensitive Urban Design Best Practice Interim Guidance and surface water drainage policies and objectives of the Naas LAP 2021-2027 and the relevant CDP including reduction of amount of impermeable surface areas and runoff therefrom including but not limited to, by providing pervious surfacing and permeable paving to the maximum extent possible in areas that will not put forward for taking in charge.</p> <p>ii) Remaining impermeable surface areas shall discharge to SuDS features in the following prioritised manner:</p> <p>(1) nature based or natural water retention measure SuDS such as bioretention areas, green-blue roofs, tree pits-trenches and rain gardens, house planters.</p> <p>(a) A green roof may be feasible on the proposed rear extension to the existing house and</p> <p>(b) Other house runoff should be directed to rain gardens or planters in the first instance and</p> <p>(c) Tree pits-trenches (with root barrier systems) can be provided where space is restricted also and</p> <p>(d) The proposed underground attenuation storage soakaways should be converted to bioretention areas in accordance with GSDS and CIRIA SuDS Manual or</p> <p>iii) Where NBS and NWRM SuDS are not feasible and a clear and plausible rationale is provided, only then shall infiltration system SuDS be considered as follows:</p> <p>(1) unlined permeable paving, soakaways, infiltration basins-blankets or trenches and underground, unlined attenuation storage structures and</p> <p>(2) Deep infiltration system SuDS are subject to BRE Digest 365 soil infiltration tests and groundwater monitoring confirming the existence of suitably permeable subsoils and a favourable groundwater regime at their locations and depths of discharge.</p>	
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P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

- (a) Therefore, WSD recommend that where deep infiltration system SuDS are utilised **expert geotechnical and hydrogeological advice should be sought.**
- (3) Discharge from infiltration system SuDS shall be located a safe distance away from buildings, structures, roads, pavements and footpaths to prevent damage to their sub structures or the buildings etc foundation layers shall be tanked or lined.
- iv) Where infiltration system SuDS are not feasible and as item iii) above, only then shall filtration system SuDS such as filter drains-strips, lined permeable paving be considered.
- v) And where all the above SuDS are not feasible and as item iii) above, only then shall detention system SuDS including detention basins, lined underground attenuation storage structures and rainwater butts be considered.
- c) The final drainage design to be completed prior to the commencement of the proposed development shall address the following issues:
- i) Based on the revised drainage and SuDS strategy as above and
- ii) SuDS are subject to failure, replacement and non-maintenance like traditional drainage systems and their design shall take account of this eg by including increased factors of safety, overflows to the piped drainage networks and planned flood routing to safe areas including surface water outfalls.
- iii) where runoff, including from SuDS overflows is discharged to the nearest suitable dedicated surface water piped drainage network, Qbar restricted discharge rate shall be calculated in accordance with GSDS Vol 2 Chapter 6 SWDDC 2 and
- iv) attenuation storage volume calculations for 100 year plus storm event shall use Qbar discharge rate or

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		<p>appropriate soil infiltration rate where discharge is to ground and</p> <p>v) The proposed drainage pipe network shall be designed for the 2 or 5 year design return period plus 30% climate change factor and 10% urban creep factor clearly demonstrating appropriate pipe sizes to cater for the predicted flow rates and the proportional velocities shall be greater than the 0.75 mps self-cleansing velocities during normal operating conditions.</p> <p>d) Only clean, uncontaminated surface water runoff shall discharge to the site drainage systems. Under no circumstances shall foul water discharge to the site drainage systems. The applicant shall keep a photographic record of house connections to the surface water drainage network before they are covered in and submit as-constructed drainage layout drawings to the local authority Development Control department.</p> <p>e) Clean surface water runoff, including from SuDS overflows shall discharge to a dedicated surface water piped drainage network.</p> <p>f) A robust drainage system maintenance shall be implemented by or on behalf of the applicant until such time as the development is taken in charge. The drainage maintenance regime shall be responsive and react to out of hours repair requests and emergencies including at night, weekends and holidays. The applicant shall keep all relevant records and details relating to drainage maintenance in paper and digital formats akin to the 'Safety File' required under Health & Safety legislation and this file shall be handed over to new owners or Local Authority when the development is sold-transferred to new owners or taken in charge.</p>
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P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		<p>2) Flood risk:</p> <p>a) A flood risk assessment for the proposed development shall be carried out in accordance with the Planning System Flood Risk Management Guidelines document and the adopted flood risk management plan for the proposed development shall comply with the flood risk management policies and objectives in the Naas LAP 2021-2027 and the relevant County Development Plan and address the following:</p> <p>i) The proposed development shall not be at risk of flooding and neither shall it create a new flood risk or increase an existing flood risk on adjacent properties or roads.</p> <p>ii) Cover all flood risk types including:</p> <p>(1) Pluvial risk ie from drainage systems as follows:</p> <p>(a) Compliance with GSDS Volume 2 Chapter 6 Stormwater Drainage Design Criterion 3.</p> <p>(b) Take account of any changes in the drainage and SuDS strategy as above and</p> <p>(c) The top water levels in the proposed drainage system (for 100 year storm event plus 30% climate change factor and 10% urban creep factor) including SuDS and attenuation storage features shall be at least 500mm below adjacent finished floor levels and</p> <p>iii) Take into account the effects of future climate change on groundwater and residual flood risks.</p> <p>(1) Groundwater flood risk shall be assessed with regard to the OPW floodinfo.ie and GSI groundwater flood mapping and the results of any site groundwater monitoring as above.</p> <p>(2) Residual flood risk associated with the following:</p> <p>(a) drainage system failure included the proposed attenuation storage, drainage design exceedance events and flood exceedance events ie greater than 100 year flood event plus 30% climate change factor and 10% urban creep factor shall be assessed and mitigated</p>	<p>R2. Flood risk: A flood risk assessment will be carried out in accordance with the Planning System Flood Risk Management Guidelines and all design proposals will have regard to the report with agreement with Water Services.</p>
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P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		<p>including but not limited to, by planned flow routing and implementation of a proper drainage maintenance regime and (b) high groundwater levels where runoff is discharged to ground or high water levels in receiving drainage networks.</p> <p>3) Irish Water: a) <u>Irish Water will make a submission to the Planning department on the application and its contents should be included in any decision to grant that may be made.</u></p>	<p>R3. A pre-enquiry connection plication has been made for this proposal. IW have reviewed the application in relation Water and Wastewater and have advised that there is capacity available based on a desktop study. Reference Number: CDS22001983</p>
<p>3. Parks</p>	<p>24/05/2022</p>	<p>The above drawing indicates proposed 'Silver Birch' (<i>Betula Pendula</i>) 50cm girth'. It is a requirement of the Parks Section that all underground services must be located outside the crown spread of the proposed trees.</p> <p>It is also a requirement of the Parks Section that the proposed trees must be located to ensure that there is no future conflict between:</p> <ul style="list-style-type: none"> • <u>Tree roots</u> and <i>inter alia</i> existing and proposed boundary treatments, paved or hard surfaces. • <u>Tree crowns</u> and <i>inter alia</i> overhead services. <p>Reason: This is to ensure sustainability of the trees, avoid future conflicts and minimize future maintenance costs.</p>	<p>R1 The proposal will ensure that all locations of trees are to the satisfaction of the Parks Section.</p>
<p>4. Strategic Project & Public Realm Team</p>	<p>25/05/2022</p>	<p>The Strategic Projects and Public Realm team have reviewed the drawings and particulars as part of Part 8 consultation for the proposed development at 1 Patrician Avenue, Naas.</p>	<p>No comment.</p>

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		<p>The attractive dual frontage design of the proposed development located at the corner of Patrician Avenue will provide for passive surveillance and will create a more active interface with the street. The proposed development will maximise the use of the site and existing garden area. There are no specific public realm interventions proposed.</p> <p>SPR have no objection to the proposed development.</p>	
<p>4. Roads and Transportation</p>		<p>The Kildare County Council Roads, Transportation & Public Safety Department wish to confirm that we have no objection to the proposed development as outlined in the Part 8 and we recommend the following conditions :</p> <ol style="list-style-type: none"> 1. A Consulting Engineer/ KCC Engineer should carry out the final detailed design of the works, to prepare tender documents and drawings, to assist in the procurement of a Contractor and to assist in the supervision of the works on site. 2. A detailed design for the proposed works should be submitted to the Planning Authority for approval. Details of the design, traffic management, implementation, costing and phasing of these works should be agreed in writing with the Planning Authority, KCC Housing Dept, KCC Roads and Naas MD Sections prior to the commencement of the development. 3. The detailed design with dimensions should include pavement materials which should be robust and durable under trafficking and suitable for pedestrians, , parking bays (2.5m * 5m) with a 6m minimum wide vehicle circulation aisles , access arrangements where sight visibility should comply with the Design Manual for Urban Roads and Streets (DMURS) standards, facilities for 	<p>R1 The proposal will have regard to the conditions as advised.</p> <p>The Architectural Services Section and Design Team consultants Engineer will prepare detailed drawings, reports and documents and submit same to the Roads Section prior to commencement.</p> <p>The Architectural Services Section will manage works on site through to completion.</p>

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

	<p>vulnerable road users accessing the site, traffic impact assessment, drainage and outfall arrangements, signage and road markings.</p> <p>4. Paving materials should have slip resistance in both wet and dry conditions, slip resistance testing using a Pendulum Tester should be carried out,</p> <p>5. Roads, footpaths, turning areas and corner radii at junctions should be designed and constructed in accordance with the DMURS standards within the development, new footpaths should tie into existing footpaths.</p> <p>6. The finish surface of new road pavements to be trafficked by vehicular traffic should be Stone Mastic Asphalt SMA 14 surf PMB 65/105-60 des 45mm thick, in compliance with clause 942 of NRA/TII specification or similar approved, details to be agreed with the Planning Authority, KCC Housing Dept, KCC Roads and Naas MID Sections beforehand.</p> <p>7. Footpaths should be dished at junctions to facilitate wheelchairs and buggies.</p> <p>8. Existing land and roadside drainage should not be impaired; changes at the entrance should be designed and shaped to ensure the uninterrupted flow of existing roadside drainage. Additional gullies should be provided as necessary.</p> <p>9. No surface water runoff from the site should be discharged onto the public road.</p> <p>10. A Construction Management Plan should be submitted before the works commence including any temporary access to the construction site, proposed haul</p>	
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P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

	<p>routes to the site and this Plan should be agreed with the Planning Authority, KCC Housing Dept, KCC Roads and Naas MD Sections.</p>	
	<p>11. Vehicular access to the site should be off the Patrician Avenue Road where the sight visibility at this access should be in compliance with DMURS standards as the posted speed limit is 50kph at the site frontage. The location of the new entrance should be similar to the location of the existing vehicular entrance with design details of the new access to be agreed with the Planning Authority, KCC Housing Dept, KCC Roads and Naas MD Sections prior to the commencement of the development.</p>	
	<p>12. A new speed ramp is required to avoid conflict of turning movement into the development (the existing speed ramp would appear to be in conflict with future turning movements into the development) and the new speed ramp should be in compliance with the KCC Standards and the Traffic Management Guidelines and the detail should be agreed with the KCC Roads Planning Section and the Naas MDO beforehand.</p>	
	<p>13. Parking should be provided accordance with Chapter 17 of the Kildare County Development Plan 2017-2023.</p>	
	<p>14. Car parking bays should be accessible with a minimum of 2.5m * 5.0m in size and electric charging points should be provided.</p>	
	<p>15. New footpaths should be a minimum of 2m in width and tie into existing footpaths and the internal roads should be a minimum of 5.5m in width.</p>	

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

6. Architectural Conservation Officer	24-05-2022	I have no comment on this Part 8.	No Comments
7. Heritage Officer		<p>Response: The documents have been reviewed and I have no further comments</p> <p>Conditions attached to Grant of Permission All tree removal shall take place outside the closed(nesting) season ie. 1st March to 31st August.</p>	R1 All tree removal shall take place outside the closed(nesting) season ie 1st March to 31 st August.
Prescribed Bodies			
8. Bord Failte	20/04/2022	Thank you for your email and documents regarding proposed residential infill scheme at 1 Patrician Avenue Naas, Co. Kildare.	R1 No comment
9.Environmental Health Officer	04-05-2022	<p>1. Ventilation All internal areas throughout the development are to be adequately ventilated. Furthermore, WC (water closet) and bathroom areas shall be separately and independently ventilated directly to the external air by either natural or mechanical means. Where mechanical extract ventilation is provided, the listed minimum air changes are necessary: -WCs – 3 air changes per hour - Bathroom – 6 to 10 air changes per hour</p> <p>2.External Lighting To prevent light pollution and the creation of a nuisance: <input checked="" 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 checked="" type="checkbox"/> All external lighting shall be of a type that ensures deflection of lighting downwards.</p>	<p>R 1- 5 The Architectural Services Section will prepare detailed drawings, reports and documents in compliance with the Building Regulations.</p> <p>An Assigned Certifier is part of the Design Team to ensure compliance by all Designers and Contractor and to manage compliance with BCAR and the Building Control Regulations..</p>

	<p>3. Waste/Refuse Facilities & Pest Control Suitable and sufficient refuse facilities including recycling facilities and waste segregation must be provided for the storage of waste material. Such storage facilities must be pest proof and secure, the area should be located so that it does not cause nuisance by way of smell, noise or attraction of vermin or animals to any area or neighbouring area. Also, please refer to the <i>Sustainable Urban Housing: Design Standards for New Apartments Planning Guidelines</i> issued by the Department of Environment, Community & Local Government 2020, notably sections 4.8 and 4.9 regarding refuse and waste storage.</p> <p>4.Noise Noise due to the normal operation of the proposed development, expressed as LAeq over 15 minutes at the façade of a noise sensitive location, shall not exceed the daytime background level by more than 10 dB(A) and shall not exceed the background level for evening and night time. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided. All mechanical plant and ventilation inlets and outlets should be sound insulated and/or fitted with sound attenuators as necessary to ensure that the noise level as expressed as LAeq over 15 minutes at 1 meter from the façade of any noise sensitive location does not exceed the background level by more than 10 dB(A) for daytime and shall not exceed the background level for evening and night time. No heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc..) shall be operated on or adjacent to the site before 8.00 am close to residential areas on weekdays and 9.00 am on Saturdays nor after 7.00 pm on weekdays and 1.00 pm on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.</p>	
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P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		Plant equipment with low inherent potential for generation of noise shall be selected and used. Generators and high duty compressors shall be provided with localised barriers or acoustic barriers as appropriate. 5.Air-Quality During the construction and demolition phases of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and stack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances.	
10.	TII	22-04-2022	I wish to acknowledge receipt of your correspondence of 11 April 2022, regarding the above Part VIII application and advise that Transport Infrastructure Ireland has no observations to make.
Public Submissions			
11.	Mary Angela Garrett x2	11/05/2022	In response to the planning application for the development of 1 Patrician Avenue, I am writing to lodge my objections to part of the proposed development i.e. the apartments for the following reasons: 1. The High density of the development is unsuitable for the site. Three dwellings one of which is a large house being squeezed in to the site of a family home. The result will have considerable negative environmental impact on the safety and quality of life in the area. 2. Patrician Avenue is a quiet residential area not designed as the thoroughfare for the high volume of traffic both cars and trucks, it now experiences. It is used as a cut through/shortcut between the Kicullen Road and Ballymore Eustace Road to the detriment of road safety in the area. Residents have difficulty exiting and re-entering their properties/off street parking safely due to this volume of traffic. Adding high
			No comment.
			R1: The proposal supports and facilitates compact growth through the sustainable intensification and consolidation of the town center and established residential areas in line with Naas Local Area Plan. R2: The proposal provides 5 on site car park spaces of which 2 are accessible bays in line with the development standards of the County Development Plan and Naas Local Area Plan. The proposal proved for an additional 2 units which replaces the existing structure previously used for commercial purposes.

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

	<p>density units which will result in additional cars on the Avenue will have further adverse effects on the flow of traffic and increase road safety problems for the residents and indeed future residents if the application is allowed.</p> <p>3. The junction of Patrician Avenue and the Kilcullen Road is busy, exacerbated by the proximity of the Maxol Petrol Station and the Best Drive Garage. The design of the building and area containing the apartments will impeded the visibility of vehicles accessing the Kilcullen Road from Patrician Avenue, provoking further road safety issues for all users.</p> <p>Letter 2 Thank you for your acknowledgement of my observations on the above Part 8. Since submitting my letter of the 10th May, I have found information which supports the issues I have raised regarding traffic hazards and safety.</p> <p>In part of the response to an application for planning permission for a house on the site of the small dwelling, made by the previous owner, now deceased, of 1 Patrician Avenue, Reference 06/500009, 20th March, 2006, the Town Engineer put forward his concerns as follows: 6.c "There is the possibility of on-street parking adjacent to the site and close to the priority junction with the Kilcullen Road and will create a traffic hazard' considering this was an issue raised sixteen years ago, with the increased volume of todays traffic, the safety issues are even more relevant.</p>	<p>R3. The proposals satisfies the requirements of the Roads and Transportation Department.</p> <p>The Planning file 05/500009 was refused.</p> <p>Following this application planning reference 09/500013 for the demolition of the existing structure and the construction of the a two story dwelling was granted with conditions.</p> <p>The size and scale of the proposed 2no, one bed apartments are similar to that of a two story detached house.</p>
<p>12. Gerard Delaney</p>	<p>Title: Side Garden - No Mans Land I would appreciate if KCC could explain how during the purchase of this property they claimed that the side garden could not be part of the sale as it was 'No Mans Land' but</p>	<p>R1: Housing will provide proof of purchase and land registry detail to support same.</p>

P82002-08_Residential Infill Scheme at 1 Patrician Avenue, Naas, Co. Kildare.
Submissions Report

		<p>now intends to develop this land as part of the overall plan for 1 Patrician Avenue. As a member of Noel Delaney's family, I object to the development on the grounds that KCC did not in fact purchase side garden from the Delaney family and therefore does not legally own part of the site intended for development.</p>	
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APPENDIX C

LIST OF PERSONS WHO MADE SUBMISSIONS/OBSERVATIONS

1. **Mary Angela Garrett x2**
2. **Gerard Delaney**